REVISED AGENDA

REGULAR COMMISSION MEETING

7:00 PM - Wednesday, March 11, 2026

Commission Chambers

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. DELETIONS OR WITHDRAWALS TO THE AGENDA
5. PRESENTATIONS / PROCLAMATIONS
   - 5.1. Report from the Fire Department - Chief Kane — 11 - 23
     Agenda Item Report - AIR-26-149
   - 5.2. Police Department Monthly Report - Chief DeCoursey — 24 - 32
     Agenda Item Report - AIR-26-166
   - 5.3. National Athletic Training Proclamation — 33 - 34
     Agenda Item Report - AIR-26-169
   - 5.4. Colorectal Cancer Awareness Proclamation — 35 - 36
     Agenda Item Report - AIR-26-170
   - 5.5. Procurement Month Proclamation — 37 - 38
     Agenda Item Report - AIR-26-171
6. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE
7. APPLICATIONS/PUBLIC HEARINGS
   - 7.1. Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen - **(REVISED ATTACHMENTS)** — 39 - 66
     File No.: 25-P-01
     Applicant: Home Depot USA Inc.
     Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
     Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.
     RESOLUTION NO: 2026-016
     A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SPECIAL PERMIT APPLICATION 25-P-01 TO ALLOW "OUTDOOR DISPLAY, SALE,

AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-159

7.2. Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen - **(REVISED ATTACHMENTS)** 67 - 302

File No.: 25-PR-01

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center.

RESOLUTION NO: 2026-017

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING PARKING REDUCTION APPLICATION 25-PR-01 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-155

7.3. Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen - **(REVISED ATTACHMENTS)** 303 - 325

File No.: 25-SP-02

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center.

RESOLUTION NO: 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL

DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-167

7.4. Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen - **(REVISED ATTACHMENTS)** 326 - 352

File No.: 25-SV-04

Applicant: Home Depot USA Inc.

Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

Request: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs.

RESOLUTION NO: 2026-019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-150

8. RESOLUTIONS

8.1. Consideration and Approval of Locally Funded Agreement with FDOT for Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Sponsored by Public Services Director Odoms 353 - 368

RESOLUTION NO: 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-165

8.2. Consideration and Approval of FDOT Funding Agreement - I-95 Stormwater Pump Station Rehabilitation - Sponsored by Public Services Director Odoms 369 - 377

RESOLUTION NO: 2026-025
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FUNDING AGREEMENT PROVIDING FOUR HUNDRED THOUSAND DOLLARS ($400,000) IN CAPITAL FUNDING FOR THE REHABILITATION OF THE I 95 STORMWATER PUMP STATION; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-182

8.3. Consideration and Application for Enhanced Allocation for FY 2026 Rehabilitation & Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms — 378 - 384

RESOLUTION NO: 2026-020
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-148

8.4. Consideration of Resolutions Establishing Administrative Transparency Procedures for Development Review Communications, Revising Impact Fee Administration Procedures, and Establishing a Community Benefit Fund Sponsored by Commissioner Mohammed — 385 - 424

RESOLUTION NO: 2026-028
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK ESTABLISHING TRANSPARENCY AND ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT REVIEW COMMUNICATIONS; PROVIDING FOR DEVELOPMENT APPLICANT REGISTRATION, DISCLOSURE OF DEVELOPMENT-RELATED COMMUNICATIONS, CONSULTANT DISCLOSURE REQUIREMENTS, AND COORDINATION OF DEVELOPMENT AGREEMENT NEGOTIATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO: 2026-029

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A COMMUNITY BENEFIT FUND AND COMMUNITY DEVELOPMENT AGREEMENT FRAMEWORK; PROVIDING A PROCESS FOR DEVELOPMENT REGISTRATION, PRE-APPLICATION REVIEW, COMMUNITY IMPACT ANALYSIS, AND NEGOTIATED COMMUNITY BENEFITS ASSOCIATED WITH DEVELOPMENT APPROVALS; PROVIDING FOR TRANSPARENCY IN DEVELOPMENT REVIEW; PROVIDING FOR ADMINISTRATION AND REPORTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO: 2026-030
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FRAMEWORK FOR THE ADMINISTRATION OF IMPACT FEES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT; PROVIDING FOR IMPACT FEE CATEGORIES; PROVIDING FOR APPLICABILITY TO NEW DEVELOPMENT, REDEVELOPMENT, AND CHANGE OF USE; PROVIDING FOR PAYMENT TIMING, CREDITS, AND ACCOUNTING; PROVIDING FOR COMPLIANCE WITH FLORIDA LAW; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-147

8.5. ~~Consideration and approval of the Amended Town of Pembroke Park Purchasing Policy & Procedures Manual - Sponsored by Commissioner Mohammed and Procurement Administrator Woodbury~~ - **(REMOVED)**
~~RESOLUTION NO.: 2026-021~~
~~A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING THE AMENDED PURCHASING POLICY AND PROCEDURES MANUAL (2026) ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.~~

8.6. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury 425 - 764
RESOLUTION NO: 2026-022
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A

THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-142

8.7. Consideration and approval for Award Recommendation – RFQ 26-02 Civil, Structural and MEP Engineering Services - Sponsored by Procurement Administrator Woodbury — 765 - 1614

RESOLUTION NO: 2026-026

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-186

8.8. Consideration and approval for Award Recommendation – RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) for Project Management - Sponsored by Procurement Administrator Woodbury — 1615 - 2326

RESOLUTION NO: 2026-027

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: PROJECT MANAGEMENT SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-187

8.9. Consideration and approval for the purchase of police vehicles from Cocoa Ford Inc. - Sponsored by Chief DeCoursey — 2327 - 2406

RESOLUTION NO: 2026-023

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE PURCHASE OF NEW POLICE VEHICLES FROM COCOA FORD INC. THROUGH A COOPERATIVE PURCHASING AGREEMENT; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-175

8.10. Consideration and approval for Premier Sponsorship for the Broward League of Cities Annual Gala - Sponsored by Town Clerk Garcia-Lima — 2407 - 2413

RESOLUTION NO: 2026-024

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE TOWN'S PARTICIPATION AS A PREMIER SPONSOR FOR THE BROWARD

LEAGUE OF CITIES ANNUAL GALA; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-176

9. ORDINANCES - SECOND READING

9.1. Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann 2414 - 2463

ORDINANCE NO: 2026-005

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-179

9.2. Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed 2464 - 2480

ORDINANCE NO: 2026-006

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-180

10. ORDINANCES - FIRST READING

10.1. Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen 2481 - 2506

ORDINANCE NO: 2026-008

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED

HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-163

10.2. Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen - **(REVISED ATTACHMENTS)** 2507 - 2521

ORDINANCE NO: 2026-009

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28–ZONING, ARTICLE IV.–SUPPLEMENTAL REGULATIONS, ADDING DIVISION 5.–ACCESSORY STRUCTURES AND SECTION 28-339 REGULATING ACCESSORY STRUCTURES AND MOVING SECTION 28-340 DOCKS FROM DIVISION 4.-FENCES, WALSS AND HEDGES TO DIVISION 5.-ACCESSORY STRUCTURES; PROVIDING FOR DEFINITIONS AND STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Item Report - AIR-26-162

11. OLD BUSINESS

11.1. Updated Vehicle Maintenance Plan- Chief Daniel DeCoursey 2522 - 2525

Agenda Item Report - AIR-26-137

12. NEW BUSINESS

12.1. Approval of Minutes 2526 - 2588

January 14, 2026 - Regular Commission Meeting
February 3, 2026 - Workshop Commission Meeting
February 11, 2026 - Regular Commission Meeting
February 11, 2026 - Special Commission Meeting
February 16, 2026 - Special Commission Meeting
February 20, 2026 - Special Commission Meeting
February 23, 2026 - Special Commission Meeting
February 24, 2026 - Special Commission Meeting

Agenda Item Report - AIR-26-164

12.2. ~~Consideration and approval of City Fire Quote to bring Town Hall up to code for the fire alarm systems - IT Director Pakula~~ **(REMOVED)**

12.3. JP Lyons Lane Drainage Improvements: Construction Observation & Engineering Certification Services (Keith- Addendum #02) - Sponsored by Public Services Director Odoms 2589 - 2596
Agenda Item Report - AIR-26-181

12.4. Consideration and approval to Procure 350 kW Emergency Generator and 1200A Automatic Transfer Switch (ATS) - Sponsored by Public Services Director Odoms 2597 - 2633
Agenda Item Report - AIR-26-184

12.5. Motion to approve agreement for FPL Electrical Installation at the new Public Works building site by JLM Contractors in an amount not to exceed $40,000; or, in the alternative, finding that it is in the Town's best interests to engage another third party contractor to perform the electrical installation in the event that the Town's professional staff is able to secure a more competitive quote for such services - Sponsored by Public Services Director Odoms - **(REVISED ITEM)** 2634
Agenda Item Report - AIR-26-185

13. DISCUSSION

13.1. Consideration and authorization for paving improvements - Future Public Works Lot - Sponsored by Public Services Director Odoms 2635 - 2645
Agenda Item Report - AIR-26-183

13.2. Discussion on renovations for the second and third floor of Town Hall - Sponsored by IT Director Pakula 2646
Agenda Item Report - AIR-26-173

13.3. Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed 2647 - 2668
Agenda Item Report - AIR-26-168

13.4. Hire Updates - Sponsored by Commissioner Mohammed 2669
Agenda Item Report - AIR-26-158

13.5. Discussion on Agenda Preparation - Sponsored by Commissioner Mohammed 2670 - 2675
Agenda Item Report - AIR-26-188

13.6. Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch 2676 - 2685
Agenda Item Report - AIR-26-157

13.7. Termination of Town Manager David Marlborough Lynch - Sponsored by Mayor Jacobs 2686 - 2750
Agenda Item Report - AIR-26-177

13.8. Discussion and possible action on hiring an Assistant Town Manager - Sponsored by Mayor Jacobs 2751

14. ATTORNEY REPORTS

15. TOWN MANAGER REPORTS

16. COMMISSION REPORTS
Commissioner Mohammed
Acting Clerk Commissioner Morrissette
Clerk Commissioner Hodgkins
Vice Mayor Morrissette Kashem
Mayor Jacobs

17. ANNOUNCEMENTS

17.1. Special Magistrate Hearing, Wednesday, March 18, 2026 at 9:00 a.m.
Regular Commission Meeting, Wednesday, April 11, 2026 at 7:00 p.m.

SPECIAL EVENTS

Food Giveaway, Saturday, March 21, 2026 at 9:00 a.m.
Egg-Stravaganza, Saturday, March 28, 2026 at 10:00 a.m.

18. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED PLEASE CONTACT THE FLORIDA RELAY SERVICES BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD)

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Cynthia Garcia-Lima
Town Clerk

Agenda Item Report

Subject:	Report from the Fire Department - Chief Kane
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01_PK_JANUARY_2026

INCIDENTNUMBER	INCIDENTTYPEDESCRIPTION	BEATNAME
FPK26011200000070	MENTAL ILLNESS	27A
FPK26013100000170	COMMERCIAL STRUCTURE FIRE	27B
FPK26012000000112	ELECTRICAL UTILITY FIRE	27A
FPK26012100000117	ELECTRICAL UTILITY FIRE	27B
FPK26012600000142	ELECTRICAL UTILITY FIRE	27A
FPK26012800000155	ELEVATOR RESCUE	27A
FPK26010500000033	FIRE INVESTIGATION	27A
FPK26010700000043	GAS LEAK/GAS ODOR	27B
FPK26010900000053	GAS LEAK/GAS ODOR	27B
FPK26010800000049	VEHICLE FIRE	27Y2
FPK26010400000028	ASSAULT	27B
FPK26010200000011	ASSAULT	27Y1
FPK26012500000137	ASSAULT	27B
FPK26013100000174	ASSAULT	27A
FPK26012900000163	FIGHT	27B
FPK26013000000166	FIGHT	27A
FPK26012400000129	DOMESTIC DISTURBANCE	27A
FPK26012400000130	DOMESTIC DISTURBANCE	27A
FPK26010900000055	TRAFFIC ACCIDENT STANDBY	27A
FPK26011500000089	TRAFFIC ACCIDENT STANDBY	27B
FPK26012300000124	TRAFFIC ACCIDENT STANDBY	27B
FPK26010100000002	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010100000004	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010100000006	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26010600000038	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010600000040	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010900000051	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010900000056	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011200000071	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011400000081	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011500000095	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011400000082	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011500000094	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26011900000108	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26011900000109	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26012000000116	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26011500000093	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012300000126	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012500000136	FIRE ALARM - COMMERCIAL STRUCTURE	27B
FPK26012800000154	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012900000162	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26012900000161	FIRE ALARM - COMMERCIAL STRUCTURE	27A
FPK26010800000047	FIRE ALARM - HIGH LIFE HAZARD	27A
FPK26010800000048	MEDICAL ALARM	27A
FPK26013100000173	FIRE ALARM - MULTI-FAMILY	27A
FPK26012900000160	ACCIDENT ROLLOVER OR EXTRICATION	27Y1
FPK26010300000015	ACCIDENT HIGHWAY	27Y1

FPK26011400000084	ACCIDENT HIGHWAY	27Y2
FPK26011400000083	ACCIDENT HIGHWAY	27Y1
FPK26011400000086	ACCIDENT HIGHWAY	27Y1
FPK26011600000098	ACCIDENT HIGHWAY	27Y2
FPK26011700000100	ACCIDENT HIGHWAY	27Y1
FPK26011700000101	ACCIDENT HIGHWAY	27Y1
FPK26011800000105	ACCIDENT HIGHWAY	27Y2
FPK26012000000111	ACCIDENT HIGHWAY	27Y1
FPK26012000000115	ACCIDENT HIGHWAY	27Y2
FPK26012200000119	ACCIDENT HIGHWAY	27Y1
FPK26012200000121	ACCIDENT HIGHWAY	27Y1
FPK26012500000139	ACCIDENT HIGHWAY	27Y1
FPK26012700000151	ACCIDENT HIGHWAY	27Y2
FPK26012800000156	ACCIDENT HIGHWAY	27Y2
FPK26012800000158	ACCIDENT HIGHWAY	27Y1
FPK26012800000159	ACCIDENT HIGHWAY	27Y2
FPK26013000000167	ACCIDENT HIGHWAY	27Y2
FPK26010200000013	ACCIDENT WITH INJURIES	27B
FPK26010300000026	ACCIDENT WITH INJURIES	27A
FPK26010400000029	ACCIDENT WITH INJURIES	27B
FPK26010200000010	ACCIDENT WITH INJURIES	27B
FPK26010700000041	ACCIDENT WITH INJURIES	27B
FPK26010600000036	ACCIDENT WITH INJURIES	27B
FPK26011000000060	ACCIDENT WITH INJURIES	27B
FPK26011000000061	ACCIDENT WITH INJURIES	27B
FPK26011300000076	ACCIDENT WITH INJURIES	27B
FPK26011300000077	ACCIDENT WITH INJURIES	27B
FPK26011500000090	ACCIDENT WITH INJURIES	27B
FPK26011500000091	ACCIDENT WITH INJURIES	27B
FPK26012300000125	ACCIDENT WITH INJURIES	27B
FPK26011900000107	ACCIDENT WITH INJURIES	27B
FPK26011100000064	ABDOMINAL PAIN	27A
FPK26011300000079	ABDOMINAL PAIN	27B
FPK26012200000123	ABDOMINAL PAIN	27B
FPK26012500000135	ABDOMINAL PAIN	27A
FPK26010200000008	BACK PAIN	27A
FPK26010600000039	BACK PAIN	27B
FPK26010700000042	CHEST PAINS NON-TRAUMATIC	27A
FPK26010700000046	CHEST PAINS NON-TRAUMATIC	27A
FPK26011100000067	CHEST PAINS NON-TRAUMATIC	27A
FPK26012700000152	CHEST PAINS NON-TRAUMATIC	27A
FPK26013100000171	CHEST PAINS NON-TRAUMATIC	27A
FPK26011600000097	CHEST PAINS NON-TRAUMATIC	27A
FPK26012500000138	CHEST PAINS NON-TRAUMATIC	27B
FPK26010200000009	CARDIAC/RESPIRATORY ARREST	27A
FPK26010500000032	CARDIAC/RESPIRATORY ARREST	27A
FPK26010300000018	FALL NO INJURY	27A
FPK26010400000027	FALL NO INJURY	27A

FPK26012600000143	FALL NO INJURY	27A
FPK26010300000022	FALL INJURY	27B
FPK26010300000024	FALL INJURY	27B
FPK26010300000019	FALL INJURY	27A
FPK26010500000031	FALL INJURY	27A
FPK26011000000059	FALL INJURY	27B
FPK26011100000063	FALL INJURY	27A
FPK26011000000062	FALL INJURY	27A
FPK26011400000087	FALL INJURY	27A
FPK26011600000099	FALL INJURY	27A
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FPK26012200000122	FALL INJURY	27A
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FPK26012400000132	FALL INJURY	27A
FPK26012600000141	FALL INJURY	27B
FPK26012600000145	FALL INJURY	27B
FPK26012700000149	FALL INJURY	27B
FPK26013000000165	FALL INJURY	27A
FPK26010900000058	HEADACHE	27A
FPK26011300000078	HEADACHE	27A
FPK26012500000140	HEMORRHAGE OR LACERATION	27A
FPK26012700000150	HEMORRHAGE OR LACERATION	27B
FPK26011400000080	HEART PROBLEMS	27B
FPK26012700000148	HEART PROBLEMS	27B
FPK26010100000007	INJURY	27A
FPK26011100000066	INJURY	27A
FPK26011200000069	INJURY	27B
FPK26010500000030	OVERDOSE OR POISONING	27B
FPK26010100000005	UNCONSCIOUS OR FAINTING	27A
FPK26010200000012	UNCONSCIOUS OR FAINTING	27A
FPK26010100000001	UNCONSCIOUS OR FAINTING	27A
FPK26010600000037	UNCONSCIOUS OR FAINTING	27A
FPK26010800000050	UNCONSCIOUS OR FAINTING	27A
FPK26010900000054	UNCONSCIOUS OR FAINTING	27B
FPK26011100000068	UNCONSCIOUS OR FAINTING	27B
FPK26010900000057	UNCONSCIOUS OR FAINTING	27B
FPK26010900000052	UNCONSCIOUS OR FAINTING	27A
FPK26011500000092	UNCONSCIOUS OR FAINTING	27A
FPK26011800000103	UNCONSCIOUS OR FAINTING	27B
FPK26012500000134	UNCONSCIOUS OR FAINTING	27B
FPK26012800000153	UNCONSCIOUS OR FAINTING	27A
FPK26012600000147	UNCONSCIOUS OR FAINTING	27A
FPK26012900000164	UNCONSCIOUS OR FAINTING	27A
FPK26010300000017	SICK PERSON	27A
FPK26010600000035	SICK PERSON	27A
FPK26010500000034	SICK PERSON	27B
FPK26011200000072	SICK PERSON	27B

FPK26011200000073	SICK PERSON	27B
FPK26011400000085	SICK PERSON	27B
FPK26011800000104	SICK PERSON	27A
FPK26011700000102	SICK PERSON	27B
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FPK26011300000075	STROKE	27A
FPK26010300000023	SEIZURE	27A
FPK26013100000176	SEIZURE	27B
FPK26010300000014	TROUBLE BREATHING	27A
FPK26010300000021	TROUBLE BREATHING	27B
FPK26010700000045	TROUBLE BREATHING	27B
FPK26010300000025	TROUBLE BREATHING	27A
FPK26011500000088	TROUBLE BREATHING	27A
FPK26011600000096	TROUBLE BREATHING	27B
FPK26011800000106	TROUBLE BREATHING	27A
FPK26012000000114	TROUBLE BREATHING	27A
FPK26012200000120	TROUBLE BREATHING	27A
FPK26012300000128	TROUBLE BREATHING	27B
FPK26012600000144	TROUBLE BREATHING	27A
FPK26013000000168	TROUBLE BREATHING	27B
FPK26011300000074	TROUBLE BREATHING	27A
FPK26010300000020	UNKNOWN MEDICAL	27B
FPK26012000000113	UNKNOWN MEDICAL	27B
FPK26010700000044	FIRE OR MEDICAL SERVICE CALL	27A
FPK26011900000110	FIRE OR MEDICAL SERVICE CALL	27B
FPK26012200000118	FIRE OR MEDICAL SERVICE CALL	27A

S25 STRUCTURE SIRE	9
S4 ACCIDENT	17
S4H ACCIDENT HIGHWAY	19
S49 ALARM	24
S67 SICK PERSON	104
S68 SERVICE CALL	3
TOTAL	176

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01/05/2026 19:46:01/05/2026 19:46:01/05/2026 19:52:01/05/2026 20:51:57
01/12/2026 17:45:01/12/2026 17:45:01/12/2026 17:53:01/12/2026 18:58:53

01/12/2026 22:48:01/12/2026 22:48:01/12/2026 22:55:01/12/2026 23:38:54
01/14/2026 12:22:01/14/2026 12:22:01/14/2026 12:28:01/14/2026 13:07:20
01/18/2026 08:34:01/18/2026 08:34:01/18/2026 08:39:01/18/2026 09:32:43
01/17/2026 14:32:01/17/2026 14:32:01/17/2026 14:38:01/17/2026 15:21:19
01/30/2026 16:20:01/30/2026 16:20:01/30/2026 16:26:01/30/2026 17:21:09
01/24/2026 15:53:01/24/2026 15:53:01/24/2026 15:59:01/24/2026 16:58:45
01/31/2026 19:07:01/31/2026 19:07:01/31/2026 19:15:01/31/2026 19:37:46
01/24/2026 05:28:01/24/2026 05:28:01/24/2026 05:35:01/24/2026 05:53:47
01/11/2026 09:47:01/11/2026 09:47:01/11/2026 09:52:01/11/2026 10:15:12
01/26/2026 16:19:01/26/2026 16:19:01/26/2026 16:24:01/26/2026 17:22:17
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01/22/2026 01:47:01/22/2026 01:48:01/22/2026 01:57:01/22/2026 02:14:18

INCIDENTTYPECODE	COMMONPLACE	PRIMARYUNITID
S20	WATKINS ELEMENTARY	R27
S25CF		E27
S25EH		E27
S25EH		E27
S25EH		E27
S25EV	THE PENINSULA	Q17
S25FI		R7
S25GL		R7
S25GL		R27
S25VF	I95 NB HALLANDALE BE/	E27
S31IJ		R27
S31IJ	I95 SB HALLANDALE BE/	R27
S31IJ		R7
S31IJ		R27
S36IJ		R27
S36IJ		R227
S38IJ		R27
S38IJ		R27
S4	LAKE FOREST ELEMENTA	E27
S4		R90
S4	RACETRAC PK	
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E7
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		Q7
S49CF		
S49CF		Q7
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49CF		E27
S49HH		E27
S49M		R27
S49MF		E27
S4E	I95 SB EXIT 19 SO AT PE	R27
S4H	I95 SB HALLANDALE BE/	R27

S4H	I95 NB HALLANDALE BE/	Q7
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 NO AT HALLANDALE BCH BLVD	
S4H	I95 NB EXIT 18 SO AT HA	R27
S4H	I95 SB EXIT 18 NO AT HA	R27
S4H	I95 NB HOLLYWOOD BL'	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB PEMBROKE RD S	R27
S4H	I95 NB EXIT 19 SO AT PE	R27
S4H	I95 SB HALLANDALE BEA	R27
S4H	I95 NB HALLANDALE BE/	R27
S4H	I95 NB PEMBROKE RD O	R227
S4I		R27
S4I		R27
S4I		R27
S4I		R27
S4I		R27
S4I		R27
S4I	RR PEMBROKE RD CSX S	R227
S4I	HALLANDALE WB I95 W	R227
S4I	HALLANDALE EB I95 WC	R27
S4I		
S4I		R90
S4I		R27
S4I	RACETRAC PK	R27
S4I		R27
S67AP		R227
S67AP		R27
S67AP		R27
S67AP	THE PENINSULA	R27
S67BP	THE PENINSULA	R27
S67BP		R27
S67CP	THE PLAZA AT PEMBROI	R27
S67CP		R227
S67CP	THE PENINSULA	R227
S67CP	THE PLAZA AT PEMBROI	R227
S67CP		R27
S67CP	THE PLAZA AT PEMBROI	R7
S67CP		R227
S67CR		R27
S67CR		R227
S67F	THE PENINSULA	E27
S67F	THE PENINSULA	E27

S67F	THE PENINSULA	E27
S67FI		R227
S67FI		R32
S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R227
S67FI		R27
S67FI	THE PLAZA AT PEMBROI	R27
S67FI	THE PENINSULA	R27
S67FI	HOLLY RIDGE APTS	R227
S67FI	THE PLAZA AT PEMBROI	R27
S67FI	THE PENINSULA	R27
S67FI	THE PLAZA AT PEMBROI	R7
S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R27
S67FI	THE PENINSULA	R27
S67FI		R227
S67FI		R27
S67FI		R27
S67FI	THE PENINSULA	R27
S67HE		R27
S67HE		R27
S67HM		R27
S67HM		R27
S67HP		R27
S67HP	SCARLETTS CABARET	R27
S67IJ	THE PENINSULA	R27
S67IJ	HOLLY RIDGE APTS	R7
S67IJ	RACETRAC PK	R27
S67OD		R27
S67PO	THE PENINSULA	R227
S67PO		R227
S67PO	WILLS SPORTS BAR	R227
S67PO		R227
S67PO		R227
S67PO		R27
S67PO		R27
S67PO		R7
S67PO		R27
S67PO		R227
S67PO	RACETRAC PK	R27
S67PO	SCARLETTS CABARET	R27
S67PO	THE PENINSULA	R227
S67PO	THE PLAZA AT PEMBROI	R27
S67PO		R7
S67SP	THE PENINSULA	R7
S67SP		R27
S67SP		R27
S67SP		R27

S67SP		R27
S67SP		R27
S67SP	THE PENINSULA	R27
S67SP		R27
S67SP		R27
S67SP	THE PLAZA AT PEMBROI	R27
S67SP		R27
S67SP		R27
S67SP	THE PENINSULA	R227
S67SP	THE PENINSULA	R27
S67SP	THE PLAZA AT PEMBROI	R227
S67SP		R27
S67ST	THE PENINSULA	R227
S67SZ		R7
S67SZ	HOLIDAY ESTATES MHP	R27
S67TB	THE PENINSULA	R227
S67TB		R27
S67TB		R27
S67TB	THE PENINSULA	R32
S67TB		R227
S67TB		R27
S67TB		R227
S67TB		R27
S67TB	CROSSWINDS APTS	R227
S67TB		R227
S67TB		R227
S67TB	HOLIDAY MHP	R227
S67TB	THE PENINSULA	R7
S67UM		R27
S67UM	RACETRAC PK	R27
S68		E7
S68	SCARLETTS CABARET	E27
S68		E27

Agenda Item Report

Subject:	Police Department Monthly Report - Chief DeCoursey
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Daniel DeCoursey, Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Commission Report - February 2026
Calls for Service Monthly Report Feb. 2026
February Administrative Report 2026



Monthly Commission Report
January 21, 2026, to February 16, 2026

January 23, 2026

- **Case #PKPD26OFF001055**
  Incident: **Grand Larceny**
  Location: 3163 W. Hallandale Beach Blvd. - 23 Liquors

January 24, 2026

- **Case #22-2601-001106**
  Incident: **AOA – BSO West Park / missing juveniles**
- **Case #PKPD26OFF001108**
  Incident: **Wanted Person**
  Location: 3200 Block of W. Hallandale Beach Blvd.
- **Case #22-2601-001126**
  Incident: **Reckless Driving**
  Location: 2700 Block of SW 32 Avenue - Seneca
- **Case #PKPK26OFF001131**
  Incident: **AOA West Park/felony traffic stop**
- **Case #22-2601-001132**
  Incident: **AOA West Park/burglary in progress**
- **Case #22-2601-001138**
  Incident: **AOA Miramar PD / large fight**
  Location: 2640 N. State Rd. 7 – Dolce Lounge
- **Case #PKPD26OFF001139**
  Incident: **Burglary Auto**
  Location: 2921 SW 56 Avenue

January 25, 2026

- **Case #PKPD26OFF001175**
  Incident: **AOA – BSO West Park/shots fired**
  Location: 5775 W. Hallandale Beach Blvd. - The Playhouse Gentleman's Club

January 26, 2026

- **Case #PKPD26OFF001181**
  Incident: **Baker Act**

Location: 3520 SW 52 Avenue – Watkins ES

- **Case #PKPD26OFF01182**
  Incident: **Criminal Mischief**
  Location: 3215 SW 52 Avenue
- **Case #PKPD26OFF001183**
  Incident: **Search Warrant**
  Location: 2010 SW 31 Ave.

January 27, 2026

- **Case #PKPD26OFF001236**
  Incident: **Grand Theft**
  Location: 2010 SW 31 Ave. – Deco Group Miami, Inc.
- **Case #PKPD26OFF001263**
  Incident: **Information**
  Location: 4400 W. Hallandale Beach Blvd. - Smoke Shop

January 29, 2026

- **Case #PKPD26OFF001281**
  Incident: **Burglary Conveyance**
  Location: 3900 SW 52 Ave., #705
- **Case #PKPD26OFF01322**
  Incident: **Battery**
  Location: 3124 W. Hallandale Beach Blvd.

January 30, 2026

- **Case #PKPD26OFF001378**
  Incident: **Reckless Driving/Tag Not Assigned**
  Location: 2600 Block of SW 32 Ave. - Seneca
- **Case #PKPD25OFF001407**
  Incident: **Vehicle Fire**
  Location: 3996 Pembroke Rd. - RaceTrac

January 31, 2026

- **Case #PKPD26OFF000464**
  Incident: **Theft**
  Location: 4800 Block of Pembroke Rd.
- **Case #PKPD26OFF001424**
  Incident: **Battery**
  Location: 3174 Pembroke Rd.

February 01, 2026

- **Case #22-2602-001458**
  Incident: **AOA Hallandale Beach PD / Fingerprint Scanner**
- **Case #PKPD26OFF001514**
  Incident: **Burglary Conveyance/Grand Theft**
  Location: 4807 SW 41 Street

February 02, 2026

- **Case #PKPD26OFF01514**
  Incident: **Burglary to Vehicle**
  Location: 4720 SW 38 Street

- **Case #PKPD260FF01521**
  Incident: **Domestic Battery and Strangulation**
  Location: 5525 SW 41 Street, #322

February 03, 2026

- **Case #PKPD260FF001547**
  Incident: **Death Investigation**
  Location: 3150 W. Hallandale Beach Blvd. #38
- **Case #PKPD260FF001552**
  Incident: **Vehicle Burglaries**
  Location: 5100 SW 41 Street
- **Case #PKPD26OFF001571**
  Incident: **Trespassing After Warning**
  Location: 4200 W. Hallandale Beach Blvd. - Sweeny's Liquor Store

February 05, 2026

- **Case #PKPD26OFF001669**
  Incident: **Fleeing and Elude/Resting/Warrant Arrest**
  Location: 3996 Pembroke Road
- **Case #PKPD26OFF001673**
  Incident: **Violation of No Contact Ord**er
  Location: 3520 SW 52 Avenue
- **Case # PKPD26OFF001694**
  Incident: **Baker Act/ Use of Force**
  Location: 3200 Block & W. Hallandale Beach Blvd.

February 06, 2026

- **Case #PKPD260FF001721**
  Incident: **Burglary at Construction Site**
  Location: 5595 SW 41 Street
- **Case #PKPD26OFF001762**
  Incident: **Criminal Mischief**
  Location: 4200 W. Hallandale Beach Blvd. - Sweeny's Liquor

February 07, 2026

- **Case #PKPD26OFF001793**
  Incident: **AOA BSO West Park**

February 09, 2026

- **Case #22-2602-001857**
  Incident: **AOA BSO West Park**
- **Case #PKPD26OFF001858**
  Incident: **Battery/Mutual Combatants**
  Location: 5551 W. Hallandale Beach Blvd.
- **Case #PKPD26OFF001862**
  Incident: **Domestic Disturbance**
  Location: 3615 SW 52 Avenue, #101

February 10, 2026

- **Case #PKPD26OFF001935**
  Incident: **Commercial Burglary**

Location: 3080 Pembroke Rd. – Public Storage

February 13, 2026

- **Case #PKPD26OFF002067**
  Incident: **Petit Theft**
  Location: 3996 Pembroke Rd. - RaceTrac
- **Case #PKPD26OFF002071**
  Incident: **Battery**
  Location: 3520SW 52 Ave.
- **Case #PKPD26OFF002081**
  Incident: **Fraud**
  Location: 3175 SW 52 Ave.
- **Case #PKPD26OFF002091**
  Incident: **AOA BSO West Park / Shooting**
  Location: 4750 SW 21 Street
- **Case #PKPD26OFF002165**
  Incident: **Battery**
  Location: 5551 Pembroke Road

February 14, 2026

- **Case #PKPD26OFF002165**
  Incident: **Battery**
  Location: 5551 Pembroke Rd.

CALLS FOR SERVICE	
INCIDENT TYPE	
TRAFFIC INCIDENTS	
HIT & RUN - 3	**7**
HIT & RUN ON HIGHWAY - 3H	**0**
HIT & RUN WITH INJURIES - 3I	**0**
ACCIDENT - Minor - 04	**21**
ACCIDENT ROLLOVER/EXTRACTION - 4E	**0**
ACCIDENT WITH INJURIES - 4I	**7**
ACCIDENT WITH FIRE - 4VF	**0**
TOTAL TRAFFIC INCIDENTS	**35**
ALARM CALLS	
AUDIBLE/INTRUSION ALARM - 49A	**40**
HOLD UP ALARM - 49H	**3**
SILENT ALARM - 49S	**3**
TOTAL ALARM CALLS	**46**
BURGLARY	
Attempt - 21A	**4**
Commercial - 21C	**2**
Residential - 21R	**1**
Vehicle - 21V	**0**
TOTAL BURGLARIES	**7**
GENERAL INCIDENTS	
DRUNK DRIVER - 01	**0**
STOLEN VEHICLE - 10	**0**
OFFICER NEEDS ASSISTANCE	**0**
TRAFFIC STOP (10-50)	**89**
STOLEN VEHICLE RECOVERED (10R)	**0**
ABANDONED VEHICLE - 11	**0**
RECKLESS DRIVER - 12	**5**
SUSPICIOUS PERSON - 13P	**25**
SUSPICIOUS VEHICLE -13V	**27**
INFORMATION -14	**34**
SPECIAL DETAIL - 15	**0**
FELONY WARRANT - 18	**1**
MISDEMEANOR WARRANT -19	**0**
HAZ-MAT INCIDENT	**0**
MULTIFAMILY STRUCTURE FIRE (Greater than 5 Units)	**2**
OUTSIDE FIRE	**0**
OT- ANY FIRE NOT OTHERWISE CATEGORIZED - 25	**0**
RESIDENTIAL FIRE - 25RS	**0**
SMOKE INVESTIGATION - 25SI	**0**
TANK FIRE	**0**
TRAIN AND RAIL COLLISION/DERAILMENT	**0**

TRAIN AND RAIL FIRE	**0**
VEHICLE FIRE - 25VF	**1**
VEHICLE FIRE (Commercial - Tankers, Semi-Trucks)	**0**
LARCENY - 30	**11**
ASSAULT - 31	**6**
SHOOTING - 33	**0**
STABBING - 34	**0**
SEXUAL ASSAULT - 35	**0**
SEXUAL ASSAULT- Attempt - 35A	**0**
FIGHT - 36	**0**
FIGHT AT SCHOOL - 36S	**0**
DISTURBANCE JUVENILE - 37	**1**
37S	**0**
DOMESTIC DISTURBANCE - 38	**2**
DOMESTIC DISTURBANCE - VERBAL - 38V	**8**
VANDALISM - 40	**3**
ROBBERY - Armed - 41AR	**0**
ROBBERY - Home Invasion - 41HI	**0**
ROBBERY - Personal Business - 41SA	**1**
LEWD - LASCIVIOUS ACTS - 43	**0**
BOMB/CBRN THREAT - 46	**0**
MURDER (for close out) - 5	**0**
TRESPASSING - 51	**16**
TRESPASSING - School, Daycare Child Facility (51S)	**0**
FORGERY - COUNTERFEIT - 52	**0**
EMBEZZLEMENT - FRAUD - 53	**4**
EXPLOSION - 55	**0**
NARCOTICS - 57	**1**
ESCAPED PRISONER - 6	**0**
LARCENY - AUTO PARTS - 64	**0**
SHIPLIFTER - 65	**0**
MEDICAL - HEART ATTACK/ CARDIAC ARREST - 67HA	**0**
MEDICAL - INJURY - 67IJ	**0**
MEDICAL -TROUBLE BREATHING - 67TB	**0**
MEDICAL -UNKNOWN - 67UM	**0**
WEATHER/DISASTER - 68WD	**0**
ANIMAL SERVICE CALL - 69	**2**
DEAD PERSON - 7	**0**
ANIMAL ABUSE - 70AA	**1**
ANIMAL BITE - 70AB	**0**
PARKING COMPLAINTS - 73	**62**
ASSIST OTHER AGENCY - 76	**84**
CODE ENFORCEMENT - Water Restriction - 77WR	**0**

HARRASSMENT/STALKING/THREAT - 79	**2**
HARRASSMENT/STALKING/THREAT AT SCHOOL - 79S	**0**
MISSING PERSON- 8	**0**
SHOTS FIRED/WEAPONS COMPLAINT - 83	**0**
POSSIBLE WANTED PERSON/VEHICLE - 85	**0**
MISSING PERSON RECOVERED - 8R	**0**
STOLEN TAG - 9	**1**
911 HANG UP/ DROP OFF	**14**
STOLEN TAG ATTEMPT - 9A	**0**
STOLEN TAG RECOVERY - 9R	**0**
TOTAL GENERAL INCIDENTS	**403**
POLICE SERVICE CALLS - 68	
DISPOSITIONS:	
A - Written Report	**2**
B - No Written Report	**816**
C - Contact Made with Owner (Alarm)	**0**
E - Civil Assist	**0**
TOTAL POLICE SERVICE CALLS	**818**
ARRESTS	
FELONY	**4**
MISDEMEANOR	**2**
OTHER/CAPIAS	**0**
TOTAL ARRESTS	**6**
CITATIONS	**92**
WARNINGS	**14**
TOTAL CITATIONS	**106**
REPORTS	
FIBRS REPORTS	**57**
CRASH REPORTS	**34**
TOTAL REPORTS	**91**
Total Calls for Service :	**1512**

Town of Pembroke Park Police Department
3150 SW 52 Avenue, Pembroke Park, FL 33023
954-374-8639 Phone
www.tppfl.gov

February 2026 Administrative Report

This report provides an overview of the Pembroke Park Police Department's administrative activities, training initiatives, community engagement, and ongoing inter-agency collaborations for February 2026.

Community Outreach and Special Events
On February 13, 2026, Chief DeCoursey attended the Marjory Stoneman Douglas Remembrance Breakfast. This event honors the victims of the Marjory Stoneman Douglas High School tragedy and serves as an opportunity for community reflection and unity.

Training and Interagency Collaboration
From February 9th through February 20, 2026, Captain Prichard attended a Command Officers Development Course offered by the University of Louisville. This is a 400-hour course, in five two-week sessions. The course focuses on leadership development, organizational management, and strategic planning to enhance command-level effectiveness within the department.

February 17th through February 26, 2026, Axon provided onsite training sessions for department personnel on "Axon Standards." The training provided hands-on instruction to ensure proper utilization, compliance tracking, and administrative oversight within the platform. Axon Standards is a cloud-based system designed to help agencies create, update, distribute, and track compliance with departmental policies. This platform centralizes most of the agency's currently used forms. Axon Standards also integrates with other Axon products (such as body-worn cameras and digital evidence systems) to align agency policy with technology use and best practices. This is another tool that holds the agency accountable & moves us one step closer to accreditation.

Continued Rebranding Update
Two additional patrol vehicles have been rebranded, continuing the department's fleet standardization and updated vehicle appearance initiative.

Staffing
The department is currently in the process of hiring two police officers.

Conclusion
This concludes with the Pembroke Park Police Department's administrative summary for February 2026. The Department continues to uphold high professional standards, emphasize ongoing training and development, and strengthen its partnership with the community through active outreach and engagement efforts.

Agenda Item Report

Subject:	National Athletic Training Proclamation
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

March 2026 -NATIONAL ATHLETIC TRAINING MONTH

TOWN OF PEMBROKE PARK

NATIONAL ATHLETIC TRANING MONTH

WHEREAS, *the Athletic Trainers Association of Florida, Inc (ATAF) was founded in 1983 as an organization committed to the education of its members and the enhancement of the profession of athletic training, creating better health care for the population it serves; and*

WHEREAS, *Athletic Trainers from professional, collegiate, high school, and club sports teams; industries; hospitals and physician offices; rehabilitation clinics; collegiate and secondary school education; public safety (including law enforcement and fire rescue/first responders); and every branch of the United States military work together to promote and practice the profession of athletic training within the Town of Pembroke Park; and*

WHEREAS, *Athletic Trainers, as a member of the health care team, have a long history of providing quality health care for athletes and people engaged in regular physical activity; and*

WHEREAS, *Athletic Trainers are highly qualified, multi-skilled health care professionals who specialize in immediate, acute and emergency care; examination, assessment and diagnosis; injury prevention; risk management; therapeutic intervention; and rehabilitation of injury and illness; and*

WHEREAS, *the National Athletic Trainers' Association represents and supports more than 45,000 members of the athletic training profession, including more than 3049 Athletic Trainers in the State of Florida; and*

WHEREAS, *leading organizations concerned with athletic training and health care have united in a common commitment to raise public awareness of the importance of the profession of athletic training and the role of Athletic Trainers in the provision of quality health care services; and*

WHEREAS, *National Athletic Training Month (NATM) is held every March in order to spread awareness about the important work of athletic trainers.*

NOW, THEREFORE*, we, Mayor Geoffrey Jacobs, Vice Mayor Musfika Kashem, Clerk Commissioner William R. Hodgkins, Acting Clerk Commissioner Erik Morrissette, and Commissioner Ashira Mohammed, by virtue of the authority vested in us by the Town of Pembroke Park, hereby proclaim month of March as National Athletic Training Month, and urge all residents of the Town of Pembroke Park to join us in recognizing Athletic Trainers for their honorable work in providing an unparalleled continuum of care to their patients and keeping our community healthy.*

NATIONAL ATHLETIC TRAINING MONTH 2026

Dated the 11th day of March 2026.

_____
Mayor Geoffrey Jacobs

_____
Vice Mayor Musfika Kashem

_____
Clerk Commissioner William R. Hodgkins

_____
Acting Clerk Commissioner Erik Morrissette

_____
Commissioner Ashira Mohammed

Agenda Item Report

Subject:	Colorectal Cancer Awareness Proclamation
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

March 2026 - COLORECTAL CANCER AWARENESS MONTH

TOWN OF PEMBROKE PARK

COLORECTAL CANCER AWARENESS MONTH

WHEREAS, *colorectal cancer is the second-leading cause of cancer deaths in the United States among men and women combined; and*

WHEREAS, *colorectal cancer is one of the few cancers that can be prevented with timely screening, but 1 in 3 eligible Americans are not up to date on screening2; and*

WHEREAS, *colorectal cancer is increasing at an alarming rate among young people and is the leading cause of cancer death for men and women under the age of 50[3]; and*

WHEREAS, *in 2025 there were approximately 154,270 new cases and 52,900 deaths from colorectal cancer in the U.S.4; and*

WHEREAS, *when colon cancer is found at an early stage (stage I-II), the 5-year survival rate is 91%, versus 16% when found at stage IV[5]; and*

WHEREAS, *the national goal established by the National Colorectal Cancer Roundtable is to strive to increase timely colorectal cancer screening rates to 80 percent in every community for all Americans eligible for screening; and*

WHEREAS, *observing a Colorectal Cancer Awareness Month during the month of March provides a special opportunity to increase awareness and offer education on the importance of early detection and screening of colorectal cancer; and*

WHEREAS, *Americans in rural areas are more likely to be diagnosed with and die from colorectal cancer than Americans in urban areas[6]; and*

WHEREAS, *American Indian, Alaska Natives, and Black Americans are more likely to be diagnosed with colorectal cancer and more likely to die from the disease than other groups[7]; and*

WHEREAS *colorectal cancer is expected to account for 12% of cancer deaths among Hispanic men and 9% of cancer deaths for Hispanic women8.*

NOW, THEREFORE*, we, Mayor Geoffrey Jacobs, Vice Mayor Musfika Kashem, Clerk Commissioner William R. Hodgkins, Acting Clerk Commissioner Erik Morrissette, and Commissioner Ashira Mohammed, by virtue of the authority vested in us by the Town of Pembroke Park, hereby proclaim March 2026:*

COLORECTAL CANCER AWARENESS MONTH

Dated the 11th day of March 2026.

_____
Mayor Geoffrey Jacobs

_____
Vice Mayor Musfika Kashem

_____
Clerk Commissioner William R. Hodgkins

_____
Acting Clerk Commissioner Erik Morrissette

_____
Commissioner Ashira Mohammed

Agenda Item Report

Subject:	Procurement Month Proclamation
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

March 2026 -Procurement Month

TOWN OF PEMBROKE PARK

PROCUREMENT MONTH

WHEREAS, *the public procurement profession plays a significant role in the efficiency and effectiveness of both government and business; and*

WHEREAS, *all members of public purchasing and procurement teams are considered procurement professionals for the purposes of this proclamation, regardless of their individual job title or any certifications earned; and*

WHEREAS, *in addition to the purchase of goods and services, procurement professionals add value to the organization by performing such functions such as executing, implementing and administering contracts, developing strategic procurement strategies, and cultivating effective relationships with suppliers and other departments within their agencies; and*

WHEREAS, *public procurement professionals serve as the gatekeepers of the competitive processes, and are entrusted with the responsibility of ensuring that those processes are conducted with fairness and transparency for our partners in the business community; and*

WHEREAS, *procurement professionals are committed to The Institute of Public Procurement's (NIGP) established procurement best practices, as well as the guiding principles of accountability, ethics, impartiality, professionalism, service and transparency; and*

WHEREAS, *public procurement professionals that are members of the Florida Association of Public Procurement Officials have tremendous influence on the economic conditions in the state; and*

WHEREAS, *The Florida Association of Public Procurement Officials is proud of the integrity, knowledge, volunteerism, and efficiency of its membership in performing their daily duties and promoting the profession.*

NOW, THEREFORE*, we, Mayor Geoffrey Jacobs, Vice Mayor Musfika Kashem, Clerk Commissioner William R. Hodgkins, Acting Clerk Commissioner Erik Morrissette, and Commissioner Ashira Mohammed, by virtue of the authority vested in us by the Town of Pembroke Park, hereby proclaim month of March as Procurement Month, as The Florida Association of Public Procurement Officials proclaim as well.*

PROCUREMENT MONTH

Dated the 11th day of March 2026.

_____
Mayor Geoffrey Jacobs

_____
Vice Mayor Musfika Kashem

_____
Clerk Commissioner William R. Hodgkins

_____
Acting Clerk Commissioner Erik Morrissette

_____
Commissioner Ashira Mohammed

Agenda Item Report

Subject:	Consideration and approval of Special Permit Application - Town Planner Consultant Von der Meulen File No.: 25-P-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district. RESOLUTION NO: 2026-016 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SPECIAL PERMIT APPLICATION 25-P-01 TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road., Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to

	accommodate the proposed project. A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01-25-P-01 Home Depot
02-Application - Commercial Flex - Home Depot
03-Justification Statement
Home Depot Special Permit 2026-016

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 11, 2026

SUBJECT: 25-P-01 / Home Depot Special Permit Application
Northwest corner of Hallandale Beach Boulevard and
John P Lyons Lane/Southwest 31 Avenue, Pembroke Park

APPLICANT: Home Depot USA, Inc.

REQUEST: The applicant is requesting a special permit approval as required by Section 28-187.01 of the Town's Code of Ordinances in order to permit outdoor storage in a B-1 and M-1 zoning district.

COMPANION ITEMS TO BE CONSIDERED:

- 25-SP-02 Site Plan
- 25-PR-01 Parking Reduction
- 25-SV-04 Sign Variance

SITE DATA:

ADDRESS:	Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND
The applicant, Home Depot USA, Inc., is requesting Special Permit Approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167-square-foot garden center and a 7,400 square foot commercial out parcel. The property is located on North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Resolution 2025-004 to permit certain large retail uses under this zoning district.

ZONING REGULATIONS
Section 28-188 requires that all activities permitted in the B-1 zoning district be conducted entirely withing a completely enclosed building unless the Commission authorizes a special permit.

Section 28-215 allows for outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission.

Comprehensive Plan and Zoning Analysis
The subject property has a Land Use designation of “C” Commercial. The proposed use meets the intent of the Commercial designation.

The subject land is identified on the Town’s Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “C” Commercial. The M-1 zoning district is intended for industrial uses certain large retail uses, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of “I” Industrial.

The applicant is requesting a Special Permit to allow an outdoor merchandise display area associated with the proposed Home Depot retail store under the site plan application 25-SP-02. While outdoor display areas may be considered accessory to retail uses, they require review through the Special Permit process to ensure that the proposed configuration, location, and operational characteristics are compatible with adjacent properties and consistent with the intent of the B-1 District. Evaluation criteria include, but are not limited to, visibility from public rights-of-way, pedestrian and vehicular circulation, screening, safety, and compliance with all applicable sections of the Town’s Code of Ordinances and Land Development Code.

The proposed outdoor display area must demonstrate compliance with the dimensional requirements, setback standards, and site design regulations applicable to the B-1 District. Any approval of the Special Permit must also be consistent with the goals, objectives, and policies of the Town's Comprehensive Plan, including those related to commercial development, aesthetic quality, and orderly land use patterns.

SPECIAL EXCEPTION REVIEW STANDARDS

A special exception shall be reviewed under Section 28-83(5) The standards and guidelines to be applied by the Planning and Zoning Board and by the Town Commission in considering applications for a special exception use are as follows:

A. An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increasing vehicular traffic, noise, light, storage and use of dangerous materials, intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.

B. Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.

C. Conformity to goals, objectives and policies of the Pembroke Park Comprehensive Plan.

D. The economic impact on the Town's finances is due to reduction of taxable property value, increased Town services or other related economic factors.

E. Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the resolution to approve or deny.

F. The Town Commission shall consider the application for special exception at a public hearing scheduled for said purpose. Notice of the public hearing shall be published in a newspaper with general circulation in the Town at least five (5) days before the public hearing.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of this project subject to staff conditions on March 5, 2026. The Consultant Town planner recommends approval subject to the following conditions.

1. This approval is granted for Site Development Plan submittal package dated January 28, 2026.
2. The applicant shall comply with all applicable requirements of the B-1 and M-1 Zoning Districts and the Town's Land Development Code.
3. The outdoor display area shall be constructed, maintained, and operated in accordance with the approved site plan and all conditions of approval.
4. The applicant shall obtain all required building permits and approvals prior to installation

or operation of the outdoor display area.

5. Any modifications to the approved outdoor display area shall require review and approval by the Town.
6. Based on the analysis provided, staff finds the request consistent with the Town's Comprehensive Plan and the intent of the B-1 District.

ATTACHMENTS

Applicant's Request for Site Development Plan Approval
Project Narrative

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	2.3475 ac	Flex Units
Address		**Parcel ID**
2701 Bryan Road, Hallandale Beach, FL 33009		5142 2900 0090
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for an allocation of commercial flexibility to the northwest parcel lcoated at 2701 Bryan Road to allow for an approximately 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:05:34 -04'00' _____ 08 / 11 / 2025
Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

_____ _____ ____/____/_____
Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC & Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

_____
Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated October 16, 2025)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot - Justification Statement for Commercial Flex, Special Permit, and Variances

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "Applicant") is currently undergoing the development approval process to build a 106,651 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,400 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The Property is comprised of seven (7) folio numbers, which are listed below and on the survey included in the plan set:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
- 3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

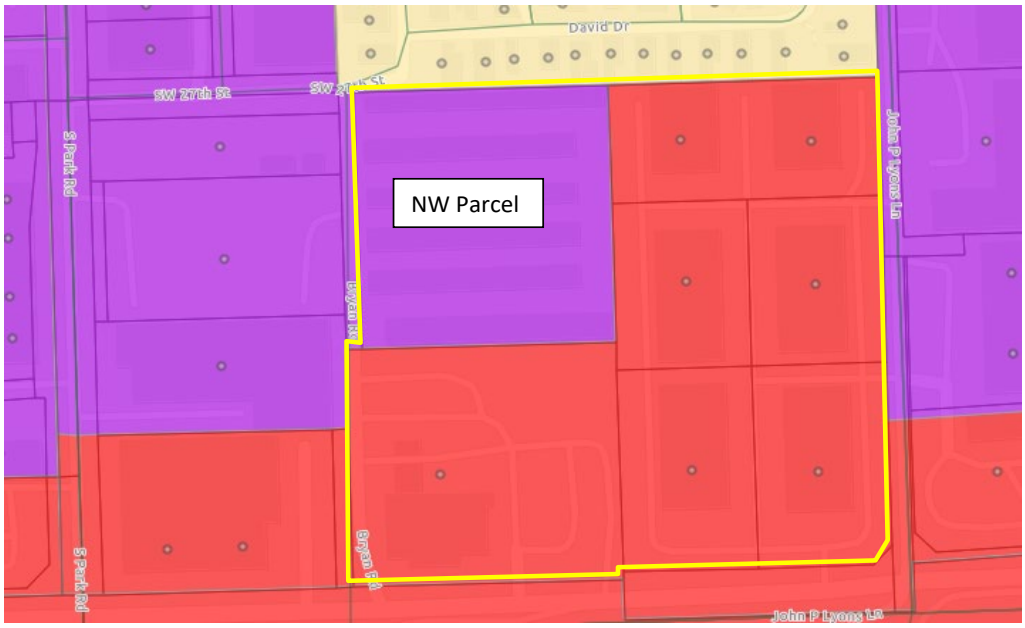
To allow for the development of the Project, the Applicant is requesting the following approvals from the Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

This narrative addresses only the Commercial Flex and Special Permit requests. Justification statements in connection with a sign variance and the parking reduction are being submitted separately.

i. Commercial Flexibility Request

The NW Parcel (shown below) has an "Industrial" land use designation under the Town's Future Land Use Map. As such, the NW Parcel requires an allocation of commercial flexibility under the Comprehensive Plan to allow for the Project's retail and commercial uses.



ii. Outdoor Storage Special Permit Request

There are two sections of the Zoning Code which both require Town Commission approval for Home Depot's contemplated outdoor storage uses:

- Section 28-188 requires that all activities permitted in the B-1 zoning district, including sale, display, preparation and storage, shall be conducted entirely within a completely enclosed building unless the Commission authorizes a special permit.
- Section 28-215 allows for the outdoor storage of goods, products and equipment in the M-1 zoning district if approved by the Town Commission, provided the Commission determines the areas are appropriately visually screened from view from the ground from adjacent property (in light of the site characteristics and utilization), and provided the Town Commission determines the material or equipment as so located and utilized does not create any adverse effects of noise, light, odors, traffic, objectionable odor, air or water pollution, vibration, impacts to public safety, or other similar potential adverse effects, or incompatibilities in terms of aesthetics with surrounding property.

The Applicant is requesting a special permit to allow the outdoor display, sale, and storage of goods, products, and equipment on the Property, consistent with the typical operations of a Home Depot store. A comprehensive exhibit identifying the items commonly displayed and stored outdoors is attached as **Exhibit A**. The accompanying site plan illustrates the designated locations for these uses, including the Seasonal Sales Area, the Outdoor Sales/Display Area, the Temporary Staging Areas, and the TRC Material Storage Area.

Home Depot stores nationwide feature an outdoor display area along the building apron. This area is primarily used for large or bulky items, such as BBQ grills and ride-on lawn mowers, that are more practical to load directly from outside rather than through interior aisles. As further detailed in Exhibit A, many of the displayed items are inherently suited to outdoor storage, including sheds, landscaping equipment, trucks, mulch, and propane tanks. Additionally, from an operational standpoint, Home Depot also requires rear staging and storage space, as the interior of the building does not provide sufficient capacity for these materials.

These outdoor storage areas are appropriately screened from the adjacent properties through oversized landscape buffers with landscaping along the perimeters of the Property, significant separation from the property line, and an additional 8’ buffer wall along the northern boundary. The outdoor storage uses proposed are typical of a Home Depot and compatible with the adjacent industrial and retail uses surrounding the Property. The mobile home park located north of this Property is bounded by existing industrial parcels to the west and east, and by industrial and commercial uses on the south. The proposed outdoor uses on the Home Depot site would not create any greater adverse effect than the existing industrial or retail uses. Further, the mobile homes, which currently have only approximately 6’ of separation from the existing buildings on the Property, will be benefited by a new 8-foot tall screen wall and 10 feet of landscaping.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Enclosures:
Exhibit A – Items included in Special Permit

Exhibit A
Typical Outdoor Display

Pembroke Park, FL

Proposed Outdoor Displays Exhibit

Proposed Outdoor Display Areas – Front Apron



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Live Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



- Flowers
- Herbs and veggies

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Fence at Seasonal Sales Area



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.



Example provided from other Home Depot location to demonstrate display conditions.

Proposed Mulch and Bagged Goods Areas



Example provided from other Home Depot location to demonstrate display conditions.



- Mulch and Fertilizer
- Bagged Goods

Example provided from other Home Depot location to demonstrate display conditions.

Proposed Shed Display Areas



Example provided from other Home Depot location to demonstrate display conditions.





Example provided from other Home Depot location to demonstrate display conditions.

Proposed Equipment Rental









Proposed Load-N-Go









Proposed PENSKE Truck Parking

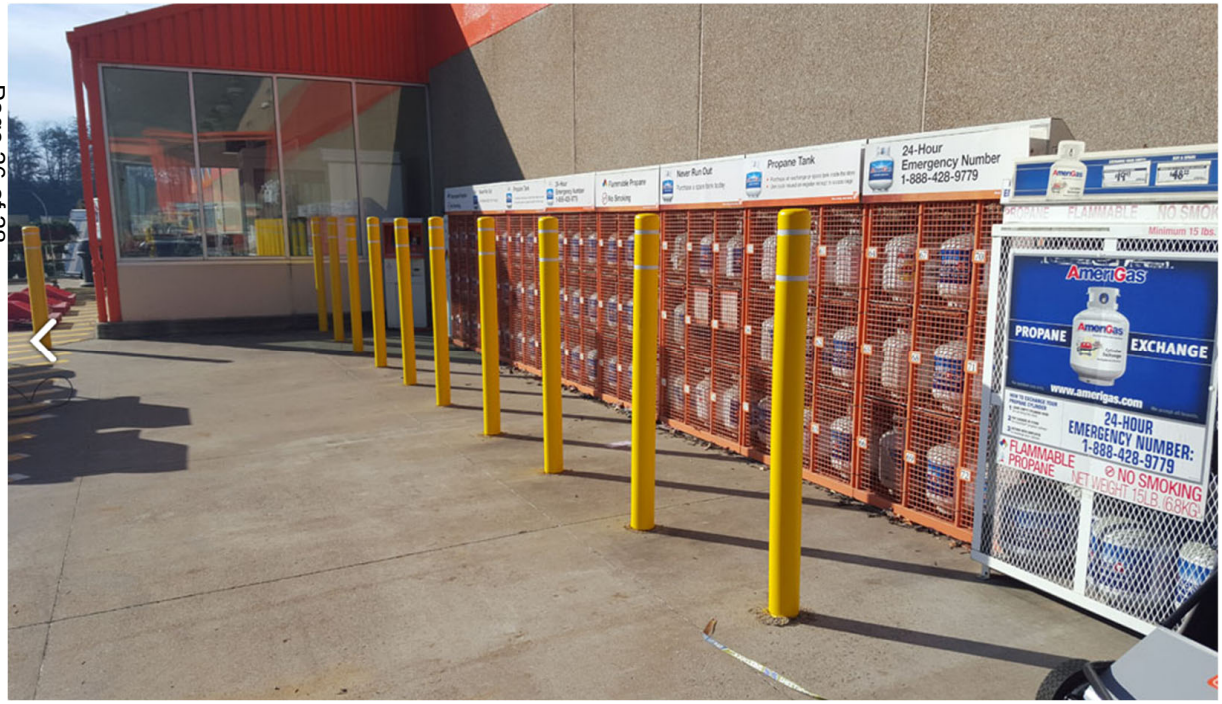


Example provided from other Home Depot location to demonstrate display conditions.





Proposed Propane Cages



Example provided from other Home Depot location to demonstrate propane cages conditions.

RESOLUTION NO. 2026-016

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SPECIAL PERMIT APPLICATION 25-P-01 TO ALLOW "OUTDOOR DISPLAY, SALE, AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Depot USA, Inc. ("Applicant") has submitted Special Permit Application No. 25-P-01 (the "Application") requesting authorization for outdoor display pursuant to Sections 28-212 and 28-188 of the Town's Code of Ordinances, which allow the Town Commission to grant a Special Permit upon a finding that the criteria set forth in Section 28-212 have been satisfied; and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Special Permit at their meeting held on March 5, 2026, and recommended approval for outdoor display subject to the conditions cited by Consultant Planner Michael Vonder Meulen/KEITH ; and

WHEREAS, the Town Commission finds that the applicant has met the conditions set forth in Section 28-212 of the Town Code and desires to approve the Special Permit application subject the conditions set forth by the Town Planner.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: The aforementioned "Whereas" clause is hereby ratified and confirmed as

being true and correct and is incorporated herein.

Section 2: The Special Permit application is granted allowing "OUTSIDE DISPLAY, SALE AND STORAGE OF GOODS, PRODUCTS AND EQUIPMENT ON THE PROPERTY" subject to the conditions set forth by the Town Planner (see Exhibit A).

Section 3: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 3: That all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 4: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and approval of Parking Reduction Application - Town Planner Consultant Von der Meulen File No.: 25-PR-01 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,167 square foot garden center. RESOLUTION NO: 2026-017 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING PARKING REDUCTION APPLICATION 25-PR-01 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest

	corner of the property. All existing buildings will be demolished to accommodate the proposed project.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01-25-PR-01 Home Depot Parking Reduction
02- Application
03-Parking Reduction Justification Statement
04- Traffic Impact Analysis
05- Parking Demand Analysis
06- Site Plan
07-Survey
Home Depot Parking Reduction 2026-017

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 11, 2026

SUBJECT: 25-PR-01 / Home Depot Parking Reduction
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST:
The applicant is requesting a parking reduction approval to reduce parking from 399 parking spaces to 283 parking spaces to redevelop the site into a 107,874 square foot Home Depot store with a 28,156 square foot garden center.

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND

On August 11, 2025, Tracy Lautenschlager with Greenberg Traurig, P.A., the authorized agent for The Home Depot project, submitted a parking reduction application (24-PR-03) located. The property is located on north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

PARKING CODE REQUIREMENT:

Based upon Section 28-301(a) of the Town of Pembroke Park Code, the required number of parking spaces for commercial development is calculated as follows: one (1) parking space is required for every three hundred (300) square feet of floor area within the building. In addition, one (1) parking space must be provided for every four (4) employees, whether currently employed or anticipated.

CODE SECTION	REQUIREMENT	REQUIRED	PROPOSED	PARKING REDUCTION
Section 28-301(a) Minimum requirements	One (1) parking space per 300 Sf. And One (1) Parking space per four employees	399 parking spaces	283 parking spaces	116 parking space

PROJECT ANALYSIS

In accordance with the Code of Ordinances Section 28-301.2, the applicant is requesting a parking reduction for the proposed Home Depot development located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road, Pembroke Park. (Parcel ID(s): 514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010) This 9.5-acre property is intended for commercial development.

The proposed Home Depot development will consist of a one-story, 107,874-square-foot store, a 28,156-square-foot garden center. The applicant is requesting a reduction to 283 parking spaces from the 399-space requirement outlined in Section 28-301(a).1 of the Town of Pembroke Park Code of Ordinances. The proposed development will provide a total of 283 commercial parking spaces.

In accordance with Section 28-301.2(d) criteria, the applicant must demonstrate that the reduced parking demand is supported by the following:

- The use, site, and structure exhibit characteristics that suggest the required parking for this development is lower than what the Zoning Code typically mandates for similar uses.
- The enclosed Parking Analysis, prepared by Kimley-Horn, evaluates the anticipated parking demand for the Home Depot Pembroke Park location. The analysis is based on parking inventory and demand data collected from a comparable facility located at 1951 S State Road 7. According to the analysis, the peak projected parking demand is 254 spaces for Home Depot. The proposed development will provide 283 parking spaces, exceeding the anticipated demand by 29 spaces, or approximately 11%.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of this project subject to staff conditions on March 5, 2026. The consultant Town Planner recommends approval of the Parking Reduction with the following conditions:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28, 2026, for the commercial development.

2. A recordable covenant reflecting the reduced parking approval shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land.

3. Applicants must revise the parking demand analysis and the parking calculations on the Overall Site Plan to ensure consistency, with both documents reflecting the total required and parking spaces provided.

ATTACHMENTS

Parking Reduction Application
Parking Reduction Justification Statement
Traffic Impact Analysis
Parking Demand Analysis
Site Plan
Survey

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Parking Reduction Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Owner / Applicant Name(s)	Phone	Email
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com
Address of Subject Property		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -001
Parcel Acreage	**Parking Required**	**Parking Proposed**
9.13 acres	394 spaces	287 spaces

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Description

Request for a parking reduction from 394 parking spaces to 287 parking spaces in connection with the redevelopment of the property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:14 -04'00' 08 / 11 / 2025

Agent's Signature *Date*

Property Owner Certification

SEE OWNER CONSENT LETTERS ATTACHED

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Updated January 27, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Parking Reduction Justification
2701 Bryan Road and 3101-3131 W Hallandale Beach Blvd.
(5142 2900 0090, -0091, -0020, -0013, -0011, -0012, -0010) (the "**Property**")

Dear Mr. Vonder-Meulen:

Home Depot USA, Inc. (the "**Applicant**") is requesting a parking reduction from 373 parking spaces to 257 parking spaces in connection with its request for Site Plan approval to redevelop the above-described Property with a 107,874 square foot Home Depot store with a 28,157 square foot garden center ("**Proposed Development**"). In addition, an approximately 7,381 square foot commercial outparcel is proposed at the southwest corner of the Property, which will be separately parked without needing a reduction.

Use	Requirement	Parking Required under Code	Variance Request
Home Depot 107,874 sf* + 50 employees	1 space / 300 sf + 1 space / 4 employees	373 spaces	255 spaces

* Section 28-301 applies only to square footage contained within the building. Because the garden center is not within the building, that square footage has been excluded from this calculation.

Section 28-301.2(d) outlines the criteria for a parking reduction. The Proposed Development meets the criteria as follows:

a) Concurrency requirements, as provided in chapters 13.5 and 20; and

The Proposed Development meets the concurrency requirements as evidenced by Infrastructure Concurrency Impact Analysis Report prepared by Kimley Horn and included in the submittal package.

b) The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the Zoning Code for similar uses; or

The Parking Study prepared by Kimley Horn demonstrates that the proposed 257 parking spaces are sufficient for the Proposed Development.

c) If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

There is a commercial outparcel on the site, which has sufficient parking for that use. The parking request is specific only to the Home Depot, which, as demonstrated by the Parking Study, is sufficient for the Proposed Development.

d) If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users; or

This section does not apply to the Proposed Development.

e) Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for carpooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restrictions, action, or both, will take place; or

The Property is adjacent to a Broward County bus stop (Stop ID 3856) along Hallandale Beach Boulevard, which is likely to be used by employees. However, even without calculating that a certain number of employees or patrons may use the mass transit system, the Parking Study demonstrates that sufficient parking is provided for the Proposed Development.

f) Any combination of subsections 5. (a) through (e); and

As demonstrated above, the Proposed Development meets subsections a, b, c, and e.

g) In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

This section does not apply. The Parking Study demonstrates that sufficient parking will be provided for the Proposed Development without the need for an alternative parking arrangement.

As demonstrated above, the Proposed Development meets the criteria for a parking reduction. Please let us know if you have any further questions in connection with this request.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Kimley»Horn

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Updated January 2026
April 2025
047096448

Traffic Impact Analysis
for Submittal to the
Town of Pembroke Park

HOME DEPOT
TOWN OF PEMBROKE PARK, FLORIDA

Prepared for:

Home Depot, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

Derek d'Adesky

Digitally signed by Derek d'Adesky
Date: 2026.01.22 16:44:56 -05'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on

Derek Jeffrey d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

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Updated January 2026
April 2025
047096448

EXECUTIVE SUMMARY

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

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APPENDIX C: Growth Rate Calculations
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APPENDIX G: Volume Development Worksheets
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APPENDIX I: Turn Lane Analysis Worksheets

INTRODUCTION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027. A project location map is provided as Figure 1. A conceptual site plan is provided in Appendix A.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis for the proposed redevelopment. The purpose of the study is to assess the project's impact on the surrounding roadway network. This report summarizes the data collection, project trip generation, trip assignment and distribution, intersection capacity analysis, queue analysis, and turn lane analysis for the proposed redevelopment.



Page 21 of 236

Kimley»Horn

© 2025

Figure 1
Project Location Map
Home Depot
Town of Pembroke Park, Florida

EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on September 4, 2024 (Wednesday) at the following intersections:

- SR 858/Hallandale Beach Boulevard and Lake Shore Drive
- SR 858/Hallandale Beach Boulevard and S Park Road
- SR 858/Hallandale Beach Boulevard and Bryan Road/Hammock Lane
- SR 858/Hallandale Beach Boulevard and SW 31st Avenue
- SW 27th Street and Bryan Road

All traffic volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. Turning movement counts also included pedestrian and bicycle data. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) of 1.05 was applied to the turning movement counts collected. Signal timing data was obtained from the Broward County Traffic Engineering Division (BCTED).

The turning movement counts, pedestrian crossing volumes, FDOT peak season factor category reports, and signal timing data are included in Appendix B. Figure 2 presents the existing turning movement volumes at the study intersections during the A.M. and P.M. peak hours.

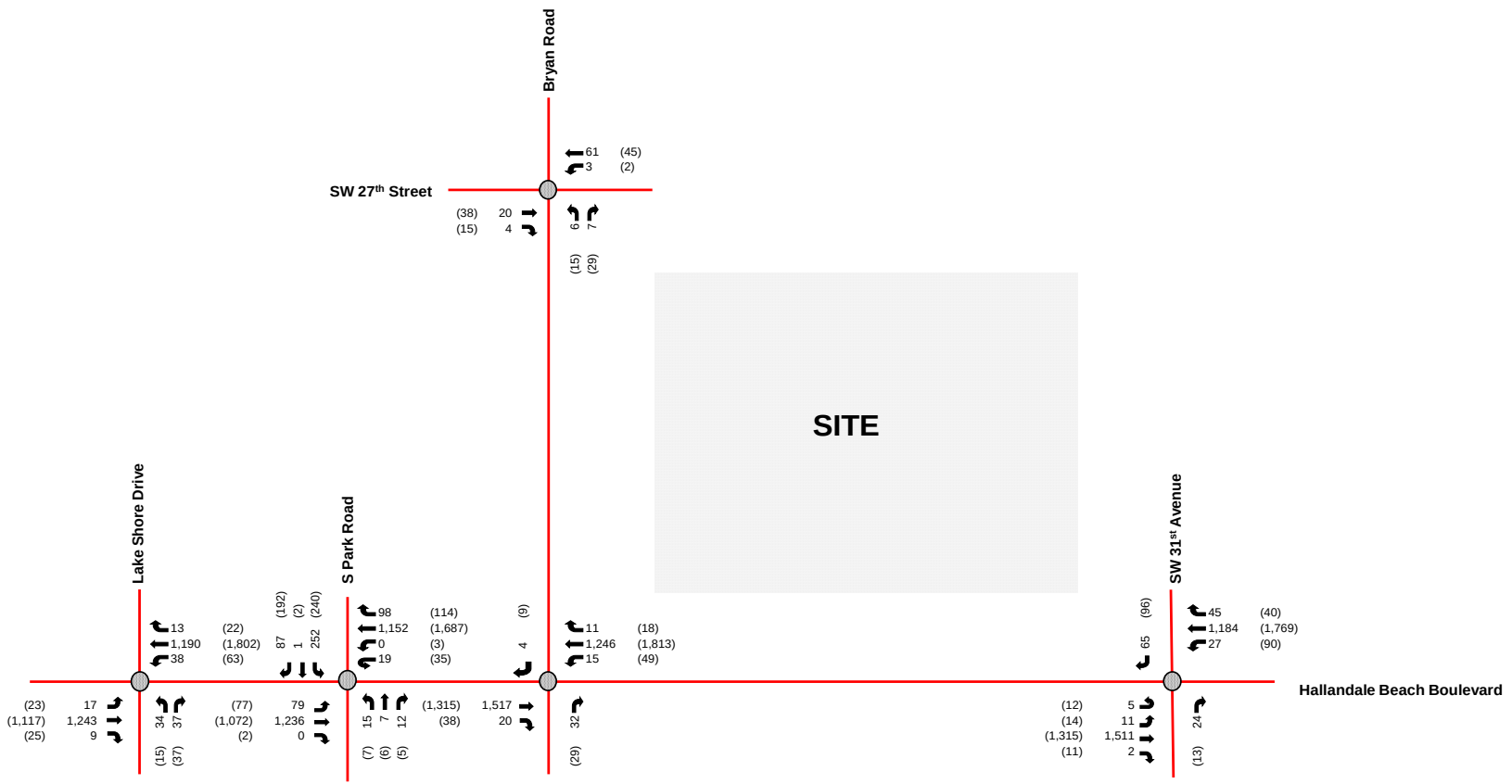

Figure 2
Existing Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

Kimley»Horn

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FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2027 without the construction of the proposed redevelopment. Future background traffic volumes used in the analysis are the sum of the existing traffic and additional traffic generated by growth in the study area. Refer to Figure 3 for the future background peak hour traffic volumes.

BACKGROUND AREA GROWTH

Future traffic growth on the transportation network was determined based upon (a) historical growth trends at nearby FDOT traffic count stations and (b) traffic volume comparisons from the year 2015 and 2045 Florida Standard Urban Transportation Model Structure (FSUTMS) - Southeast Florida Regional Planning Model (SERPM), Version 8.542.

FDOT count stations referenced in this analysis include:

- Count Station 860297: SR 858/Hallandale Beach Boulevard, west of SR 9/I-95
- Count Station 869502: SW 40th Avenue, north of County Line Road
- Count Station 869633: SW 8th Avenue, south of Hallandale Beach Boulevard
- Count Station 869755: S Park Road, south of Pembroke Road

The historical growth rate analysis, based on FDOT count stations, examined linear, exponential, and decaying exponential growth rates for the most recent five (5) year and 10-year periods. Note that as a result of atypical traffic conditions due to COVID-19, the historical traffic data for the years of 2020 and 2021 were interpolated based on 2019 and 2022 data. The linear growth trend yielded a growth rate of negative 2.26 percent (-2.26%) over the most recent five (5) year period and 0.18 percent (0.18%) over the most recent 10-year period. The exponential growth trend yielded a growth rate of negative 3.04 percent (-3.04%) over the most recent five (5) year period and 0.10 percent (0.10%) over the most recent 10-year period. The decaying exponential growth trend yielded a growth rate of 0.01 percent (0.01%) over the most recent five (5) year period and negative 1.02 percent (-1.02%) over the most recent 10-year period. The calculated growth rate with the highest R^2 value resulted from the five (5) year linear growth trend which yielded a growth rate of negative 2.26 percent (-2.26%).

Based on the forecasted volumes obtained from the 2015 and 2045 FSUTMS SERPM, an annual growth rate of 0.57 percent (0.57%) was calculated in the vicinity of the redevelopment.

To provide a conservative analysis, the higher growth rate of 0.57 percent (0.57%) was applied to existing traffic volumes compounded annually to develop future 2027 volumes. The worksheets used to analyze the historical growth trends along with the FSUTMS transportation model outputs are included in Appendix C.

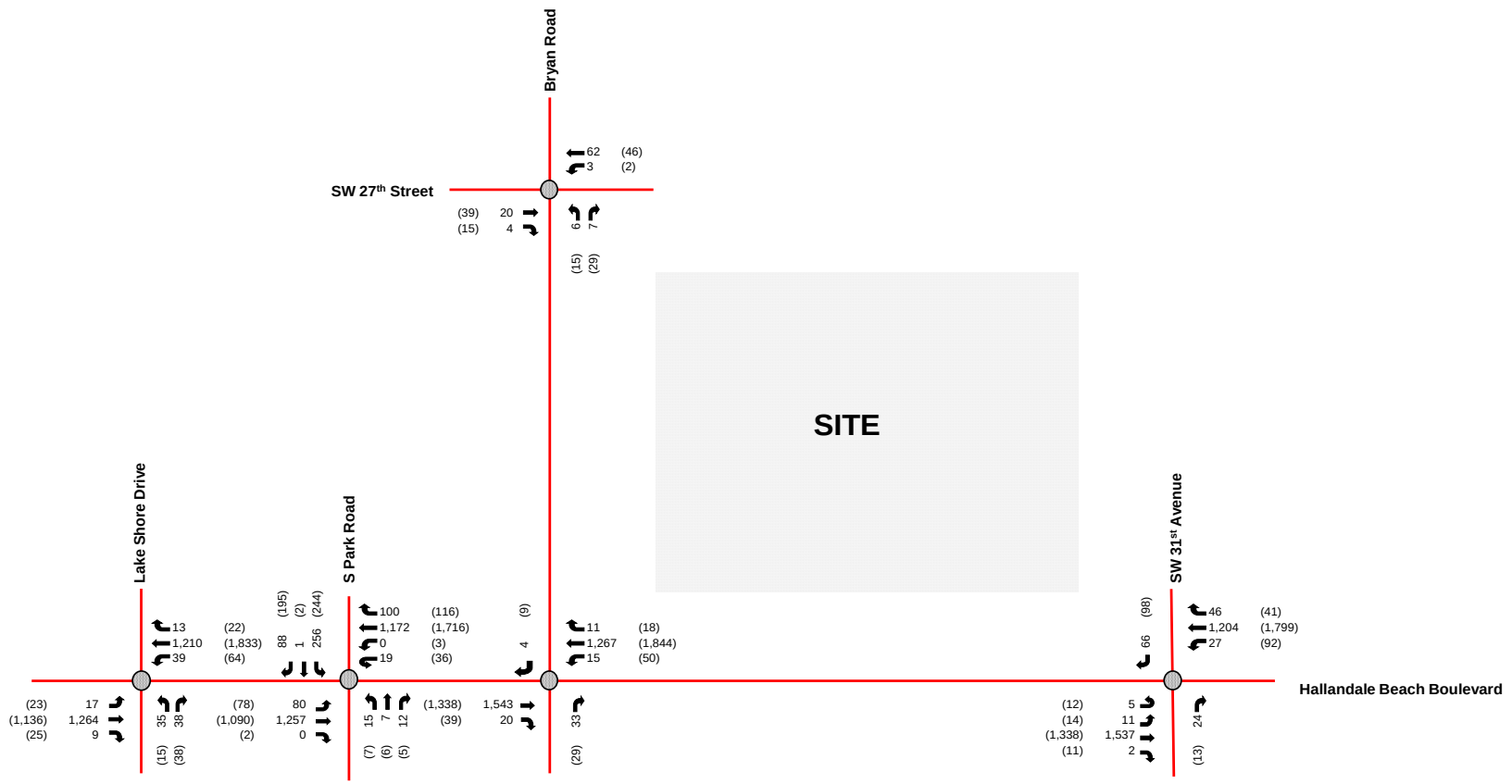

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Figure 3
Future Background Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

EXISTING AND PROPOSED LAND USES

Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

PROJECT ACCESS

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

TRIP GENERATION

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

MULTIMODAL REDUCTION

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in the vicinity of the redevelopment. The US Census data indicated that there is a 12.6 percent (12.6%) multimodal factor within the vicinity of the redevelopment. It is expected that a portion of guests, employees, and patrons will choose to walk, bike, or use public transit to and from the proposed redevelopment.

EXISTING TRANSIT ROUTES

One (1) Broward County Transit (BCT) route currently operates in close proximity to the site during the A.M. and P.M. peak hours. Detailed transit route information is included in Appendix D. BCT Route 28

operates along Hallandale Beach Boulevard in the vicinity of the project site with the nearest stop located east of Bryan Road. This route operates with approximately 25-minute headways in the westbound and eastbound directions during the A.M. and P.M. peak hours.

PASS-BY CAPTURE

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Manual*, 12th Edition. The pass by rates of 42.0 percent (42.0%) based on LUC 862 (Home Improvement Store) and 40.0 percent (40.0%) based on LUC 822 (Strip Retail Plaza) were utilized during the P.M. peak hour.

NET NEW PROJECT TRIPS

Table 1 summarizes the project's expected trip generation for the A.M. and P.M. peak hours. As shown in Table 1, the project is expected to generate 165 net new weekday A.M. peak hour vehicular trips and 141 net new weekday P.M. peak hour trips. Detailed trip generation information is included in Appendix E.

Table 1: Trip Generation

A.M. Peak Hour (P.M. Peak Hour)				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Total Trips
Existing Development				
Mini-Warehouse (151)	52,084 square feet	1 (3)	2 (3)	3 (6)
Office Park (750)	39,280 square feet	32 (6)	3 (36)	35 (42)
Subtotal		33 (9)	5 (39)	38 (48)
Proposed Redevelopment				
Home Improvement Superstore (862)	136,041 square feet	101 (77)	77 (80)	178 (157)
Strip Retail Plaza (822)	7,381 leasable square feet	14 (16)	11 (16)	25 (32)
Subtotal		115 (93)	88 (96)	203 (189)
Net New Development				
Net New Project Trips		82 (84)	83 (57)	165 (141)

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution was determined based on existing turning movements counts and a select zone analysis for the appropriate Traffic Analysis Zone (TAZ) in the SERPM, Version 8.542. Figure 4 and Figure 5 detail the project's trip distribution and assignment for the A.M. and P.M. peak hours. Figure 6 and Figure 7 detail the project's pass-by trip distribution and assignment for the P.M. peak hour. Detailed distribution calculations are contained in Appendix F.

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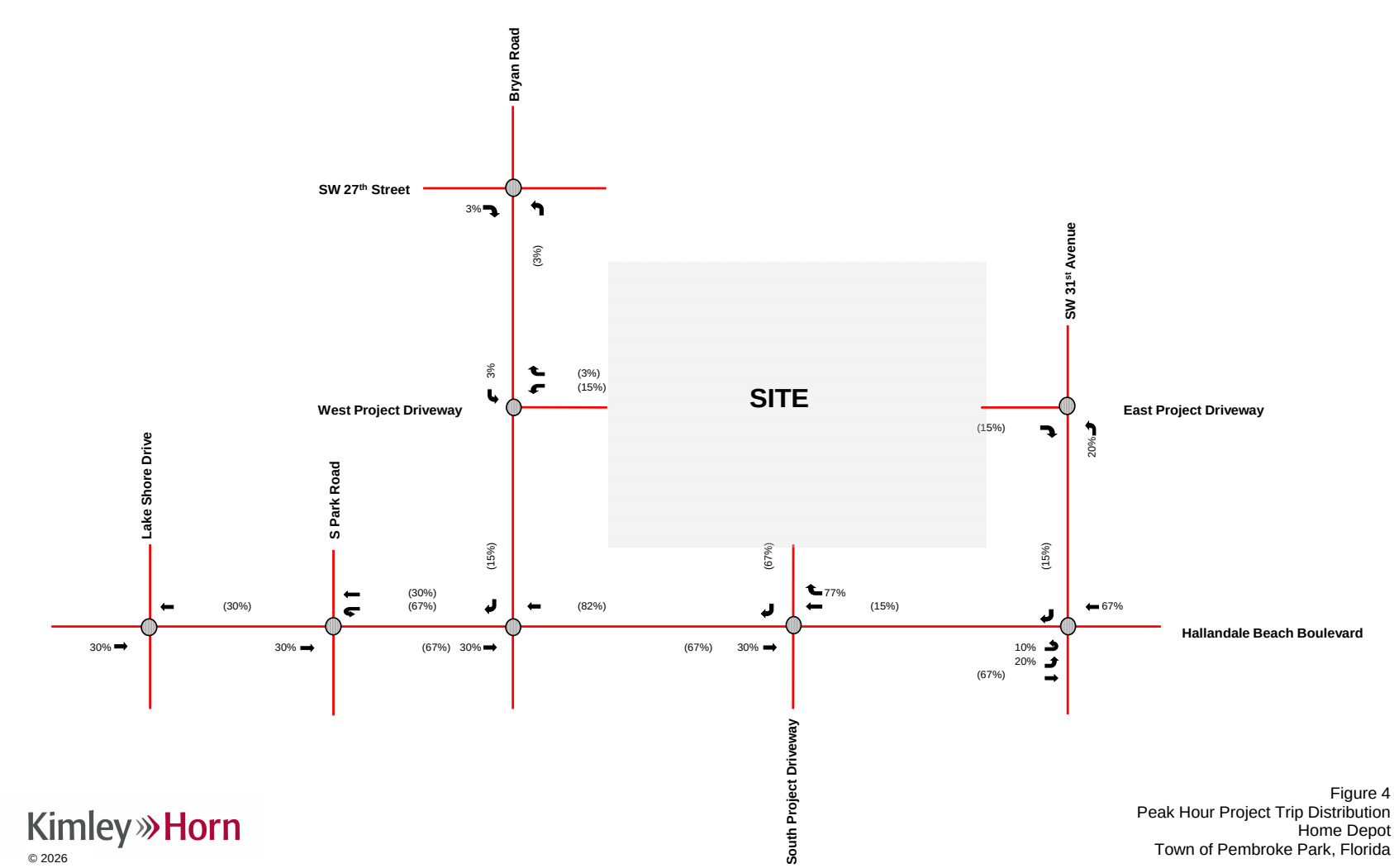

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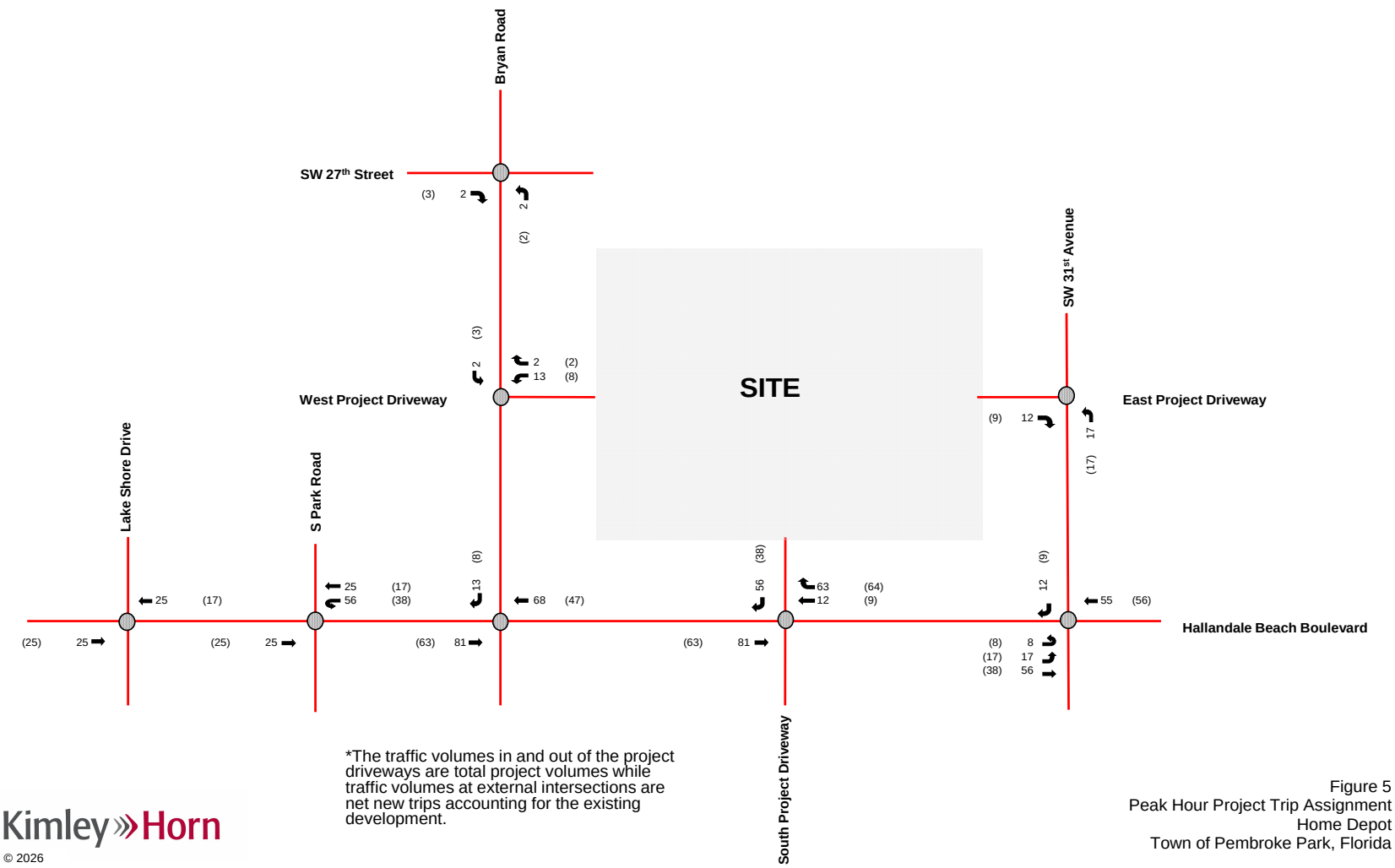
Figure 4
Peak Hour Project Trip Distribution
Home Depot
Town of Pembroke Park, Florida



*The traffic volumes in and out of the project driveways are total project volumes while traffic volumes at external intersections are net new trips accounting for the existing development.

Figure 5
Peak Hour Project Trip Assignment
Home Depot
Town of Pembroke Park, Florida

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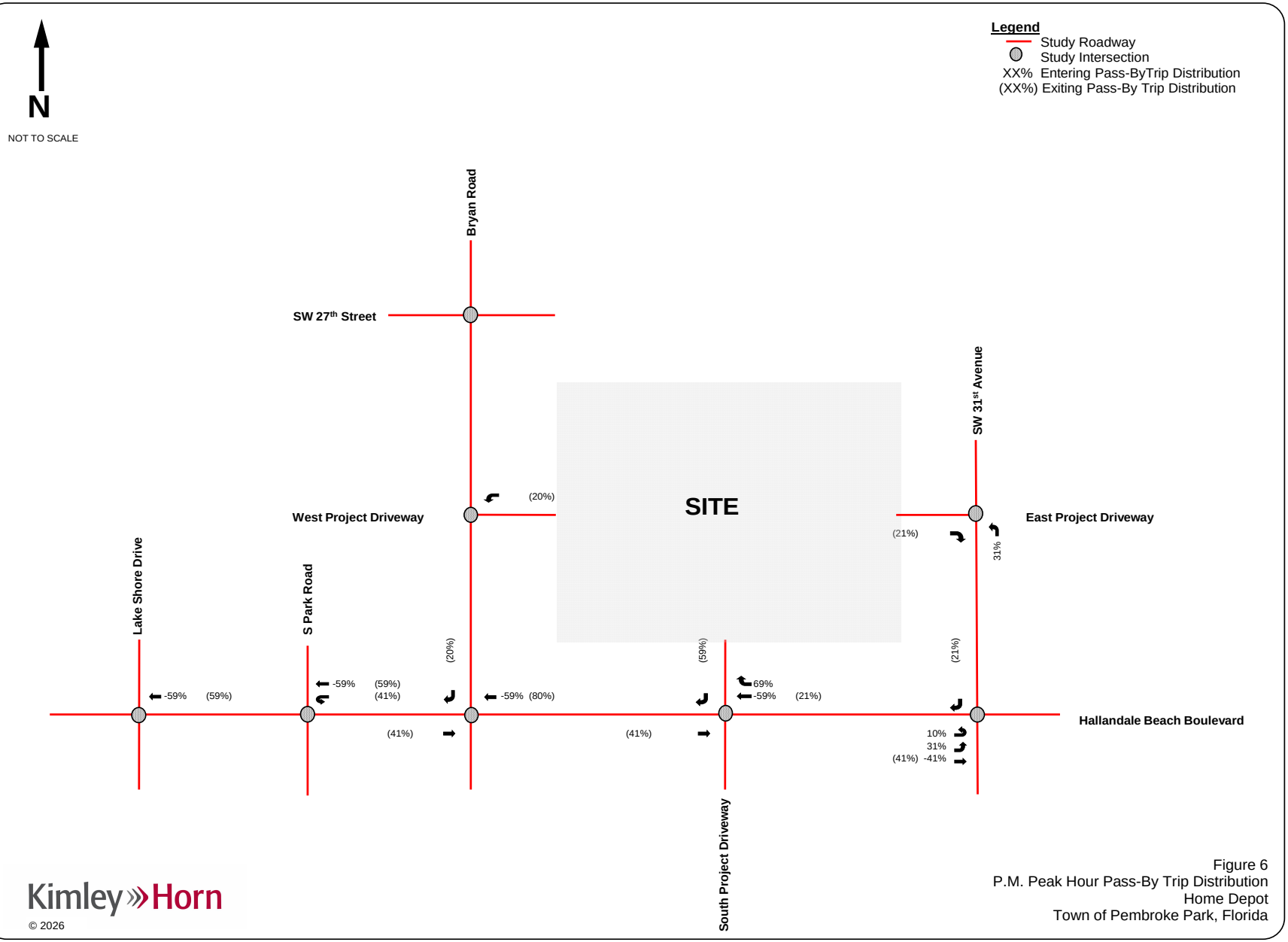

Figure 6
P.M. Peak Hour Pass-By Trip Distribution
Home Depot
Town of Pembroke Park, Florida

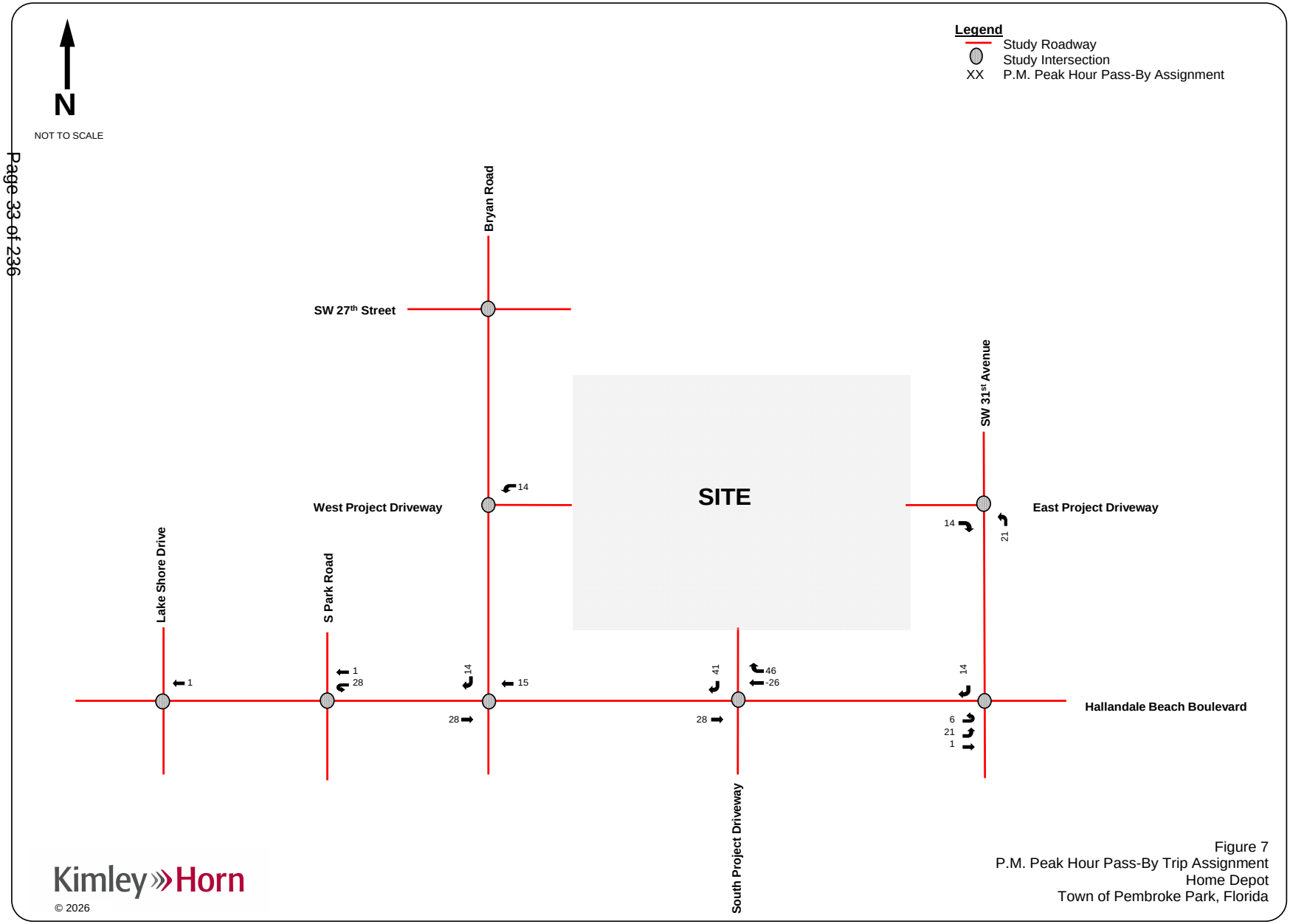

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Figure 7
P.M. Peak Hour Pass-By Trip Assignment
Home Depot
Town of Pembroke Park, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2027 after the opening of the project. Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and expected project traffic volumes. Refer to Figure 8 for the 2027 future total peak hour traffic volumes. Volume development worksheets for the study intersections are included in Appendix G.

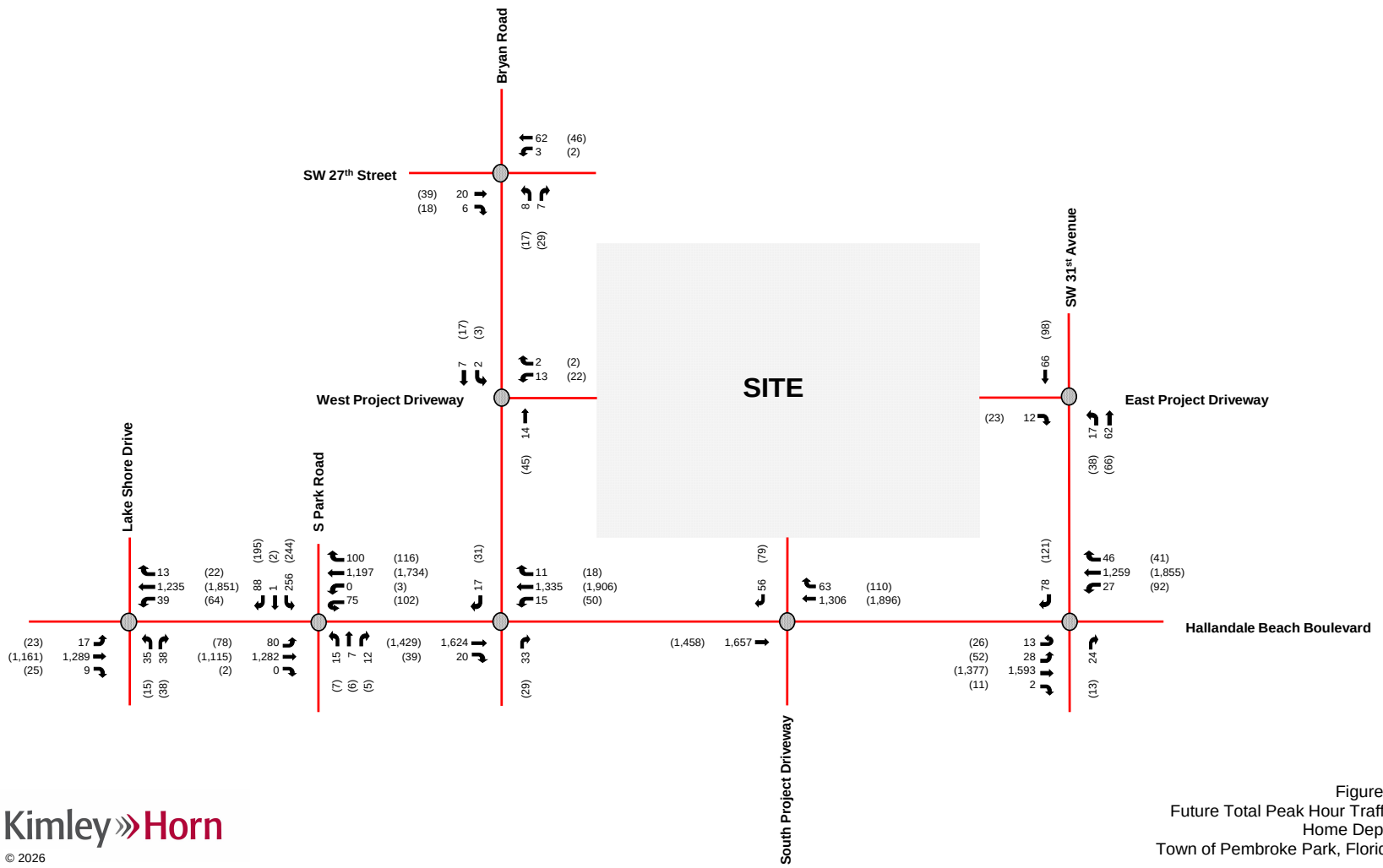

Figure 8
Future Total Peak Hour Traffic
Home Depot
Town of Pembroke Park, Florida

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INTERSECTION CAPACITY ANALYSIS

The study area intersection operating conditions were analyzed for three (3) scenarios (existing conditions, future background conditions, and future total conditions) during the A.M. and P.M. peak hours using Trafficware's SYNCHRO software, which applies methodologies outlined in the Transportation Research Board's (TRB's) *Highway Capacity Manual* (HCM) 2000/7th Editions. Synchro worksheets for the study intersections are included in Appendix H. A summary of the intersection analyses is presented in Table 2 and Table 3 for the A.M. and P.M. peak hours, respectively.

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted LOS D or better during the A.M. and P.M. peak hours under all analysis conditions.

Table 2: A.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
A.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized [3]	B/12.9 sec (B/13.1 sec) [B/13.5 sec]	C (C) [C]	A (A) [A]	E (E) [E]	[4]
Hallandale Beach Boulevard and S Park Road	Signalized [3]	C/22.2 sec (C/22.4 sec) [C/22.4 sec]	A (A) [A]	C (C) [C]	E (E) [E]	E (E) [E]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	[1]/0.2 sec ([1]/0.2 sec) [[1]/0.2 sec]	[2]	[2]	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized [3]	A/1.5 sec (A/1.6 sec) [A/1.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	[1]/2.6 sec ([1]/2.6 sec) [[1]/2.8 sec]	[2]	[2]	A (A) [A]	[4]
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/0.2 sec]	[4] ([4]) [[2]]	[4] ([4]) [[2]]	[4] ([4]) [[4]]	[4] ([4]) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/1.3 sec]	[4] ([4]) [A]	[4] ([4]) [[4]]	[4] ([4]) [[2]]	[4] ([4]) [[2]]
Bryan Road and West Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/3.5 sec]	[4] ([4]) [[4]]	[4] ([4]) [A]	[4] ([4]) [[2]]	[4] ([4]) [[2]]

Notes: [1] Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
[2] Approach operates under free-flow conditions. LOS is not defined
[3] Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
[4] Intersection or approach does not exist under analysis scenario.

Table 3: P.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
P.M. Peak Hour						
Hallandale Beach Boulevard and Lake Shore Drive	Signalized [3]	B/14.9 sec (B/15.7 sec) [B/16.3 sec]	C (C) [C]	A (A) [A]	F (F) [F]	[3]
Hallandale Beach Boulevard and S Park Road	Signalized [3]	D/48.2 sec (D/51.3 sec) [D/52.2 sec]	B (B) [B]	E (E) [E]	F (F) [F]	D (D) [D]
Hallandale Beach Boulevard and Bryan Road	Two-Way Stop Control	[1]/0.3 sec ([1]/0.3 sec) [[1]/0.4 sec]	[2]	[2]	A (A) [A]	A (A) [A]
Hallandale Beach Boulevard and SW 31st Avenue	Signalized [3]	A/2.6 sec (A/2.6 sec) [A/2.6 sec]	A (A) [A]	A (A) [A]	A (A) [A]	A (A) [A]
SW 27th Street and Bryan Road	Two-Way Stop Control	[1]/3.4 sec ([1]/3.4 sec) [[1]/3.4 sec]	[2]	[2]	A (A) [A]	[3]
Hallandale Beach Boulevard and South Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/0.2 sec]	[4] ([4]) [[2]]	[4] ([4]) [[2]]	[4] ([4]) [[4]]	[4] ([4]) [A]
SW 31st Avenue and East Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.0 sec]	[4] ([4]) [A]	[4] ([4]) [[4]]	[4] ([4]) [[2]]	[4] ([4]) [[2]]
Bryan Road and West Project Driveway	Two-Way Stop Control	[4] ([4]) [[1]/2.4 sec]	[4] ([4]) [[4]]	[4] ([4]) [A]	[4] ([4]) [[2]]	[4] ([4]) [[2]]

Notes: [1] Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
[2] Approach operates under free-flow conditions. LOS is not defined
[3] Intersection cannot be analyzed using HCM 7th Edition. Therefore, HCM 2000 was used.
[4] Intersection or approach does not exist under analysis scenario.

95TH PERCENTILE QUEUE ANALYSIS

A summary of the 95th percentile queues for the exclusive turn lanes at study intersections is presented in Table 4. The analysis was prepared using SYNCHRO 95th percentile queues.

As shown in the tables, the results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hour.

Table 4: 95th Percentile Queue Analysis

Intersection	Lane	Existing Storage Provided (ft)	95th Percentile Queue Length (ft)		
			Existing	Future Background	Future Total
A.M. Peak Hour (P.M. Peak Hour)					
Hallandale Beach Boulevard and S Park Road (1)	WBL	200	18 (39)	18 (40)	51 (91)
Hallandale Beach Boulevard and SW 31st Avenue	EBL	160	<25 (<25)	<25 (<25)	<25 (<25)

Notes: Bolded text indicates queue exceeds storage.
(1) HCM 7th Edition queues were not available. Therefore, Synchro queues were used instead.

TURN LANE ANALYSIS

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South project driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue.

RIGHT-TURN LANE ANALYSIS

A turn lane analysis was conducted for an exclusive right-turn lane at the intersection of Hallandale Beach Boulevard and the right-in/right-out project driveway based on FDOT's *Access Management Guidebook*, 2023. This roadway has a context classification of C4 – Urban General which FDOT includes as a context classification not to consider right turn lanes. However, per the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway. A conceptual site plan is provided in Appendix A.

LEFT-TURN LANE ANALYSIS

The left-turn lane analysis was based on the turn-lane warrant methodology contained in the NCHRP Report 457. The results indicate that a southbound left-turn lane at Bryan Road and the West Project Driveway and a northbound left-turn lane at SW 31st Avenue and the East Project Driveway are not warranted under future total conditions. Detailed left-turn analysis calculations are included in Appendix I. The results are summarized in Table 5.

Table 5: NCHRP Left-Turn Lane Analysis

Intersection	Approach	% Left-Turns A.M. (P.M.)	Advancing Veh/Hour A.M. (P.M.)	Opposing Veh/Hour A.M. (P.M.)	Analysis Results
Bryan Road and West Project Driveway	Southbound	22% (15%)	9 (20)	14 (45)	Not Warranted
SW 31st Avenue and East Project Driveway	Northbound	22% (37%)	79 (104)	66 (98)	Not Warranted

CONCLUSION

Home Depot, Inc. is proposing to redevelop the property generally located at 3131 W Hallandale Beach Boulevard in the Town of Pembroke Park, Florida. Currently, the site proposed for redevelopment is occupied by 52,084 square feet of mini-warehouse space, 39,280 square feet of office park space, and a vacant drive-in bank. The proposed redevelopment consists of a 136,041 square-foot home improvement store and 7,381 square feet of commercial space. The project is expected to be completed and opened by year 2027.

Access to the proposed redevelopment is provided via one (1) right-in/right-out driveway along Hallandale Beach Boulevard between Bryan Road and SW 31st Avenue, one (1) full-access driveway along Bryan Road, and one (1) full-access driveway along SW 31st Avenue.

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 151 (Mini-Warehouse) and LUC 750 (Office Park). The trip generation for the proposed redevelopment was determined using LUC 862 (Home Improvement Superstore) and LUC 822 (Strip Retail Plaza).

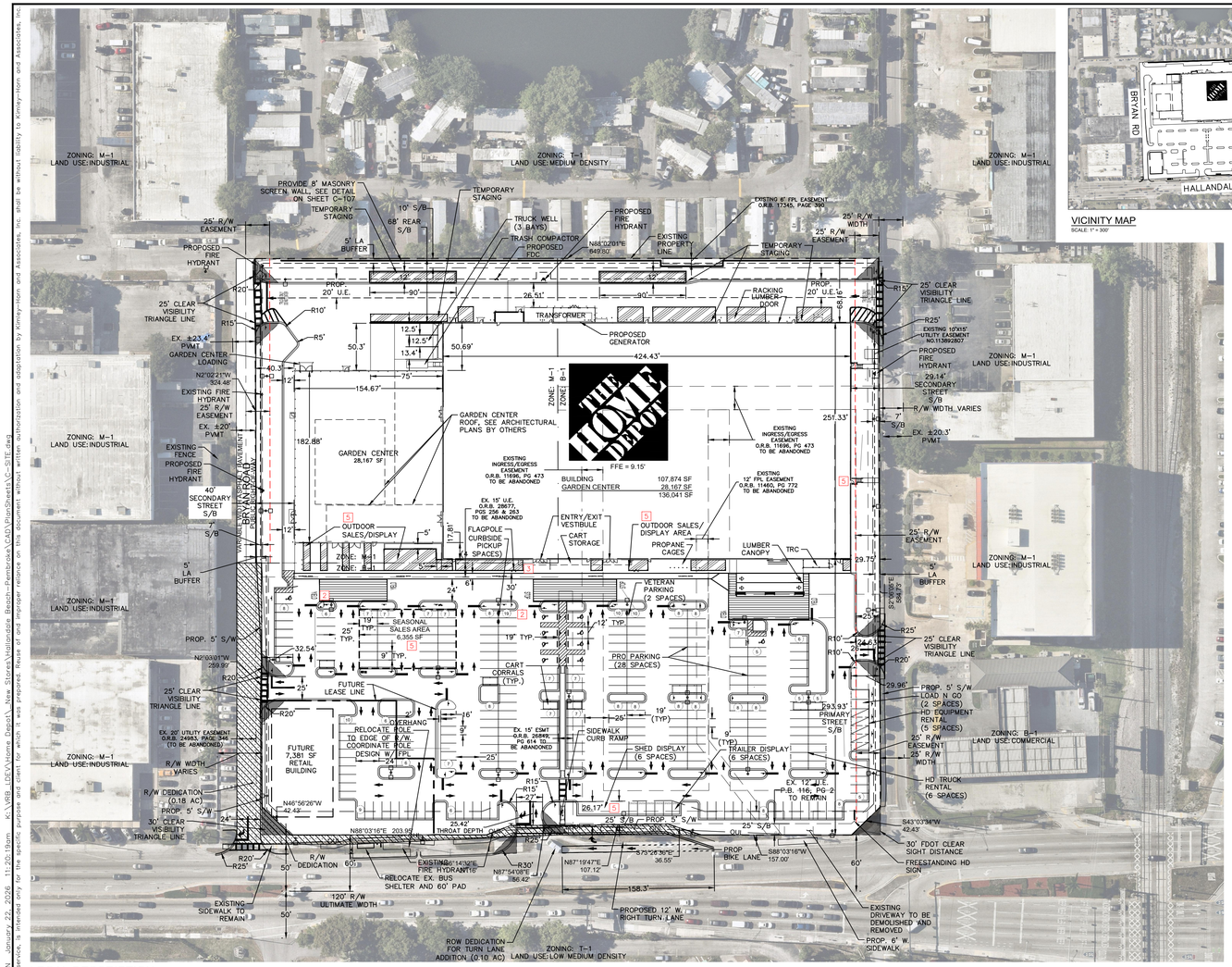
The results of the intersection capacity analysis indicate that the study intersections are expected to operate at adopted level of service (LOS) D or better during the A.M. and P.M. peak hour under all analysis scenarios.

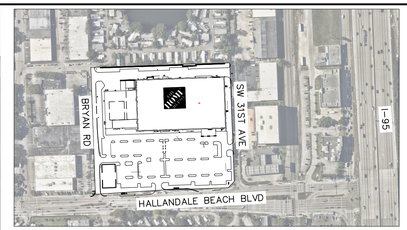
The results of the 95th percentile queuing analysis indicate that vehicle queue lengths are expected to be accommodated within the existing vehicle storage under existing, future background, and future total conditions during the A.M. and P.M. peak hours.

A right-turn lane analysis was conducted based on FDOT recommended guidelines at the westbound approach of the South Project Driveway along Hallandale Beach Boulevard. A left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the southbound approach of the West Project Driveway along Bryan Road and at the northbound approach of the East Project Driveway along SW 31st Avenue. The results of the left-turn lane analysis demonstrate that the project does not exceed the threshold for recommending an exclusive left-turn lane at the East and the West Project driveways. At the request of FDOT and Broward County, an exclusive westbound right-turn lane is proposed at the South Project Driveway.

Appendix A

Site Plan





VICINITY MAP
SCALE: 1" = 300'

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2
25-P-01 DRC 2
25-PR-01 DRC 2
25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING, DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 /300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1 /300 SF	26 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADING	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
[4] LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	290 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

- DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS — No. 85883 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 10/02/2025

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No	REVISIONS	DATE	BY

KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By: Connett, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 29, 2026 11:20:18am K:\VRB_LSE\Home Depot_New Stores\Hallandale Beach-Pembroke\CAD\Plan Sheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Appendix B

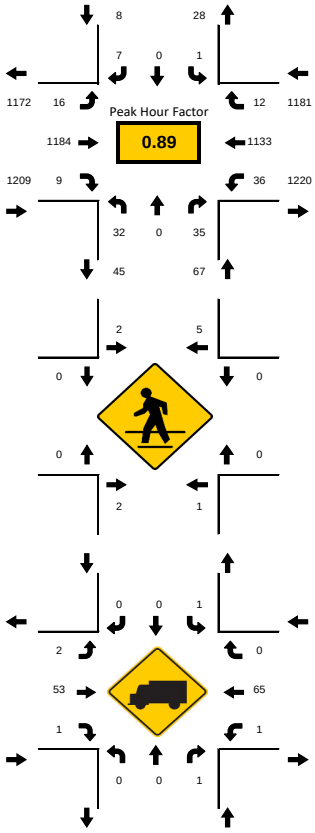
Traffic Data

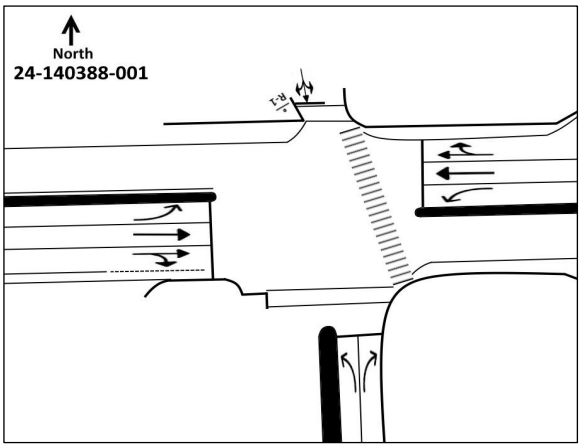
Turning Movement Counts

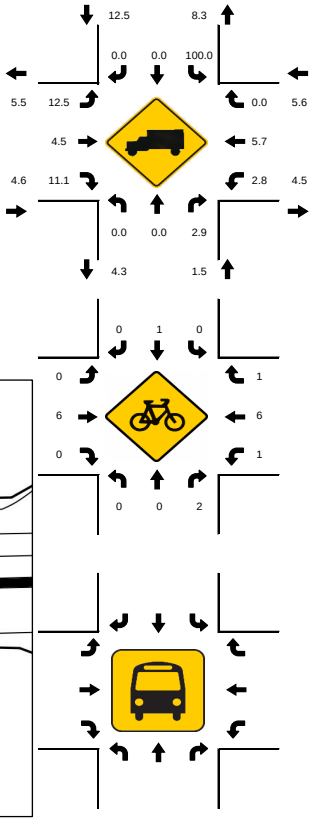
LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-001
DATE: Thu, Dec 05, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM



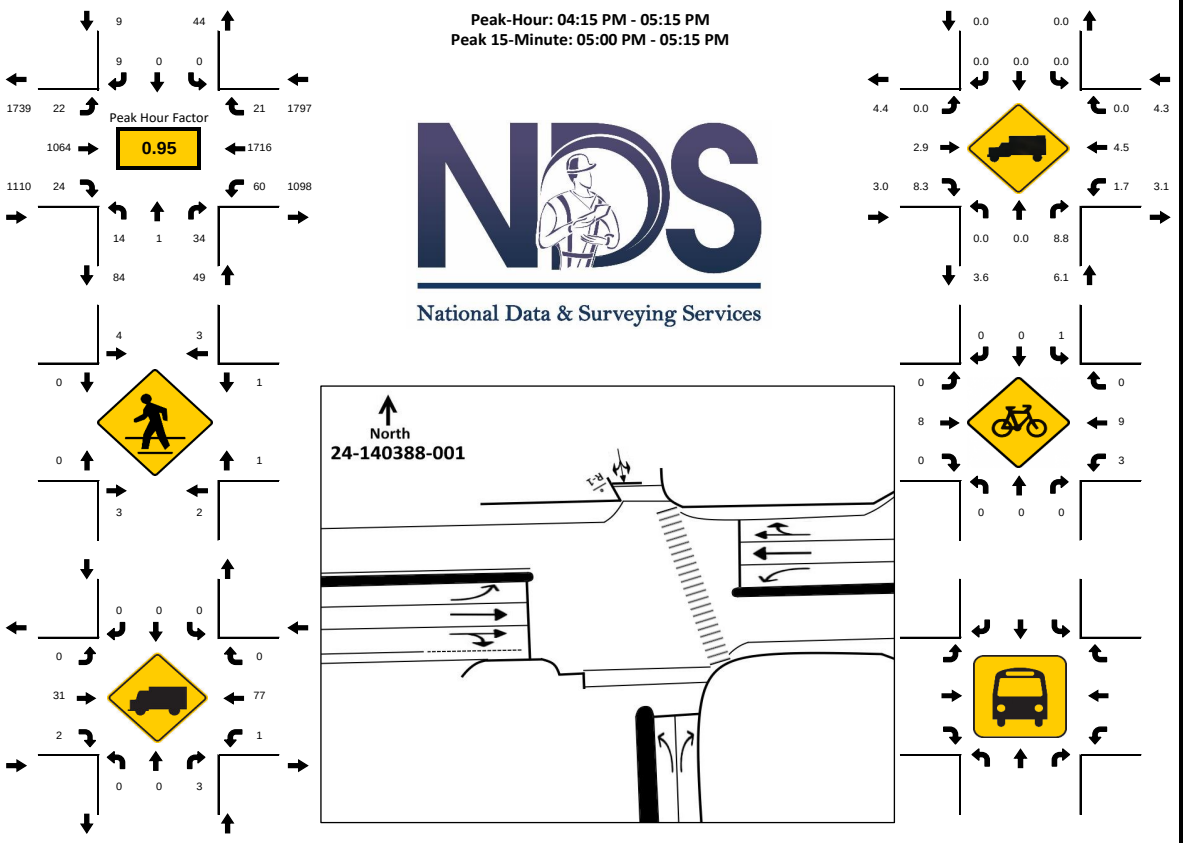




15-Min Count Period Beginning At	ke Shore Dr/23 LIQUOR STORE D Northbound					ke Shore Dr/23 LIQUOR STORE D Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	2	0	4	0		0	0	2	0		6	357	1	1		5	242	0	0		620	2258
7:15 AM	4	0	5	0		0	0	0	0		2	318	1	1		4	251	4	0		590	2285
7:30 AM	4	0	13	0		0	0	0	0		2	230	0	0		7	246	3	0		505	2275
7:45 AM	4	0	5	0		0	0	0	0		3	261	1	0		4	262	3	0		543	2459
8:00 AM	5	0	5	0		0	0	1	0		2	303	2	0		8	319	2	0		647	2465
8:15 AM	9	0	9	0		0	0	1	0		6	276	2	0		9	265	3	0		580	1818
8:30 AM	6	0	10	0		0	0	3	0		2	363	3	0		10	288	4	0		689	1238
8:45 AM	11	0	11	1		1	0	2	0		2	242	2	4		9	261	3	0		549	549
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	44	0	44	4		4	0	12	0		24	1452	12	16		40	1276	16	0		**2944**	
Heavy Trucks	0	0	4	0		4	0	0	0		4	80	4	0		4	84	0	0		**184**	
Pedestrians		8					12					0					0				**20**	
Bicycles	0	0	8	0		0	4	0	0		0	12	0	0		4	16	4	0		**48**	
Buses																						
Stopped Buses																						

LOCATION: Lake Shore Dr/23 LIQUOR STORE Dwy & Hallandale Beach Blvd/SR 858 **PROJECT ID:** 24-140388-001
CITY/STATE: Hallandale Beach, FL **DATE:** Thu, Dec 05, 2024

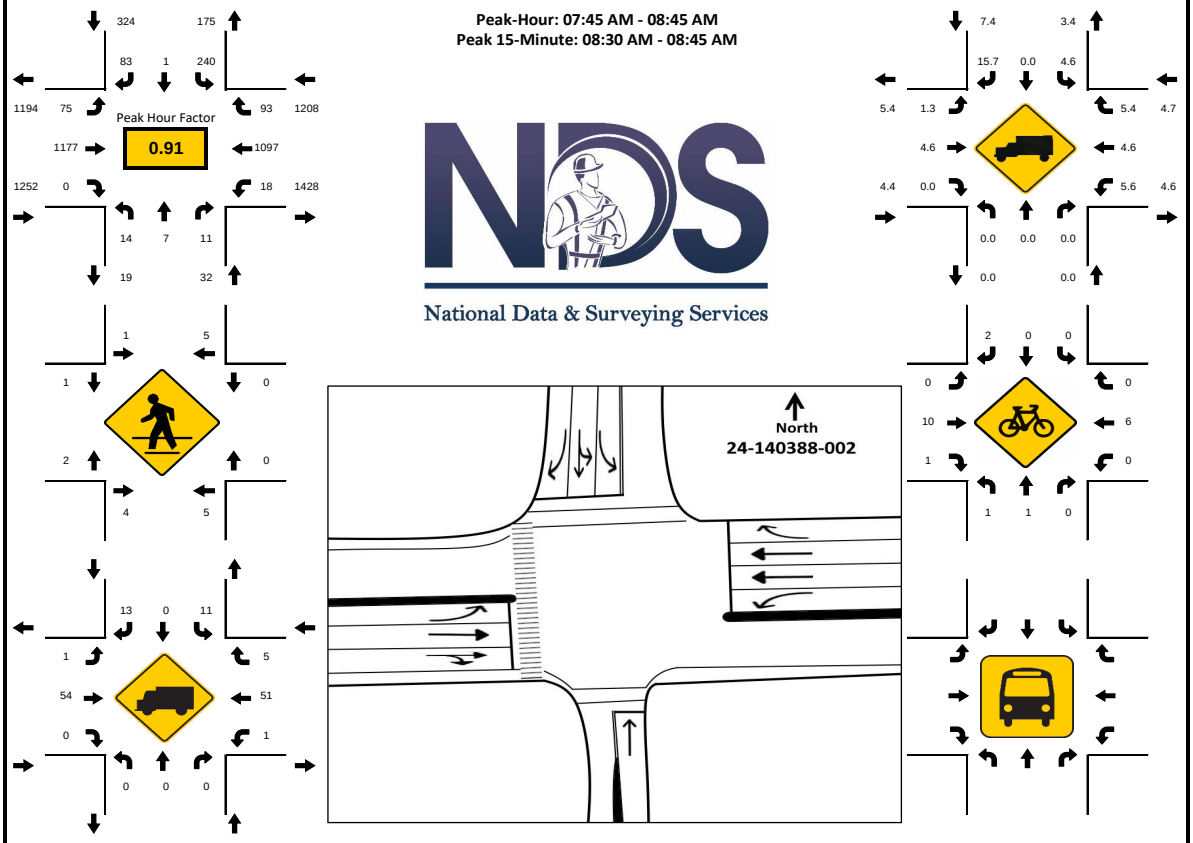
Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period	ke Shore Dr/23 LIQUOR STORE D					ke Shore Dr/23 LIQUOR STORE D					Hallandale Beach Blvd/SR 858					Hallandale Beach Blvd/SR 858						
	Northbound					Southbound					Eastbound					Westbound						
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Hourly Total
4:00 PM	4	0	12	0		0	0	2	0		4	240	7	0		19	412	7	0		707	2893
4:15 PM	2	0	9	0		0	0	4	0		3	268	10	3		18	397	5	0		719	2965
4:30 PM	2	0	8	0		0	0	1	0		4	247	8	4		12	433	4	0		723	2927
4:45 PM	8	1	6	0		0	0	2	0		4	249	4	2		11	452	5	0		744	2867
5:00 PM	2	0	11	0		0	0	2	0		2	300	2	0		19	434	7	0		779	2909
5:15 PM	2	0	8	0		2	0	3	0		4	233	4	2		12	401	10	0		681	2130
5:30 PM	1	1	6	0		0	0	0	0		3	246	4	1		12	385	4	0		663	1449
5:45 PM	2	0	15	0		1	0	0	0		2	284	10	3		12	449	8	0		786	786
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	32	4	44	0		0	0	16	0		16	1200	40	16		76	1808	28	0		**3280**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	40	4	0		4	104	0	0		**156**	
Pedestrians		8					8					0					4				**20**	
Bicycles	0	0	0	0		4	0	0	0		0	12	0	0		8	16	0	0		**40**	
Buses																						
Stopped Buses																						

LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

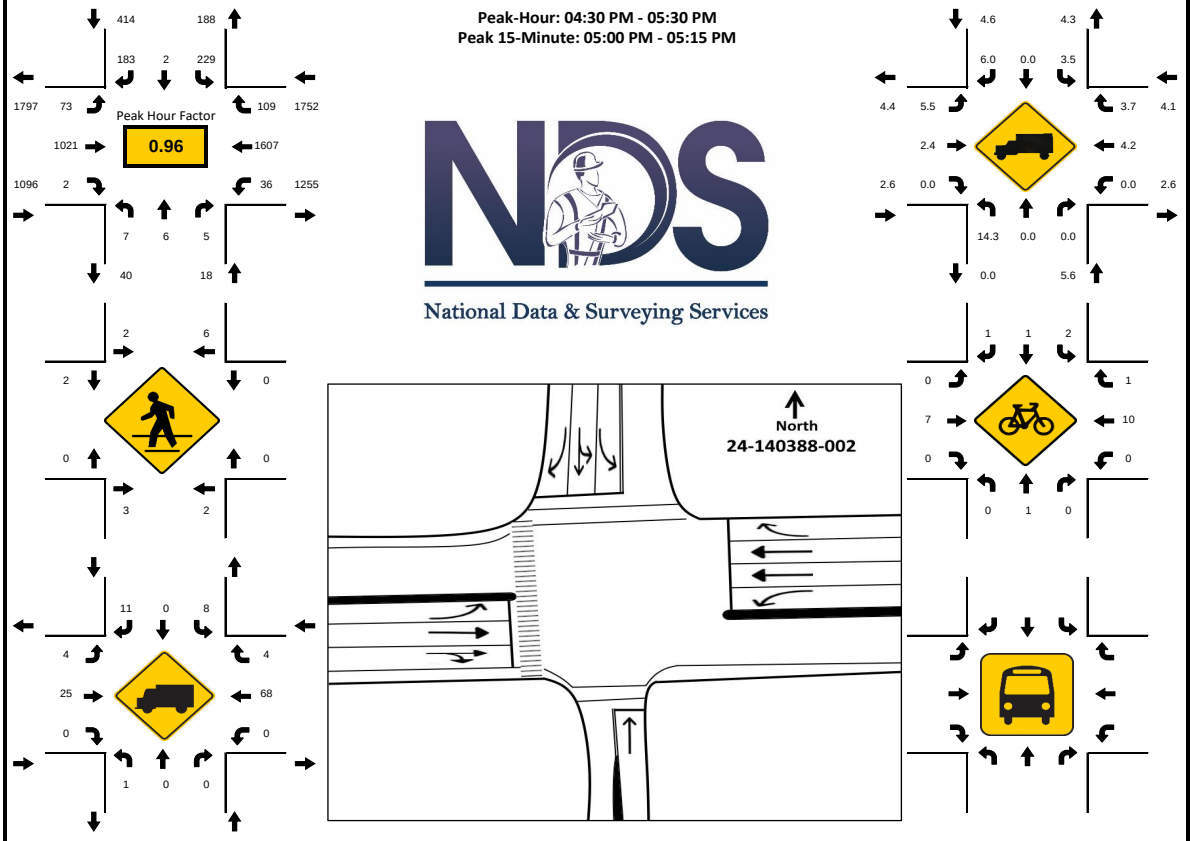


15-Min Count Period Beginning At	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	3	5	3	0		40	0	18	0		21	335	0	0		0	228	7	2		662	2549
7:15 AM	3	5	4	0		52	0	22	0		14	317	0	0		0	240	27	0		684	2619
7:30 AM	4	1	2	0		65	0	20	0		15	213	0	1		0	225	24	2		572	2611
7:45 AM	5	4	4	0		50	1	22	0		18	255	0	0		0	244	25	3		631	2816
8:00 AM	3	0	0	0		45	0	16	0		20	289	0	0		0	328	25	6		732	2803
8:15 AM	3	3	5	0		85	0	23	0		13	276	0	0		0	243	21	4		676	2071
8:30 AM	3	0	2	0		60	0	22	0		24	357	0	0		0	282	22	5		777	1395
8:45 AM	6	2	2	1		71	0	26	0		11	233	0	0		0	246	15	5		618	618
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	16	20	0		340	4	92	0		96	1428	0	0		0	1312	100	24		**3452**	
Heavy Trucks	0	0	0	0		12	0	16	0		4	92	0	0		0	68	8	4		**200**	
Pedestrians		16					8					4					0				**28**	
Bicycles	4	4	0	0		0	0	4	0		0	16	4	0		0	12	0	0		**44**	
Buses																						
Stopped Buses																						

LOCATION: S Park Rd/1st St & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-002
DATE: Thu, Dec 05, 2024

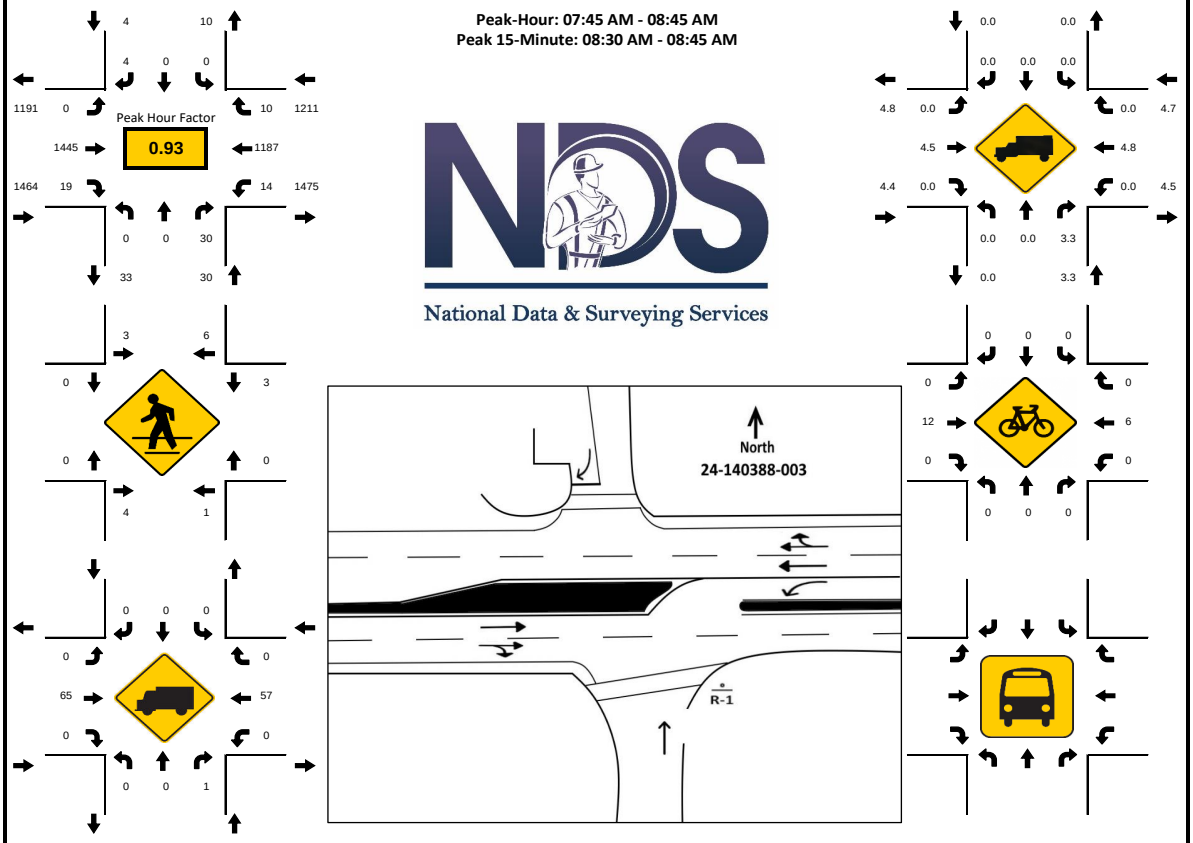
Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



15-Min Count Period	S Park Rd/1st St Northbound					S Park Rd/1st St Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly
Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Total
4:00 PM	4	2	0	0		57	3	41	0		12	239	1	0		0	391	26	10		786	3175
4:15 PM	3	1	1	0		29	2	39	0		18	247	0	0		1	379	20	6		746	3242
4:30 PM	3	3	3	0		72	1	48	0		15	248	1	0		0	409	32	7		842	3280
4:45 PM	2	1	0	0		41	0	45	0		16	249	0	0		1	413	26	7		801	3178
5:00 PM	0	1	0	0		63	1	55	0		14	286	1	3		1	397	22	9		853	3199
5:15 PM	2	1	2	0		53	0	35	0		24	238	0	1		1	388	29	10		784	2346
5:30 PM	2	1	3	0		56	2	42	0		15	239	1	0		0	349	24	6		740	1562
5:45 PM	3	1	0	0		37	0	33	0		16	264	2	1		1	437	22	5		822	822
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	12	12	0		288	4	220	0		96	1144	4	12		4	1652	128	40		**3628**	
Heavy Trucks	4	0	0	0		12	0	20	0		8	32	0	0		0	92	8	0		**176**	
Pedestrians		12					12					4					0				**28**	
Bicycles	0	4	0	0		8	4	4	0		0	12	0	0		0	16	4	0		**52**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024



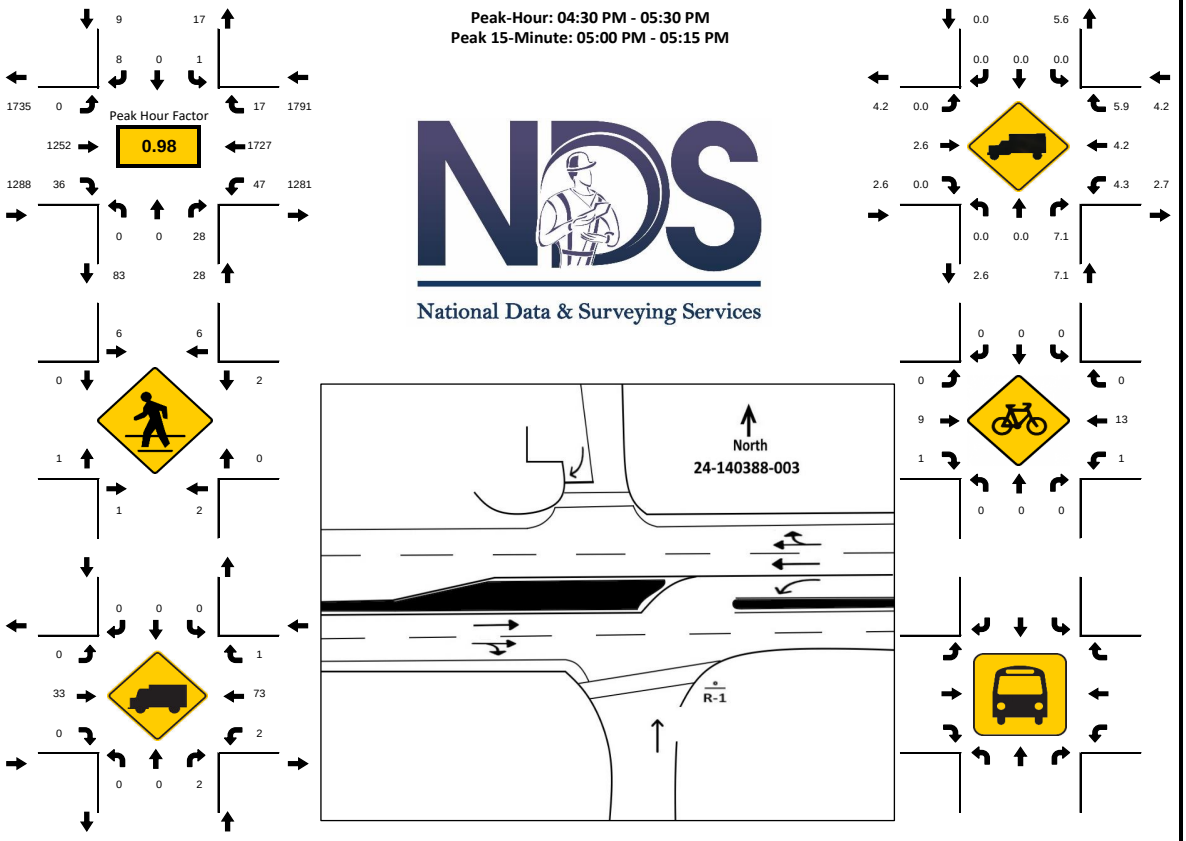
15-Min Count Period Beginning At	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	17	0		0	0	1	0		0	371	1	0		3	233	0	1		627	2468
7:15 AM	0	0	14	0		0	0	1	0		0	370	2	0		6	265	1	0		659	2531
7:30 AM	0	0	12	0		0	0	0	0		0	270	2	0		4	270	5	0		563	2547
7:45 AM	0	0	12	0		0	0	2	0		0	324	7	0		5	266	3	0		619	2709
8:00 AM	0	0	9	0		0	0	1	0		0	335	2	0		2	339	1	1		690	2672
8:15 AM	0	0	4	0		0	0	0	0		0	365	8	0		3	291	4	0		675	1982
8:30 AM	0	0	5	0		0	0	1	0		0	421	2	0		2	291	2	1		725	1307
8:45 AM	0	0	8	0		0	0	0	0		0	304	2	0		1	262	5	0		582	582
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	48	0		0	0	8	0		0	1684	32	0		20	1356	16	4		**3168**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	100	0	0		0	68	0	0		**172**	
Pedestrians		12					12					0					4				**28**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

LOCATION: Bryan Rd/Hammock Ln & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-003
DATE: Thu, Dec 05, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.98**



15-Min Count Period Beginning At	Bryan Rd/Hammock Ln Northbound					Bryan Rd/Hammock Ln Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	0	0	4	0		0	0	1	0		0	301	5	0		15	427	4	7		764	3009
4:15 PM	0	0	5	0		0	0	1	0		0	281	2	0		8	404	4	1		706	3043
4:30 PM	0	0	4	0		0	0	1	0		0	316	11	0		2	435	5	0		774	3116
4:45 PM	0	0	10	0		0	0	2	0		0	290	10	0		15	435	1	2		765	3044
5:00 PM	0	0	6	0		0	0	0	1		0	332	8	0		13	430	5	3		798	3108
5:15 PM	0	0	8	0		0	0	5	0		0	314	7	0		11	427	6	1		779	2310
5:30 PM	0	0	9	0		0	0	7	1		0	281	6	0		12	377	7	2		702	1531
5:45 PM	0	0	9	0		0	0	3	0		0	317	5	0		14	470	8	3		829	829
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	40	0		0	0	20	4		0	1328	44	0		60	1740	24	12		**3272**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	44	0	0		4	100	4	0		**156**	
Pedestrians		8					24					4					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	4	0		4	20	0	0		**44**	
Buses																						
Stopped Buses																						

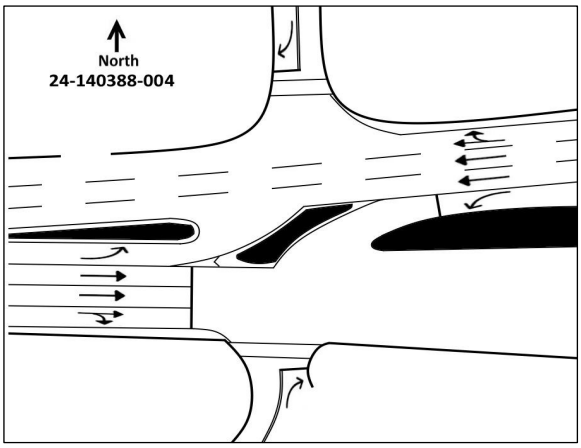
LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM

Peak Hour Factor: **0.96**

National Data & Surveying Services

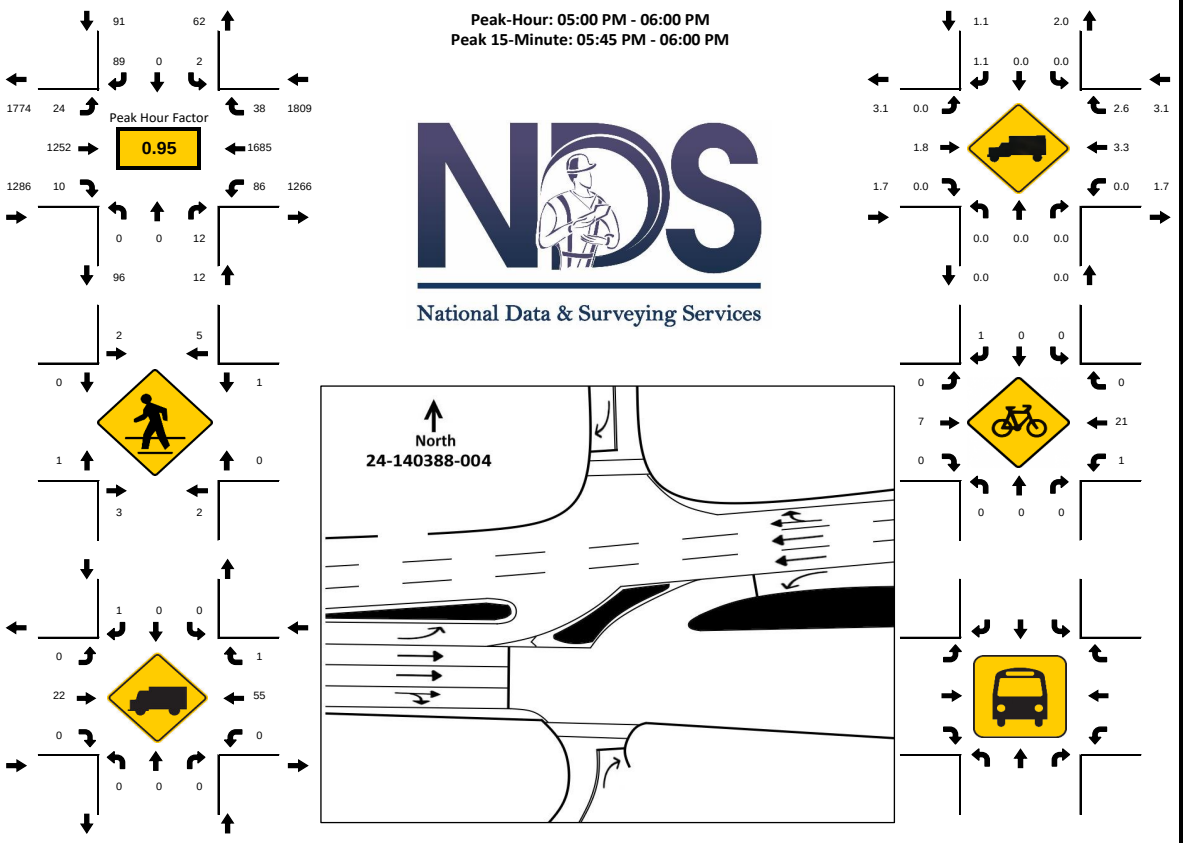


15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
7:00 AM	0	0	7	0		0	0	4	0		5	364	0	2		0	229	4	1		616	2530
7:15 AM	0	1	10	0		0	0	10	0		2	390	0	1		1	260	1	8		684	2627
7:30 AM	0	0	2	0		0	0	11	0		1	286	0	1		3	284	12	1		601	2616
7:45 AM	0	0	5	0		0	0	9	0		3	332	1	0		1	264	12	2		629	2729
8:00 AM	0	0	6	0		0	0	14	0		2	342	1	3		0	325	13	7		713	2738
8:15 AM	0	0	3	0		0	0	20	0		2	351	0	0		1	285	8	3		673	2025
8:30 AM	1	0	5	0		0	0	14	0		2	407	1	2		1	262	13	6		714	1352
8:45 AM	0	0	8	0		0	0	14	0		4	339	0	0		2	256	9	6		638	638
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	4	0	32	0		0	0	80	0		16	1628	4	12		8	1300	52	28		**3164**	
Heavy Trucks	0	0	0	0		0	0	12	0		4	100	0	0		0	64	4	4		**184**	
Pedestrians		16					8					12					4				**40**	
Bicycles	0	0	0	0		0	0	0	0		0	16	0	0		0	8	0	0		**24**	
Buses																						
Stopped Buses																						

LOCATION: SW 31st Ave & Hallandale Beach Blvd/SR 858
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-004
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM



15-Min Count Period Beginning At	SW 31st Ave Northbound					SW 31st Ave Southbound					Hallandale Beach Blvd/SR 858 Eastbound					Hallandale Beach Blvd/SR 858 Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	0	0	1	0		0	0	22	0		7	315	0	2		4	433	7	13		804	3098
4:15 PM	0	0	2	0		0	0	14	0		2	258	4	3		3	390	8	15		699	3113
4:30 PM	0	0	4	0		0	0	15	0		4	329	2	5		4	426	10	20		819	3181
4:45 PM	1	0	3	0		1	0	21	0		2	293	2	4		1	426	8	14		776	3128
5:00 PM	0	0	1	0		1	0	21	0		7	327	3	4		6	415	10	24		819	3198
5:15 PM	0	0	3	0		1	0	31	0		1	294	1	0		5	410	11	10		767	2379
5:30 PM	0	0	6	0		0	0	18	0		3	313	2	2		6	394	7	15		766	1612
5:45 PM	0	0	2	0		0	0	19	0		2	318	4	5		7	466	10	13		846	846
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	24	0		4	0	124	0		28	1308	16	20		28	1864	44	96		**3556**	
Heavy Trucks	0	0	0	0		0	0	4	0		0	36	0	0		0	96	4	0		**140**	
Pedestrians		12					12					4					4				**32**	
Bicycles	0	0	0	0		0	0	4	0		0	16	0	0		4	28	0	0		**52**	
Buses																						
Stopped Buses																						

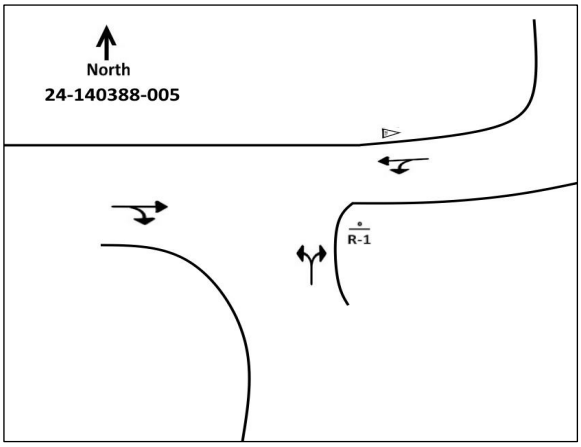
LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

Peak Hour Factor: **0.87**

National Data & Surveying Services



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	Hourly Total
7:00 AM	0	0	0	0		0	0	0	0		0	4	0	0		1	14	0	0		19	97
7:15 AM	2	0	1	0		0	0	0	0		0	5	3	0		0	13	0	0		24	93
7:30 AM	2	0	3	0		0	0	0	0		0	4	0	0		0	17	0	0		26	86
7:45 AM	2	0	3	0		0	0	0	0		0	6	1	0		2	14	0	0		28	78
8:00 AM	0	0	0	0		0	0	0	0		0	6	0	0		1	8	0	0		15	76
8:15 AM	2	0	5	0		0	0	0	0		0	1	2	0		0	7	0	0		17	61
8:30 AM	2	0	2	0		0	0	0	0		0	3	0	0		0	11	0	0		18	44
8:45 AM	5	0	6	0		0	0	0	0		0	2	1	0		0	12	0	0		26	26
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	0	12	0		0	0	0	0		0	24	12	0		8	68	0	0		**132**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	0	4	0		0	0	0	0		**8**	
Pedestrians		0					0					0					4				**4**	
Bicycles	8	0	0	0		0	0	0	0		0	0	0	0		4	4	0	0		**16**	
Buses																						
Stopped Buses																						

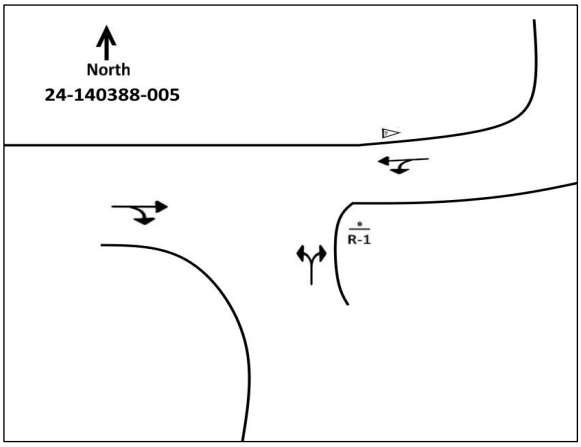
LOCATION: Bryan Rd & SW 27th St
CITY/STATE: Hallandale Beach, FL

PROJECT ID: 24-140388-005
DATE: Thu, Dec 05, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

Peak Hour Factor: **0.86**

National Data & Surveying Services



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					SW 27th St Eastbound					SW 27th St Westbound						Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
4:00 PM	9	0	4	0		0	0	0	0		0	7	2	0		0	6	0	0		28	105
4:15 PM	3	0	3	0		0	0	0	0		0	11	3	0		0	9	0	0		29	107
4:30 PM	6	0	5	0		0	0	0	0		0	2	3	0		0	8	0	0		24	118
4:45 PM	3	0	4	0		0	0	0	0		0	6	1	0		0	10	0	0		24	129
5:00 PM	2	0	5	0		0	0	0	0		0	7	1	0		0	15	0	0		30	137
5:15 PM	6	0	5	0		0	0	0	0		0	12	5	0		1	11	0	0		40	107
5:30 PM	6	0	10	0		0	0	0	0		0	7	5	0		1	6	0	0		35	67
5:45 PM	0	0	8	0		0	0	0	0		0	10	3	0		0	11	0	0		32	32
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	0	40	0		0	0	0	0		0	48	20	0		4	60	0	0		**196**	
Heavy Trucks	4	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		**12**	
Pedestrians		0					0					8					8				**16**	
Bicycles	4	0	4	0		0	0	0	0		0	0	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

Peak Season Category Report

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.04
2	01/08/2023 - 01/14/2023	1.00	1.03
3	01/15/2023 - 01/21/2023	0.99	1.02
* 4	01/22/2023 - 01/28/2023	0.98	1.01
* 5	01/29/2023 - 02/04/2023	0.98	1.01
* 6	02/05/2023 - 02/11/2023	0.97	1.00
* 7	02/12/2023 - 02/18/2023	0.96	0.99
* 8	02/19/2023 - 02/25/2023	0.96	0.99
* 9	02/26/2023 - 03/04/2023	0.96	0.99
*10	03/05/2023 - 03/11/2023	0.96	0.99
*11	03/12/2023 - 03/18/2023	0.96	0.99
*12	03/19/2023 - 03/25/2023	0.97	1.00
*13	03/26/2023 - 04/01/2023	0.98	1.01
*14	04/02/2023 - 04/08/2023	0.99	1.02
*15	04/09/2023 - 04/15/2023	1.00	1.03
*16	04/16/2023 - 04/22/2023	0.99	1.02
17	04/23/2023 - 04/29/2023	0.99	1.02
18	04/30/2023 - 05/06/2023	0.99	1.02
19	05/07/2023 - 05/13/2023	0.99	1.02
20	05/14/2023 - 05/20/2023	0.99	1.02
21	05/21/2023 - 05/27/2023	1.00	1.03
22	05/28/2023 - 06/03/2023	1.00	1.03
23	06/04/2023 - 06/10/2023	1.01	1.04
24	06/11/2023 - 06/17/2023	1.01	1.04
25	06/18/2023 - 06/24/2023	1.02	1.05
26	06/25/2023 - 07/01/2023	1.02	1.05
27	07/02/2023 - 07/08/2023	1.02	1.05
28	07/09/2023 - 07/15/2023	1.02	1.05
29	07/16/2023 - 07/22/2023	1.02	1.05
30	07/23/2023 - 07/29/2023	1.02	1.05
31	07/30/2023 - 08/05/2023	1.02	1.05
32	08/06/2023 - 08/12/2023	1.02	1.05
33	08/13/2023 - 08/19/2023	1.02	1.05
34	08/20/2023 - 08/26/2023	1.03	1.06
35	08/27/2023 - 09/02/2023	1.03	1.06
36	09/03/2023 - 09/09/2023	1.03	1.06
37	09/10/2023 - 09/16/2023	1.03	1.06
38	09/17/2023 - 09/23/2023	1.03	1.06
39	09/24/2023 - 09/30/2023	1.02	1.05
40	10/01/2023 - 10/07/2023	1.02	1.05
41	10/08/2023 - 10/14/2023	1.01	1.04
42	10/15/2023 - 10/21/2023	1.01	1.04
43	10/22/2023 - 10/28/2023	1.01	1.04
44	10/29/2023 - 11/04/2023	1.02	1.05
45	11/05/2023 - 11/11/2023	1.03	1.06
46	11/12/2023 - 11/18/2023	1.04	1.07
47	11/19/2023 - 11/25/2023	1.03	1.06
48	11/26/2023 - 12/02/2023	1.02	1.05
49	12/03/2023 - 12/09/2023	1.02	1.05
50	12/10/2023 - 12/16/2023	1.01	1.04
51	12/17/2023 - 12/23/2023	1.01	1.04
52	12/24/2023 - 12/30/2023	1.00	1.03
53	12/31/2023 - 12/31/2023	0.99	1.02

* PEAK SEASON

09-MAR-2024 18:41:40 830UPD 4_8601_PKSEASON.TXT

Signal Timings

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Phase	1 (EL)	2 (ET)	3 (WL)	4 (NT)	5 (ST)	6	7	8	9	10	11	12	13	14	15	16
Walk		7		7	7											
Ped Clearance		10		19	19											
Min Green	4	12	4	6	6											
Gap Ext	1.5	3	1.5	2	2											
Max1	12	50	12	20	25											
Max2																
Yellow Clr	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2				1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON											
Auto Flash Entry					ON											
Auto Flash Exit		ON														
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON														
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON														
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON					ON
Override Higher Preempt	ON					ON
Flash in Dwell	ON					ON
Link to Preempt						
Delay						
Min Duration						
Min Green		6	6	6	6	
Min Walk						
Ped Clear						
Track Green						
Min Dwell		8	8	8	8	
Max Presence		180	180	180	180	
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2	5	3	4	
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Veh 10							
Dwell Cyc Veh 11							
Dwell Cyc Veh 12							
Dwell Cyc Ped1							
Dwell Cyc Ped2							
Dwell Cyc Ped3							
Dwell Cyc Ped4							
Dwell Cyc Ped5							
Dwell Cyc Ped6							
Dwell vPed7							
Dwell Cyc Ped8							
Exit 1		3	1	4	5		
Exit 2							
Exit 3							
Exit 4							

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	48	2	1	10	50		15	82	15	23	25											
9		3	3	160	130	3	1	10	50		15	73	15	27	30											
15		4	4	180	160	4	1	10	50		15	80	15	33	37											
20		3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 2											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											
1		100	254																							
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30											
Day Plan 3											**Easy**															
		3	3	160	130	3	1	10	50		15	73	15	27	30											

1		100	254																								
6	30	3	3	160	130	3	1	10	50		15	73	15	27	30												
23		100	254																								

Station : 3070 - Hallandale Beach Blvd & Park Rd/Lakeshore (Standard File)

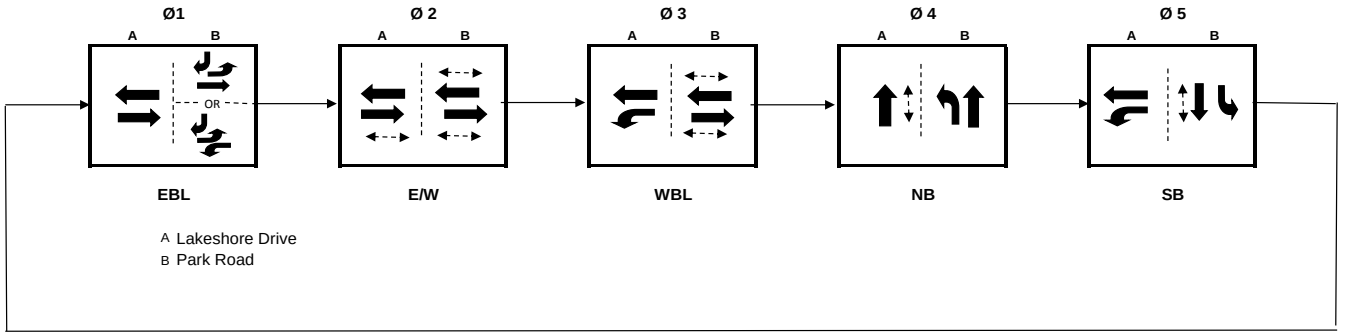
Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

	Month											Day of Weekk							Day of Month									1										2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1												1	1	1	1	1		1																																2
5	1												1								1																														2
6					1								1																															1	1	1	1	1	1	1	2
7							1											1				1																													2
8							1						1	1	1	1	1						1																												2
9							1						1											1																											2
10									1				1							1	1	1	1	1	1	1																										2
11											1						1																																		2
12											1							1																																	2
13												1		1				1																																	2
14												1		1	1	1	1	1																																	2
15												1		1																																				2
16												1		1				1																																	1	2
17																																																			1
18																																																			1
19																																																			1
20																																																			1
21																																																			1
22																																																			1
23																																																			1
24																																																			1
25																																																			1

| | | |

Sequence of Operation for (3070) Hallandale Beach Blvd and Park Road / Lakeshore Drive Hallandale Beach



BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3070	**Initial Operation Date**	1969
Controller Type	2070 LN	**System Number**	
Modification Number	9	**Modification Date**	09/24/2013
Drawing/Project No	413791-1-52-01	**FPL Grid Number**	87470190709
Intersection	HALLANDALE BEACH BLVD. and PARK ROAD/LAKESHORE DRIVE		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2,6	5	4	8,3			
Direction	EBL	E/W	WBL	NB	SB			
Initial Green(MIN)	4	12	4	6	6			
Vehicle Ext.(GAP)	1.5	3.0	1.5	2.0	2.0			
Maximum Green I	12	50	12	20	25			
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0	4.0	4.0			
All Red Clearance	2.0	2.0	2.0	2.0	2.0			
Phase Recall	OFF	MIN	OFF	OFF	OFF			
Detector Delay				20-RT*				
Walk		7		7	7			
Pedestrian Clearance		10		19	19			
Permissive	YES		YES					
Flash Operation	RED	YELLOW	RED	RED	RED			

Attachment **3070.pdf**

NOTES:

1. * DELAY ON NORTHBOUND LAKESHORE DRIVE ONLY.
2. RIGHT ARROWS IN HEAD 8R (SBR) TIED TO PH1(NO OVERLAP).
3. MOD. 9 DEPLOYS SIGNAL ONTO ATMS.NOW.

Submitted By _____ **Approved By** _____

Sequence of Operation
Hallandale Beach Boulevard and I-95 (SR 9)
3069-24 and Higher

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
	1,5,2,7,3				AM Peak (M-F 07:00-10:00)															
Seq 2					Use phase 5 to increase SB								Use phase 7 to increase EB/ EBL							
	Ø1 N/S (17 Sec)				Ø5 S (40 Sec)				Ø2 E/W (28 Sec)				Ø7 EL (8 Sec)				Ø3 EWL (23 Sec)			
	1,5,2,3				DEFAULT and Midday Peak (M-F 10:00-14:30)															
Seq 3	Ø1 N/S (21 Sec)				Ø5 S (14 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,5,2,8,3				PM Peak (M-F 14:30-19:00)															
Seq 4					Use phase 5 to increase SB								Use phase 8 to increase WB/ WBL							
	Ø1 N/S (17 Sec)				Ø5 S (16 Sec)				Ø2 E/W (28 Sec)				Ø8 WL (16 Sec)				Ø3 EWL (20 Sec)			
	1,5,2,3				Special Plan for SB Congestion															
Seq 5					Use phase 5 to increase NB															
	Ø1 N/S (21 Sec)				Ø5 S (36 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							
	1,6,5,2,3				Special Plan fo NB Off-Ramp Congestion															
Seq 6					Use phase 6 to increase NB															
	Ø1 N/S (21 Sec)				Ø6 N (21 Sec)				Ø2 E/W (28 Sec)				Ø3 EWL (20 Sec)							

NORTH

Preemption

	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp	Green Acres	SW 30 Ave	I-95 SB Ramp	I-95 NB Ramp
	Ø9 10G, 4Y, 2 AR Clear				Ø10 Dwell 1 (Max Green = 12)				Ø11 Dwell 2 (Max Green = 12)				Ø2 Return			

Active Movement

Pedestrian (Ch 13)

Detection, Phase 2 Max

Continuous

Double Clear: 3G/4Y, CH 6 (EB)

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3069	**Initial Operation Date**	07/03/1957
Controller Type	TS2 (BIU)	**System Number**	
Modification Number	25	**Modification Date**	10/06/2023
Drawing/Project No	436111-1-52-01	**FPL Grid Number**	87470740903
Intersection	HALLANDALE BEACH BLVD. and I-95 INTERCHANGE (SR 9)		
Municipality	PEMBROKE PARK		

Controller Phase	1	2	3	4	5	6	7	8
Face Number								
Direction	N/S	E/W	EWL		SB	NB	EBL	WBL
Initial Green(MIN)	6	10	4		4	4	4	4
Vehicle Ext.(GAP)	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Maximum Green I	15	20	20		10	10	6	6
Maximum Green II								
Yellow Clearance	4.0	4.0	4.0		4.0	4.0	4.0	4.0
All Red Clearance	2.0	2.0	2.0		2.0	2.0	2.0	2.0
Phase Recall	OFF	MAX	OFF		OFF	OFF	OFF	OFF
Detector Delay								
Walk		7						
Pedestrian Clearance		12						
Permissive			DUAL				DUAL	DUAL
Flash Operation	RED	RED	RED		RED	RED	RED	RED

Attachment **3069 DWG.pdf**

NOTES:

1. DOUBLE CLEARANCE CH. 6 (EB AT SB OFF RAMP): 3 GREEN, 4 YELLOW.
2. RAILROAD PREEMPTION (PHASES 9, 10,11 AND 12):
   (A) TRACK CLEAR (PHASE 9): 10G,4Y,2AR CH. 1,3,6,9,11,14.
   (B) DWELL 1 (PHASE 10): 12G,4Y,2AR CH. 1,3,5,9,11,14 "WBL".
   (C) DWELL 2 (PHASE 11): 12G,4Y,2AR CH.1,3,9,11,12,14 "SB OFF RAMP".
   (D) RETURN: PHASE 2 (E/W).
3. 3-SECTION WBL SIGNALS (CH. 9,11) UTILIZE FLASHING RED ARROWS. CH. 14, NBR, ALSO FLASHES RED.
4. SEQUENCE ACTIVATION TIMES:
   SEQUENCE 2 (AM PEAK): 0700-1000 M-F.
   SEQUENCE 3 (MIDDAY AND DEFAULT): 1000-1430 M-F, OVERNIGHT AND WEEKENDS.
   SEQUENCE 4 (PM PEAK): 1430-1900 M-F.
   SEQUENCES 5 & 6: AS NEEDED FOR INCIDENT MANAGEMENT.
5. MOD. 25 UPDATES SEQUENCE ACTIVATION TIMES.

Submitted By _____ **Approved By** _____

Appendix C

Growth Rate Calculations

FDOT Growth Rate Summary

Station Number	Location	Historical Growth- Linear				Historical Growth- Exponential				Historical Growth- Decaying Exponential			
		5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared
0297	SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95	-0.68%	50.00%	-0.53%	15.72%	-0.68%	50.00%	-0.55%	16.11%	-0.57%	32.89%	-0.30%	4.56%
9502	SW 40th Avenue -- north of County Line Road	-4.17%	10.00%	0.54%	0.57%	-5.16%	10.68%	0.68%	0.65%	-6.62%	21.35%	2.35%	7.02%
9633	SW 8th Avenue -- south of Hallandale Beach Boulevard	2.58%	3.18%	1.52%	6.89%	1.25%	1.07%	1.12%	5.00%	0.00%	0.02%	1.94%	11.58%
9755	S Park Road -- south of Pembroke Road	-6.76%	73.53%	-0.81%	3.09%	-7.57%	71.33%	-0.84%	2.77%	7.24%	34.41%	-8.07%	84.29%
Total		**-2.26%**	**34.18%**	**0.18%**	**6.57%**	**-3.04%**	**33.27%**	**0.10%**	**6.13%**	**0.01%**	**22.17%**	**-1.02%**	**26.86%**

SERPM Growth Rate Summary					
Street Name	**2015**	**2045**	**Difference**	**Growth Rate**	**Annual Growth Rate**
Hallandale Beach Boulevard	33,935	39,823	5,888	17.35%	0.58%
	36,845	42,684	5,839	15.85%	0.53%
	40,394	46,485	6,091	15.08%	0.50%
	41,980	48,567	6,587	15.69%	0.52%
	78,362	93,795	15,433	19.69%	0.66%
Total	**231,516**	**271,354**	**39,838**	**17.21%**	**0.57%**

FDOT Historic Growth Trends

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0297 - SR 858/HALLANDALE BCH BLVD - W OF SR 9/I-95

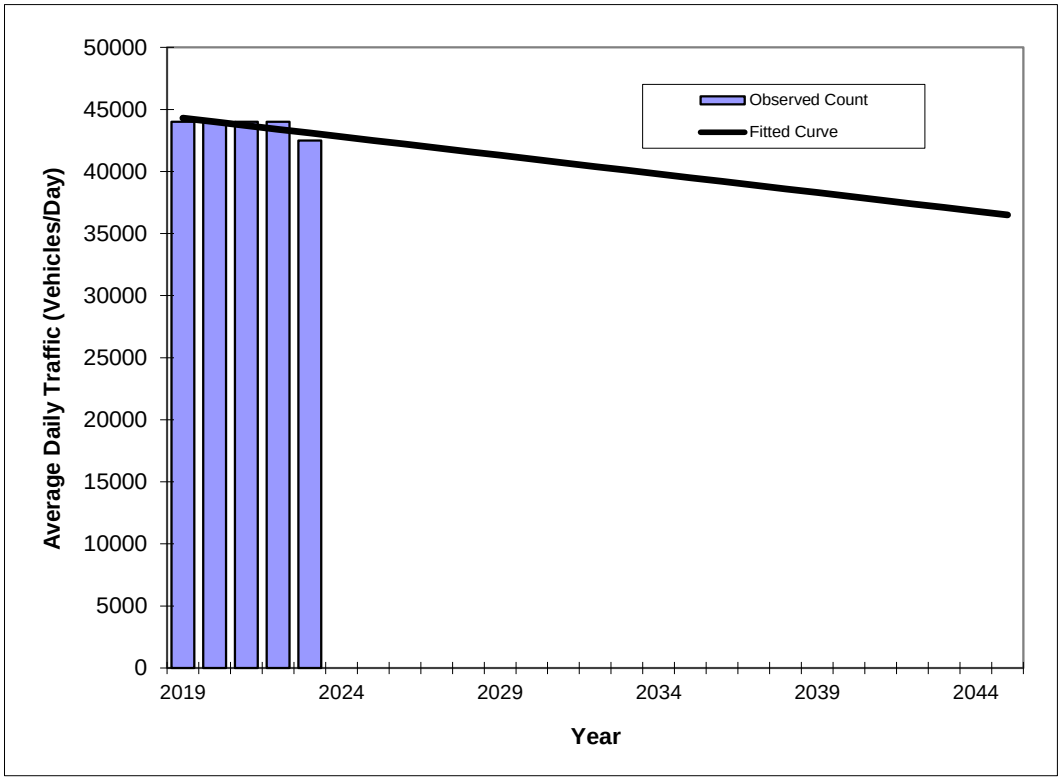
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	42500 C	E 20500	W 22000	9.00	57.90	8.30
2022	44000 C	E 21000	W 23000	9.00	57.00	8.30
2021	45500 C	E 22000	W 23500	9.00	53.80	6.60
2020	42000 F	E 21000	W 21000	9.00	53.90	6.60
2019	44000 C	E 22000	W 22000	9.00	54.60	6.60
2018	45500 C	E 23000	W 22500	9.00	54.50	8.40
2017	45000 C	E 22500	W 22500	9.00	51.90	5.20
2016	49500 C	E 24000	W 25500	9.00	54.10	5.20
2015	44000 C	E 21500	W 22500	9.00	54.00	3.20
2014	43500 C	E 21500	W 22000	9.00	54.20	3.60
2013	51000 F	E 25000	W 26000	9.00	53.60	2.60
2012	51000 C	E 25000	W 26000	9.00	52.20	5.90
2011	44500 C	E 21500	W 23000	9.00	52.50	5.90
2010	43500 C	E 20500	W 23000	8.35	52.69	5.90
2009	42500 C	E 21000	W 21500	8.53	53.89	6.80
2008	42000 C	E 20000	W 22000	8.81	54.16	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Trend Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

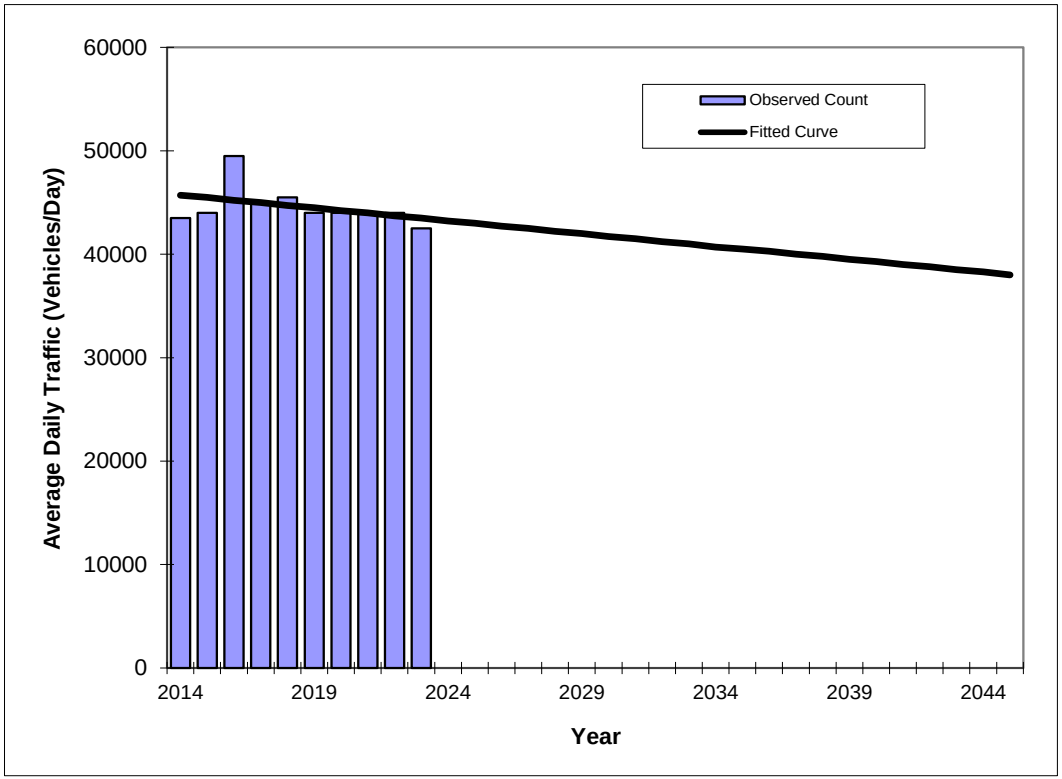
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45700
2015	44000	45500
2016	49500	45200
2017	45000	45000
2018	45500	44700
2019	44000	44500
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	15.72%
Trend Annual Historic Growth Rate:	-0.53%
Printed:	9-Dec-24

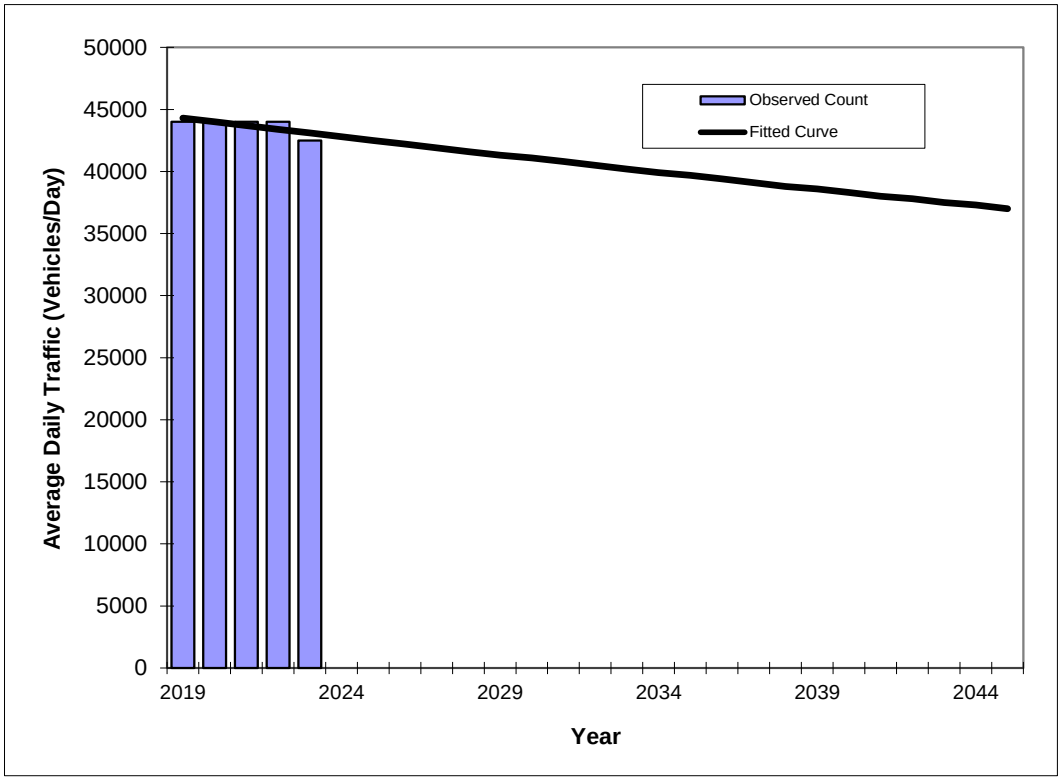
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	44000
2021	44000	43700
2022	44000	43400
2023	42500	43100

Trend R-squared:	50.00%
Compounded Annual Historic Growth Rate:	-0.68%
Printed:	9-Dec-24

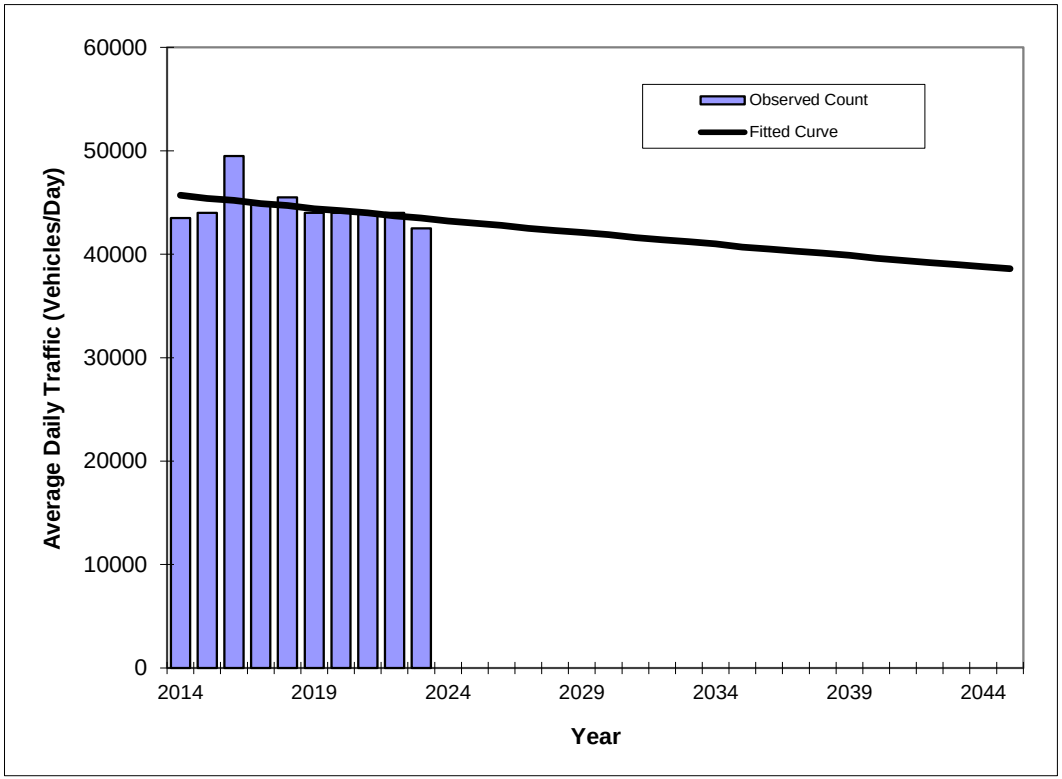
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45700
2015	44000	45400
2016	49500	45200
2017	45000	44900
2018	45500	44700
2019	44000	44400
2020	44000	44200
2021	44000	44000
2022	44000	43700
2023	42500	43500

Trend R-squared:	16.11%
Compounded Annual Historic Growth Rate:	-0.55%
Printed:	9-Dec-24

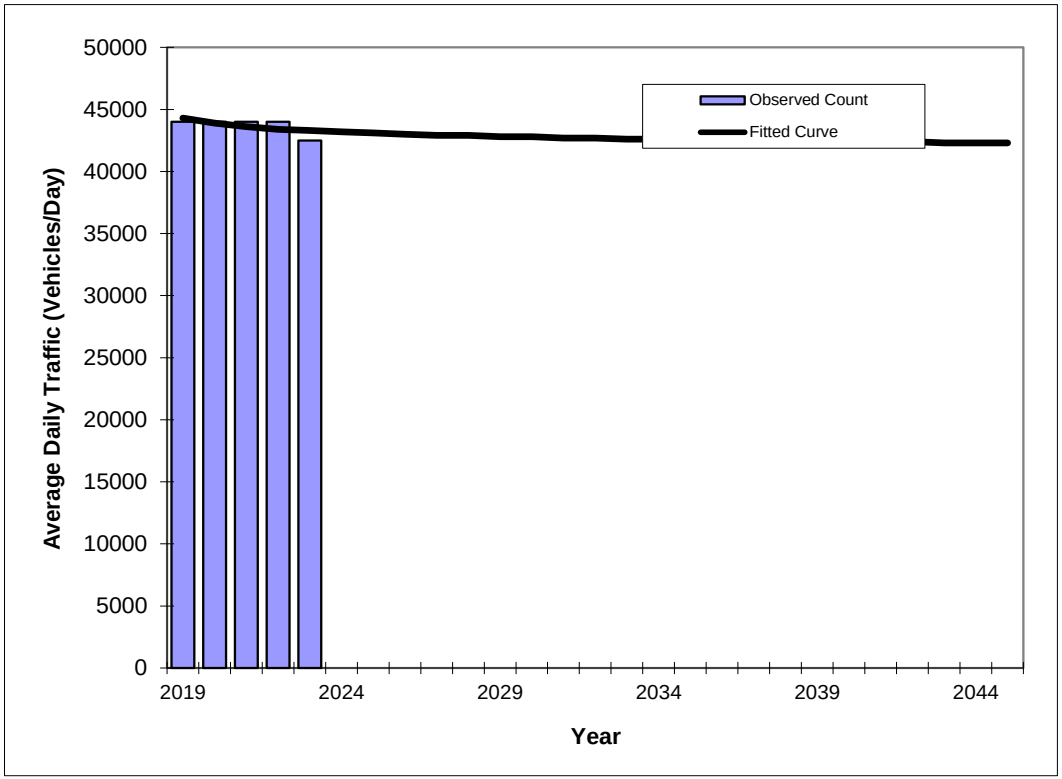
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2019	44000	44300
2020	44000	43900
2021	44000	43600
2022	44000	43400
2023	42500	43300

Trend R-squared:	32.89%
Compounded Annual Historic Growth Rate:	-0.57%
Printed:	9-Dec-24

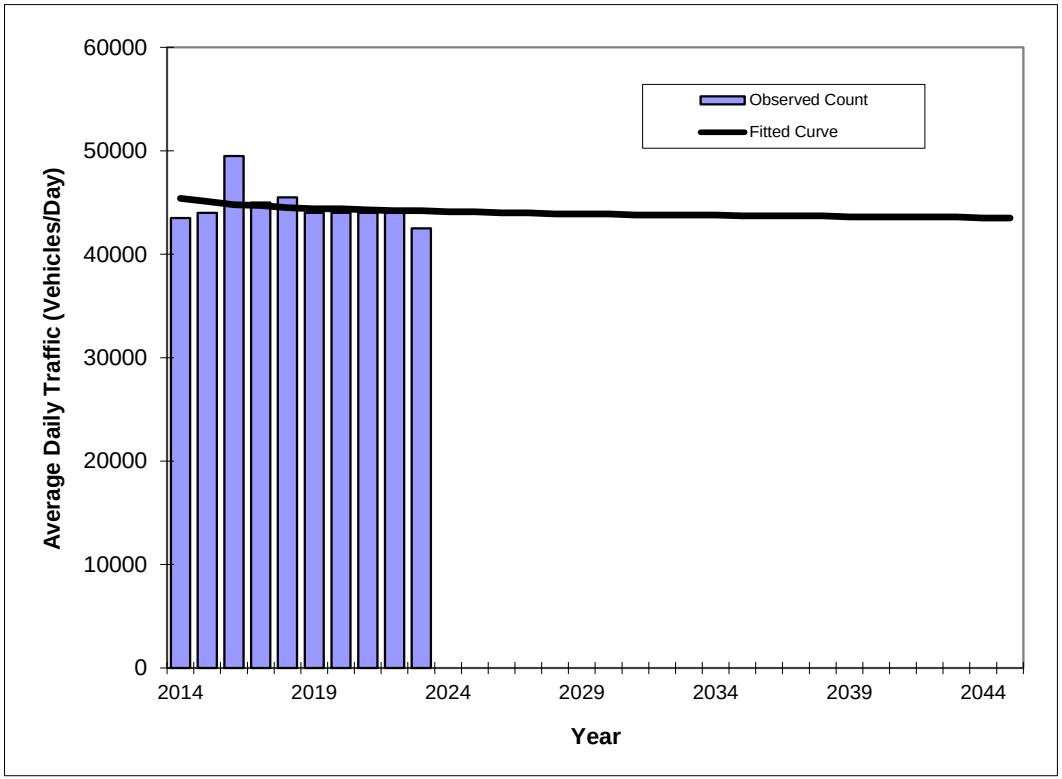
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR 858/Hallandale Beach Boulevard -- west of SR 9/I-95

County:	Broward (86)
Station #:	0297
Highway:	SR 858/Hallandale Beach Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2014	43500	45400
2015	44000	45100
2016	49500	44800
2017	45000	44700
2018	45500	44500
2019	44000	44400
2020	44000	44400
2021	44000	44300
2022	44000	44200
2023	42500	44200

Trend R-squared:	4.56%
Compounded Annual Historic Growth Rate:	-0.30%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9502 - SW 40 AVENUE, N OF COUNTY LINE ROAD

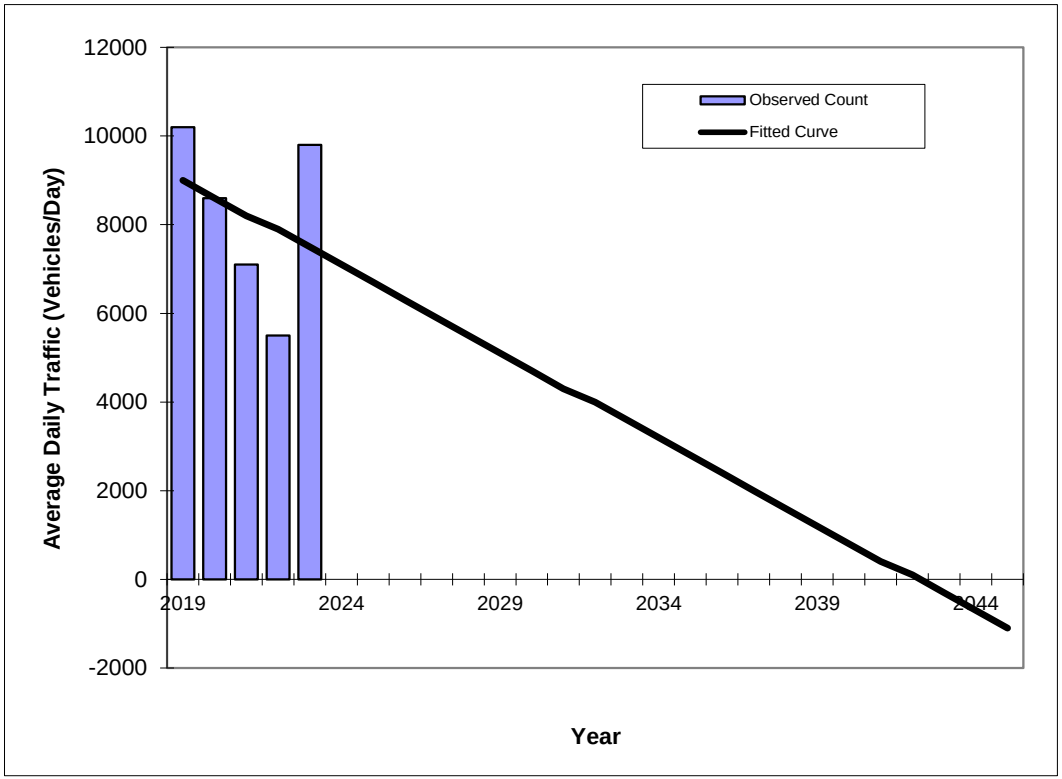
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	9800 C	N 5300	S 4500	9.00	57.90	3.00
2022	5500 S	N 2700	S 2800	9.00	57.00	5.40
2021	5500 F	N 2700	S 2800	9.00	53.80	14.30
2020	5500 C	N 2700	S 2800	9.00	53.90	8.80
2019	10200 T	N 4300	S 5900	9.00	54.60	5.50
2018	10200 S	N 4300	S 5900	9.00	54.50	6.00
2017	10200 F	N 4300	S 5900	9.00	51.90	6.20
2016	10200 C	N 4300	S 5900	9.00	54.10	2.90
2015	6200 V	0	0	9.00	54.00	3.40
2014	6100 R			9.00	54.20	7.40
2013	6000 T	0	0	9.00	53.60	7.60
2012	6000 S	0	0	9.00	52.20	5.90
2011	6000 F	0	0	9.00	52.50	6.30
2010	6000 C	N 0	S 0	8.35	52.69	9.30
2009	5600 F	0	0	8.53	53.89	5.30
2008	5800 C	N 0	S 0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9000
2020	8600	8600
2021	7100	8200
2022	5500	7900
2023	9800	7500

Trend R-squared:	10.00%
Trend Annual Historic Growth Rate:	-4.17%
Printed:	9-Dec-24

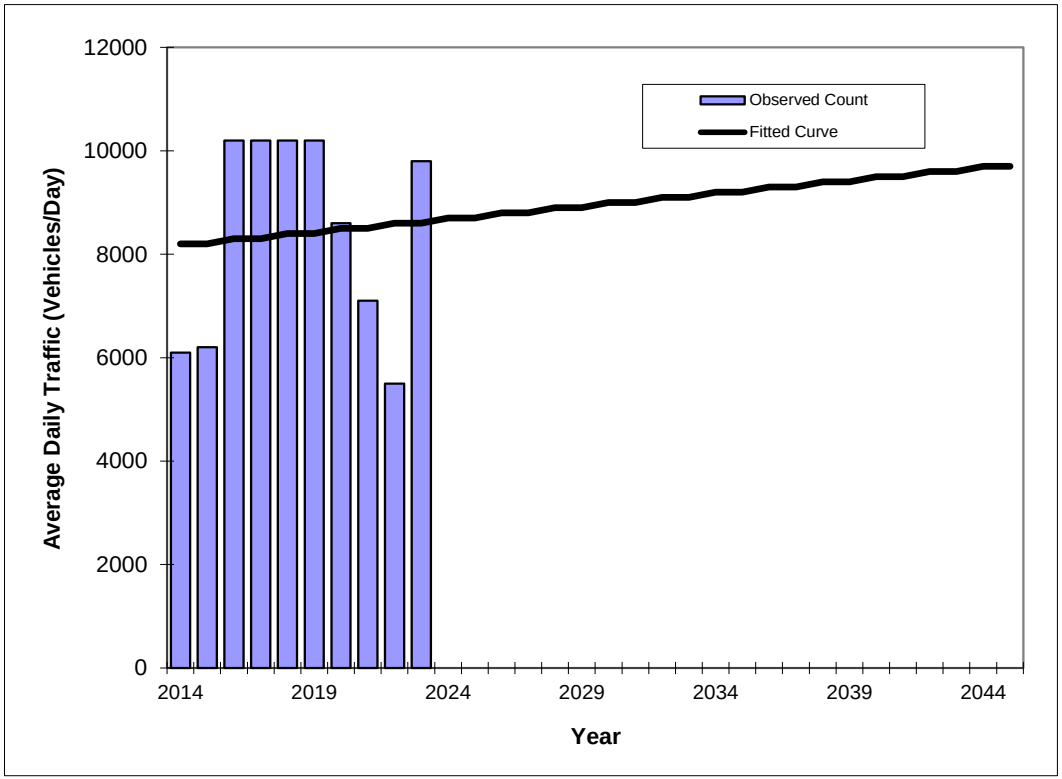
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	8200
2015	6200	8200
2016	10200	8300
2017	10200	8300
2018	10200	8400
2019	10200	8400
2020	8600	8500
2021	7100	8500
2022	5500	8600
2023	9800	8600

Trend R-squared:	0.57%
Trend Annual Historic Growth Rate:	0.54%
Printed:	9-Dec-24

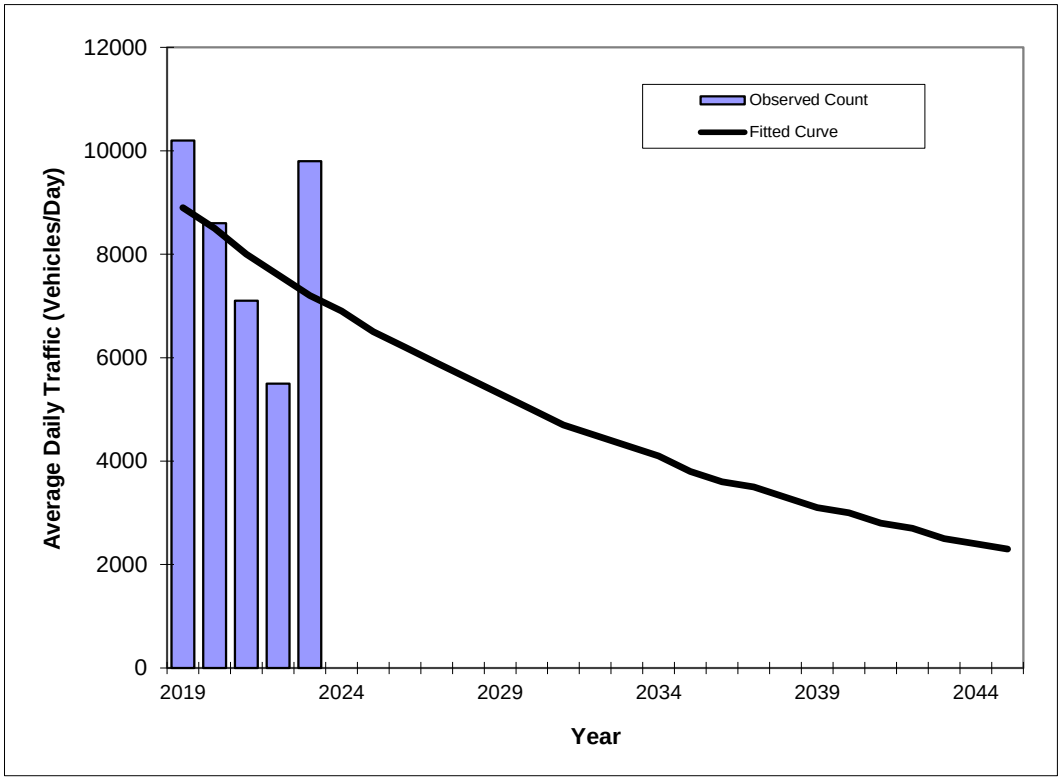
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	8900
2020	8600	8500
2021	7100	8000
2022	5500	7600
2023	9800	7200

Trend R-squared:	10.68%
Compounded Annual Historic Growth Rate:	-5.16%
Printed:	9-Dec-24

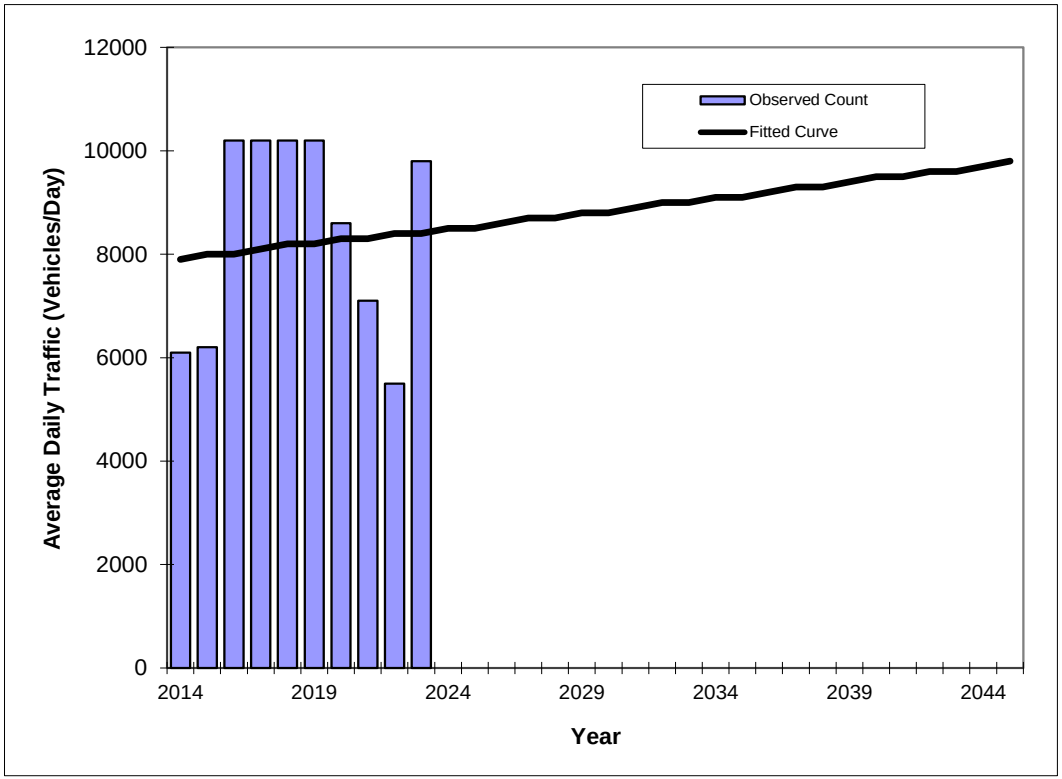
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7900
2015	6200	8000
2016	10200	8000
2017	10200	8100
2018	10200	8200
2019	10200	8200
2020	8600	8300
2021	7100	8300
2022	5500	8400
2023	9800	8400

*Axle-Adjusted

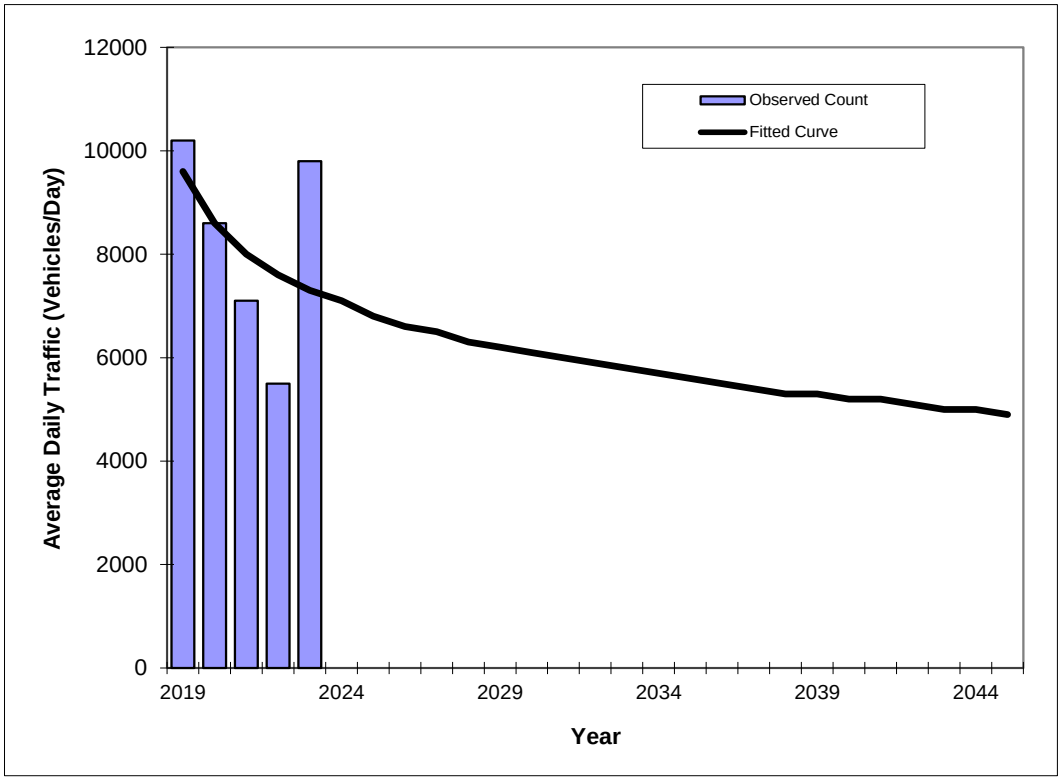
Trend R-squared:	0.65%
Compounded Annual Historic Growth Rate:	0.68%
Printed:	9-Dec-24

Exponential Growth Option

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	10200	9600
2020	8600	8600
2021	7100	8000
2022	5500	7600
2023	9800	7300

Trend R-squared:	21.35%
Compounded Annual Historic Growth Rate:	-6.62%
Printed:	9-Dec-24

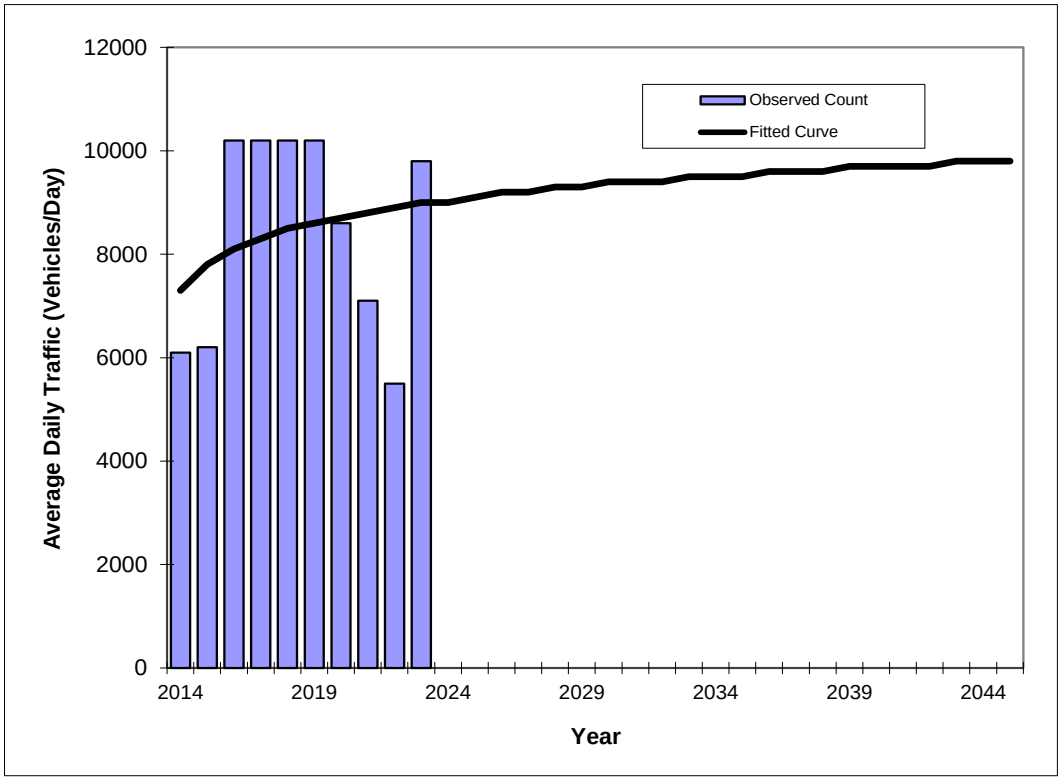
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 40th Avenue -- north of County Line Road

County:	Broward (86)
Station #:	9502
Highway:	SW 40th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	6100	7300
2015	6200	7800
2016	10200	8100
2017	10200	8300
2018	10200	8500
2019	10200	8600
2020	8600	8700
2021	7100	8800
2022	5500	8900
2023	9800	9000

Trend R-squared:	7.02%
Compounded Annual Historic Growth Rate:	2.35%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9633 - SW 8 AVE, S OF HALLANDALE BEACH BLVD

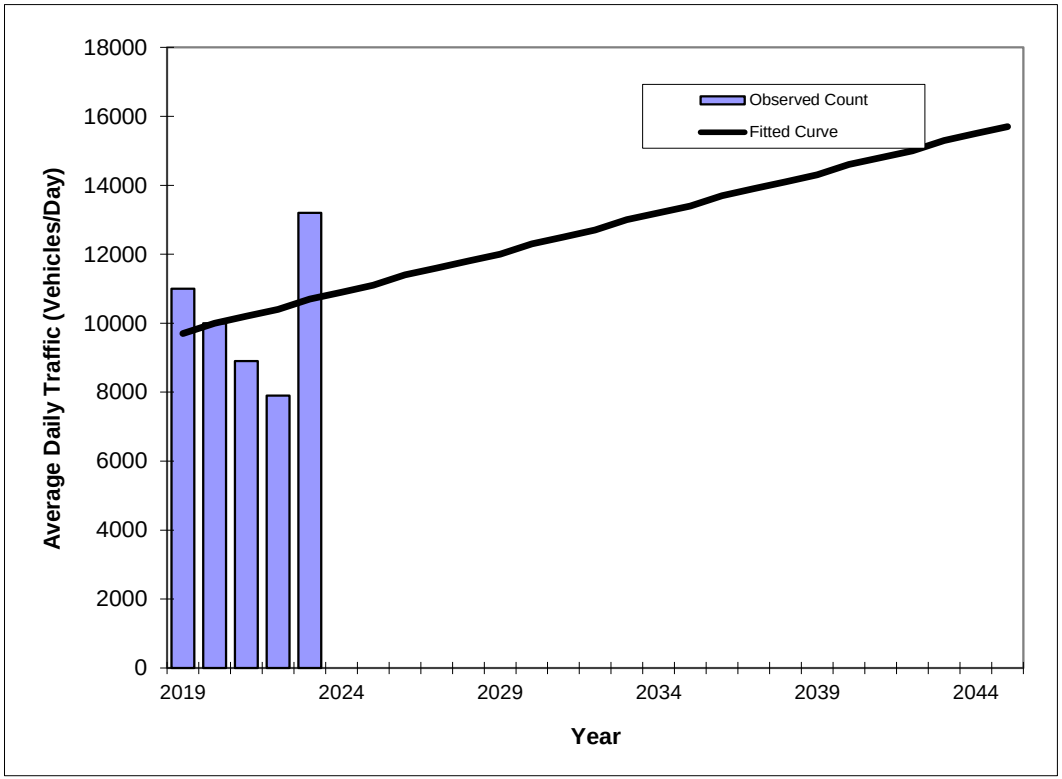
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	13200 C	N	6700	S	6500	9.00	57.90	3.00
2022	7900 S	N	4100	S	3800	9.00	57.00	5.40
2021	7900 F	N	4100	S	3800	9.00	53.80	14.30
2020	7900 C	N	4100	S	3800	9.00	53.90	8.80
2019	11000 T	N	5900	S	5100	9.00	54.60	5.50
2018	11000 S	N	5900	S	5100	9.00	54.50	6.00
2017	11000 F	N	5900	S	5100	9.00	51.90	6.20
2016	11000 C	N	5900	S	5100	9.00	54.10	2.90
2015	8700 V		0		0	9.00	54.00	3.40
2014	8500 R					9.00	54.20	7.40
2013	8400 T		0		0	9.00	53.60	7.60
2012	8400 S		0		0	9.00	52.20	5.90
2011	8400 F		0		0	9.00	52.50	6.30
2010	8400 C	N	0	S	0	8.35	52.69	9.30
2009	8400 F		0		0	8.53	53.89	5.30
2008	8600 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9700
2020	10000	10000
2021	8900	10200
2022	7900	10400
2023	13200	10700

Trend R-squared:	3.18%
Trend Annual Historic Growth Rate:	2.58%
Printed:	9-Dec-24

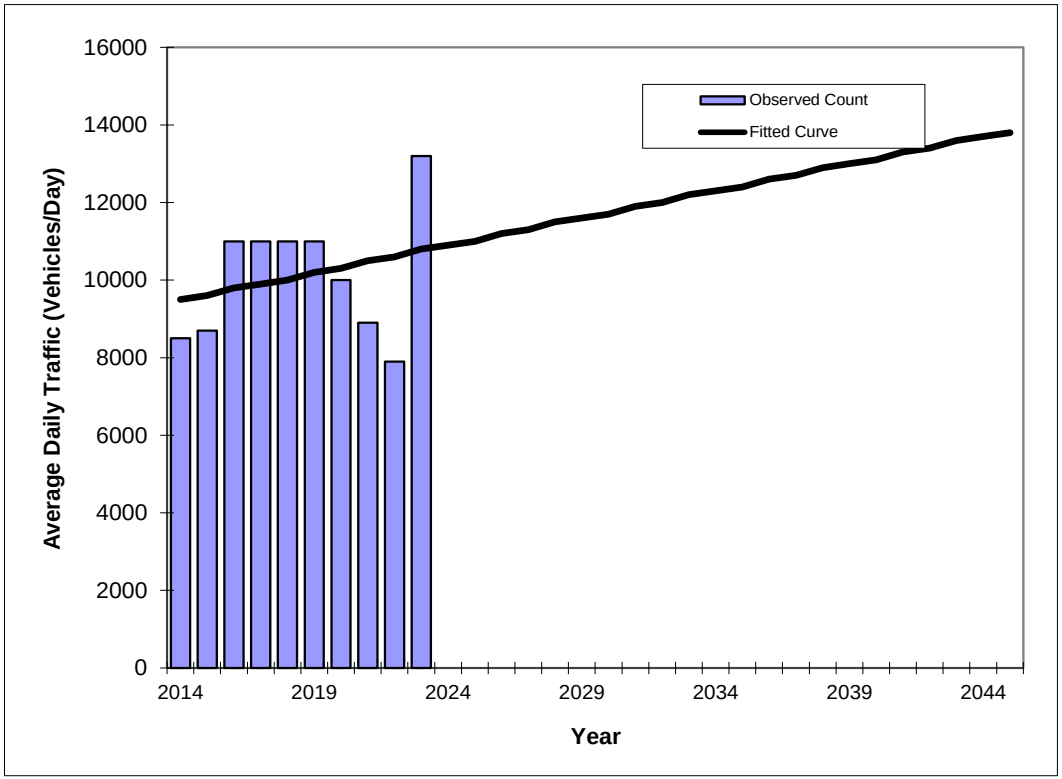
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9800
2017	11000	9900
2018	11000	10000
2019	11000	10200
2020	10000	10300
2021	8900	10500
2022	7900	10600
2023	13200	10800

Trend R-squared:	6.89%
Trend Annual Historic Growth Rate:	1.52%
Printed:	9-Dec-24

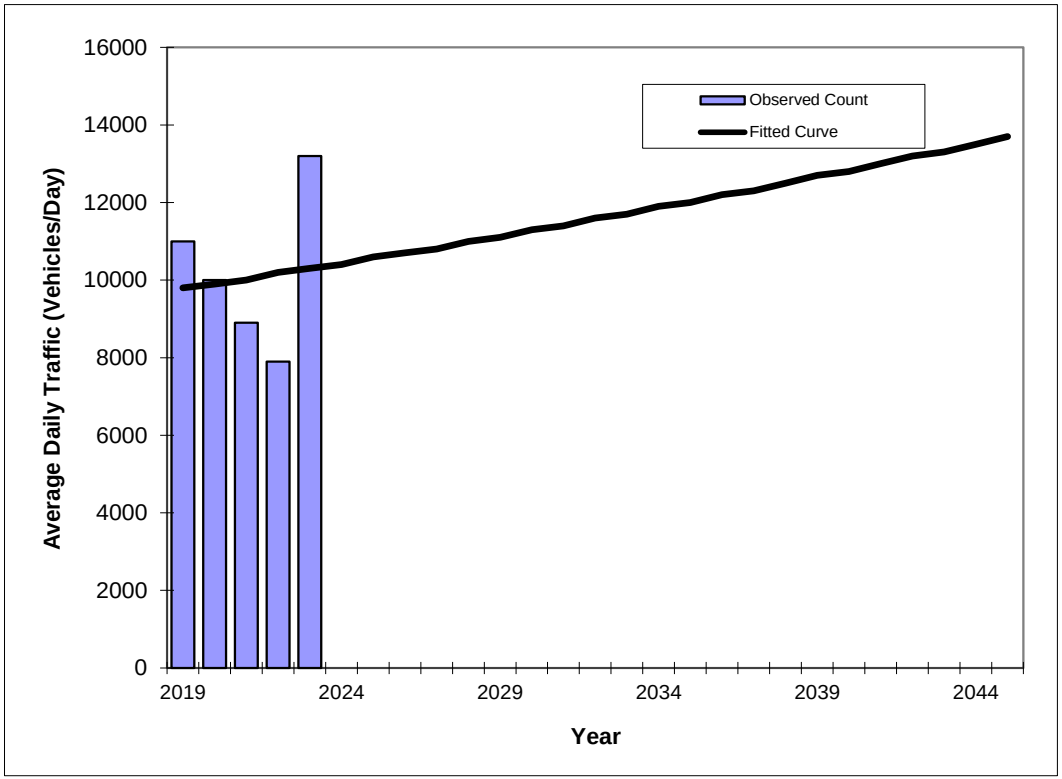
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	9800
2020	10000	9900
2021	8900	10000
2022	7900	10200
2023	13200	10300

Trend R-squared:	1.07%
Compounded Annual Historic Growth Rate:	1.25%
Printed:	9-Dec-24

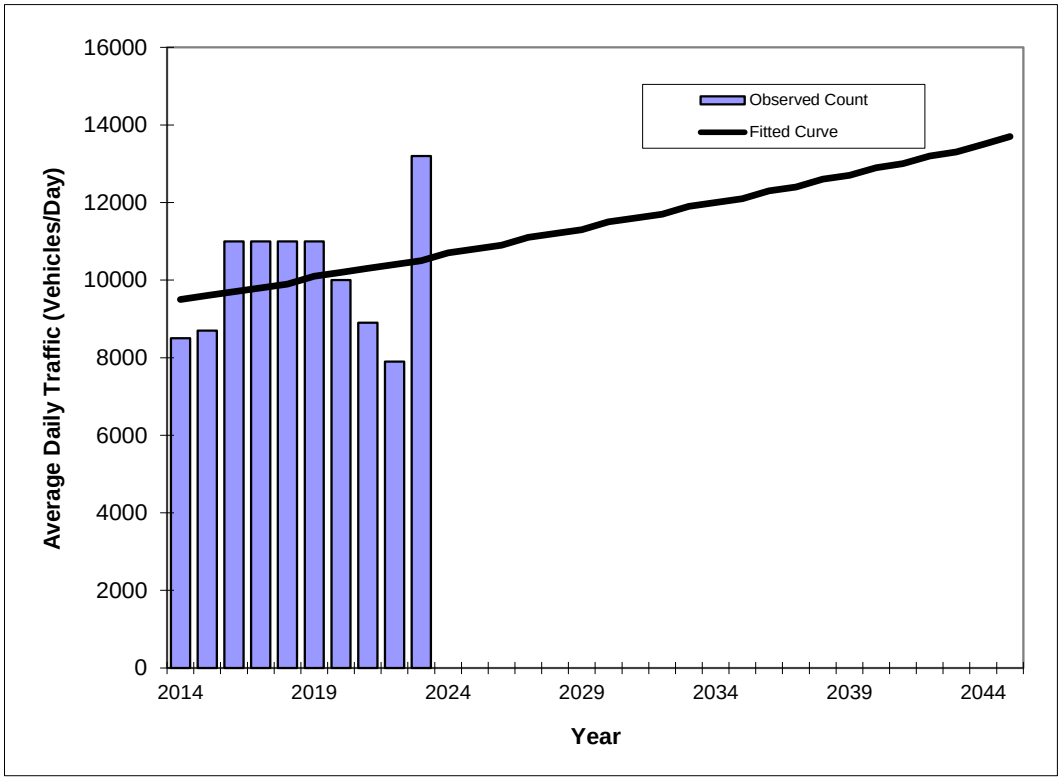
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9500
2015	8700	9600
2016	11000	9700
2017	11000	9800
2018	11000	9900
2019	11000	10100
2020	10000	10200
2021	8900	10300
2022	7900	10400
2023	13200	10500

Trend R-squared:	5.00%
Compounded Annual Historic Growth Rate:	1.12%
Printed:	9-Dec-24

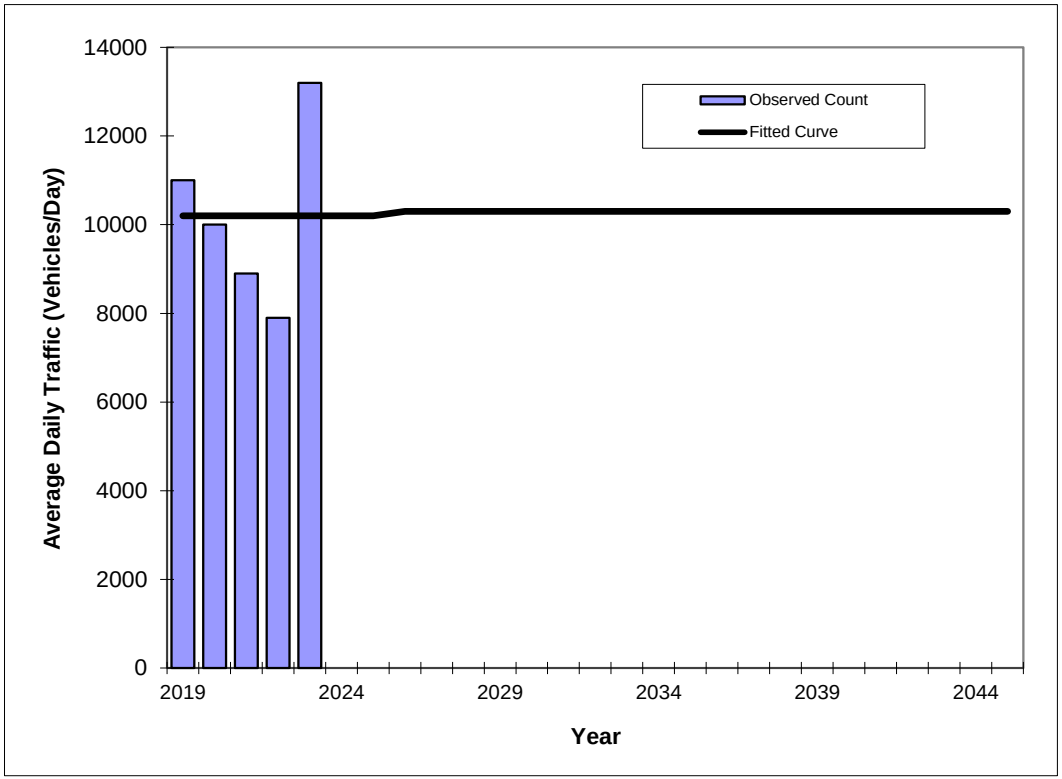
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2019	11000	10200
2020	10000	10200
2021	8900	10200
2022	7900	10200
2023	13200	10200

Trend R-squared:	0.02%
Compounded Annual Historic Growth Rate:	0.00%
Printed:	9-Dec-24

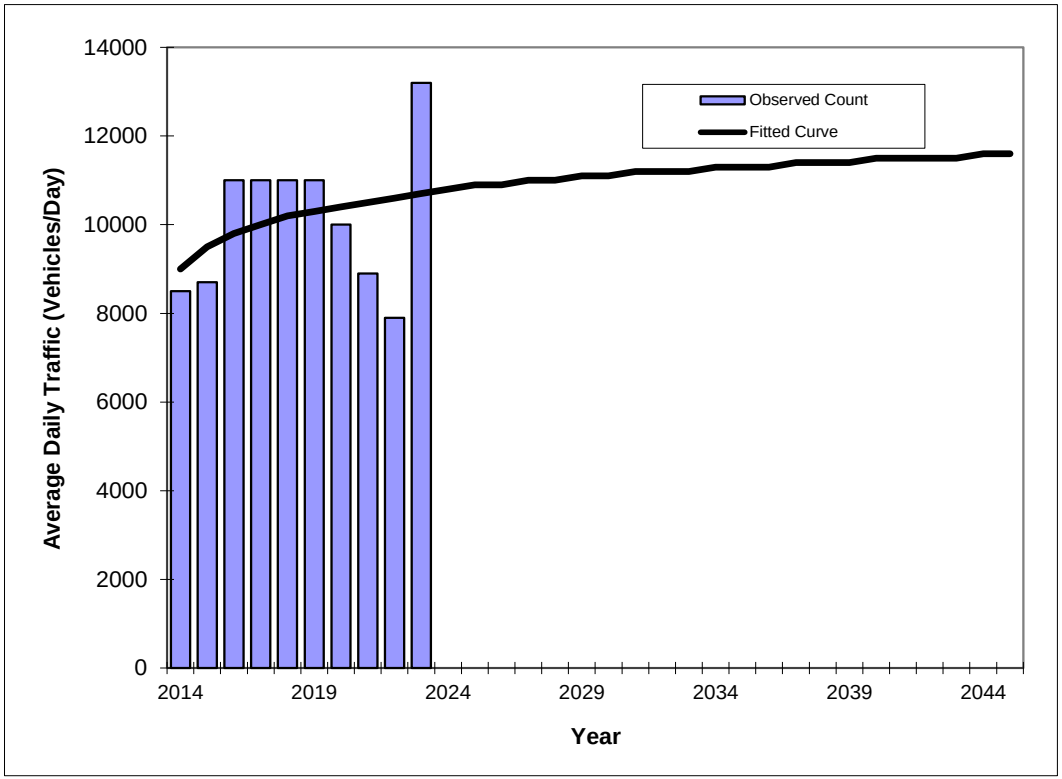
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SW 8th Avenue -- south of Hallandale Beach Boulevard

County:	Broward (86)
Station #:	9633
Highway:	SW 8th Avenue



Year	Traffic (ADT/AADT) Count*	Trend**
2014	8500	9000
2015	8700	9500
2016	11000	9800
2017	11000	10000
2018	11000	10200
2019	11000	10300
2020	10000	10400
2021	8900	10500
2022	7900	10600
2023	13200	10700

Trend R-squared:	11.58%
Compounded Annual Historic Growth Rate:	1.94%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9755 - S PARK ROAD, S OF PEMBROKE ROAD

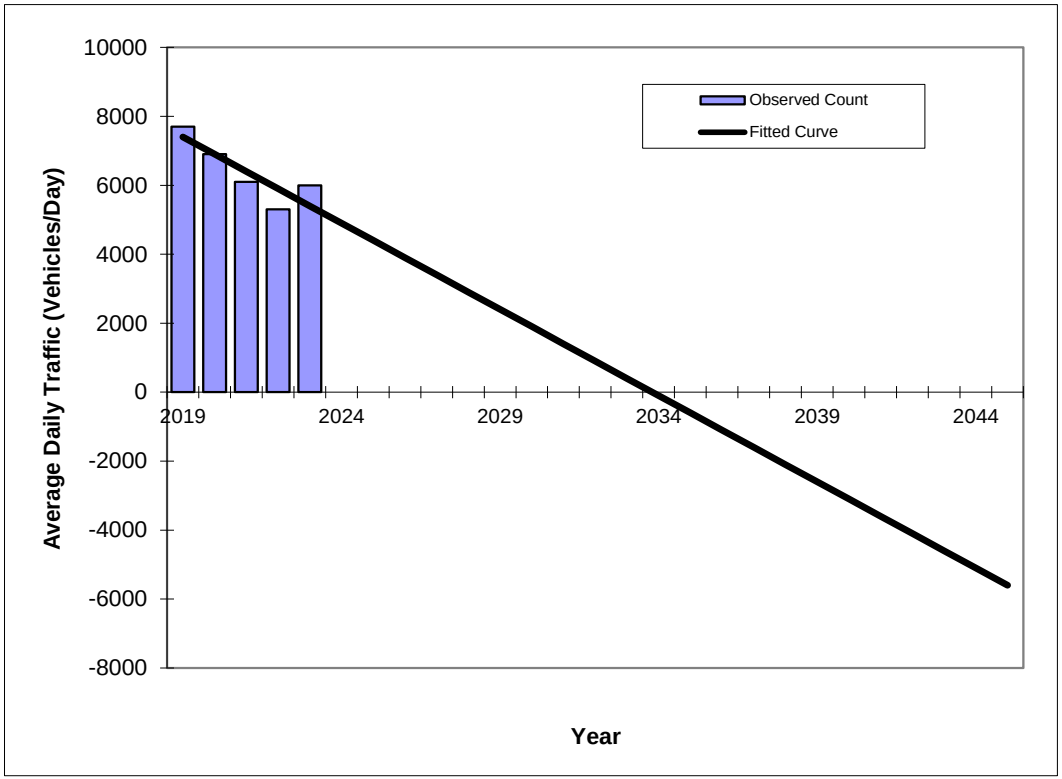
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	6000 C	N	2600	S	3400	9.00	57.90	3.00
2022	5300 S	N	2500	S	2800	9.00	57.00	5.40
2021	5300 F	N	2500	S	2800	9.00	53.80	14.30
2020	5300 C	N	2500	S	2800	9.00	53.90	8.80
2019	7700 T	N	3900	S	3800	9.00	54.60	5.50
2018	7700 S	N	3900	S	3800	9.00	54.50	6.00
2017	7700 F	N	3900	S	3800	9.00	51.90	6.20
2016	7700 C	N	3900	S	3800	9.00	54.10	2.90
2015	5700 R		0		0	9.00	54.00	3.40
2014	5600 T					9.00	54.20	7.40
2013	5600 S		0		0	9.00	53.60	7.60
2012	5600 F		0		0	9.00	52.20	5.90
2011	5600 C	N	0	S	0	9.00	52.50	6.30
2010	7300 F		0		0	8.35	52.69	9.30
2009	7300 C	N	0	S	0	8.53	53.89	5.30
2008	6500 C	N	0	S	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6400
2022	5300	5900
2023	6000	5400

Trend R-squared:	73.53%
Trend Annual Historic Growth Rate:	-6.76%
Printed:	9-Dec-24

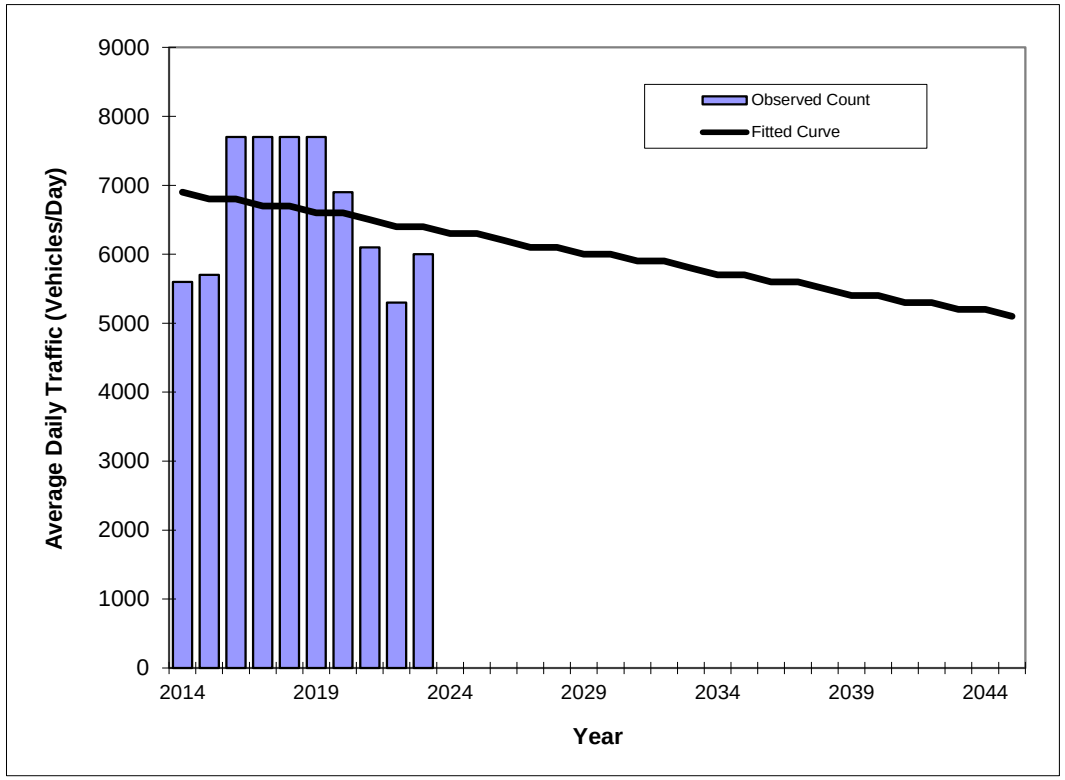
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6900
2015	5700	6800
2016	7700	6800
2017	7700	6700
2018	7700	6700
2019	7700	6600
2020	6900	6600
2021	6100	6500
2022	5300	6400
2023	6000	6400

Trend R-squared:	3.09%
Trend Annual Historic Growth Rate:	-0.81%
Printed:	9-Dec-24

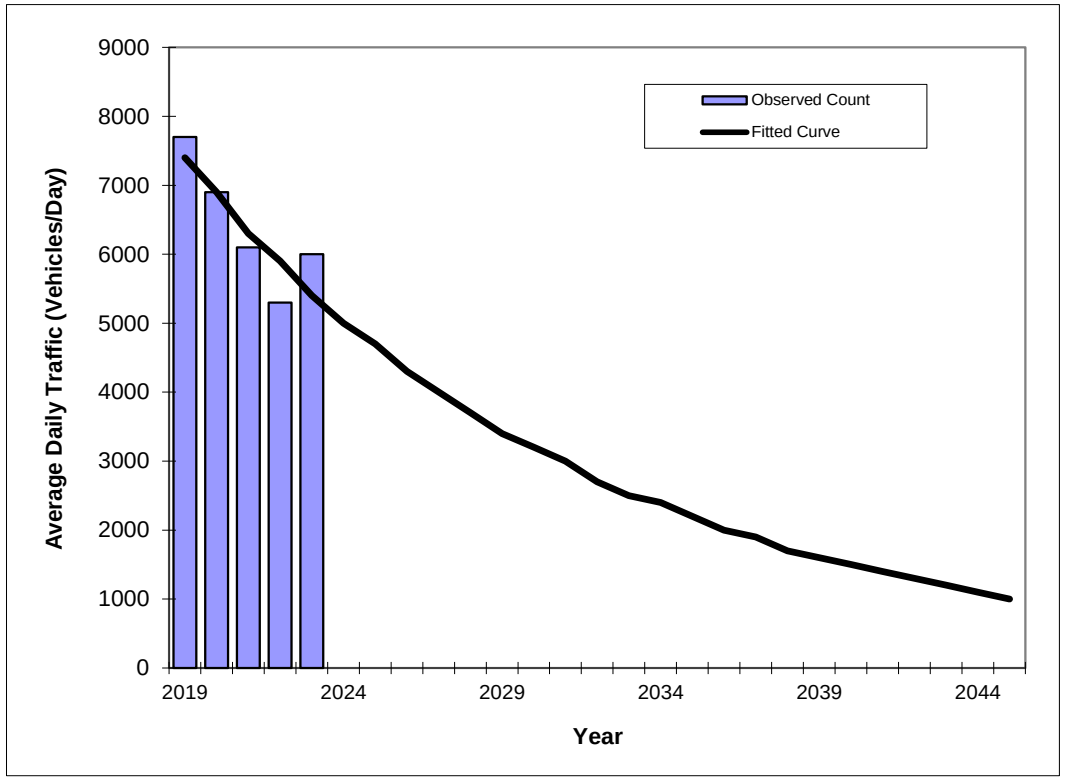
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7400
2020	6900	6900
2021	6100	6300
2022	5300	5900
2023	6000	5400

Trend R-squared:	71.33%
Compounded Annual Historic Growth Rate:	-7.57%
Printed:	9-Dec-24

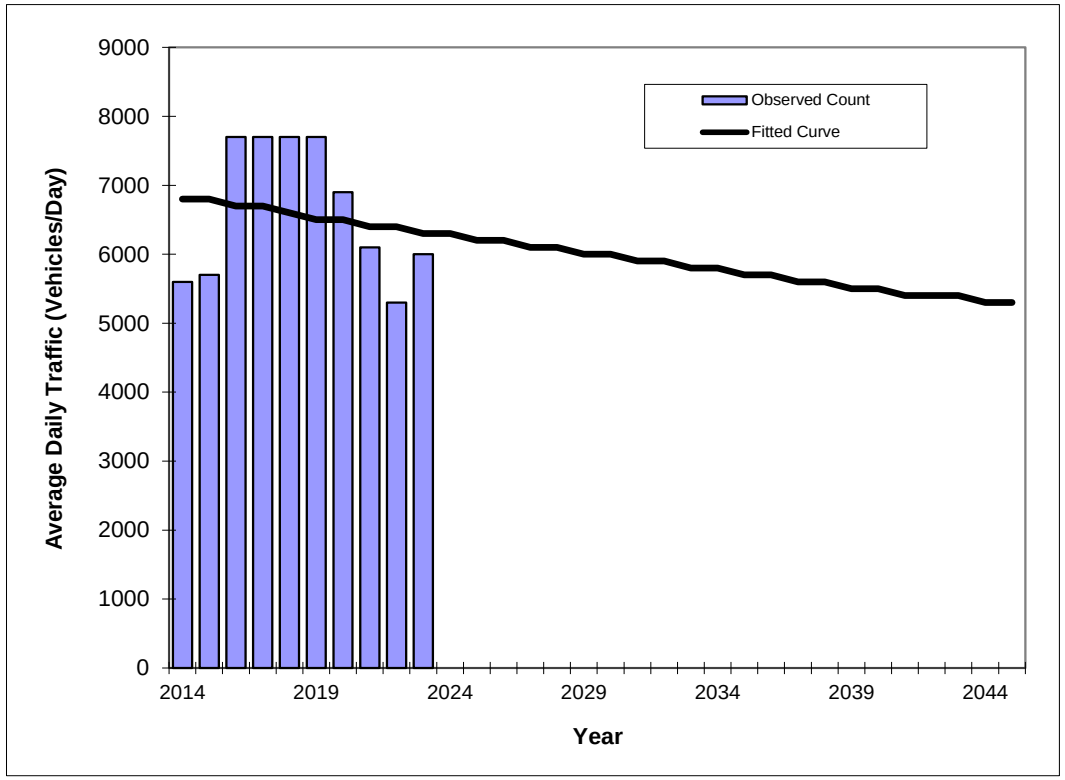
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6800
2015	5700	6800
2016	7700	6700
2017	7700	6700
2018	7700	6600
2019	7700	6500
2020	6900	6500
2021	6100	6400
2022	5300	6400
2023	6000	6300

Trend R-squared:	2.77%
Compounded Annual Historic Growth Rate:	-0.84%
Printed:	9-Dec-24

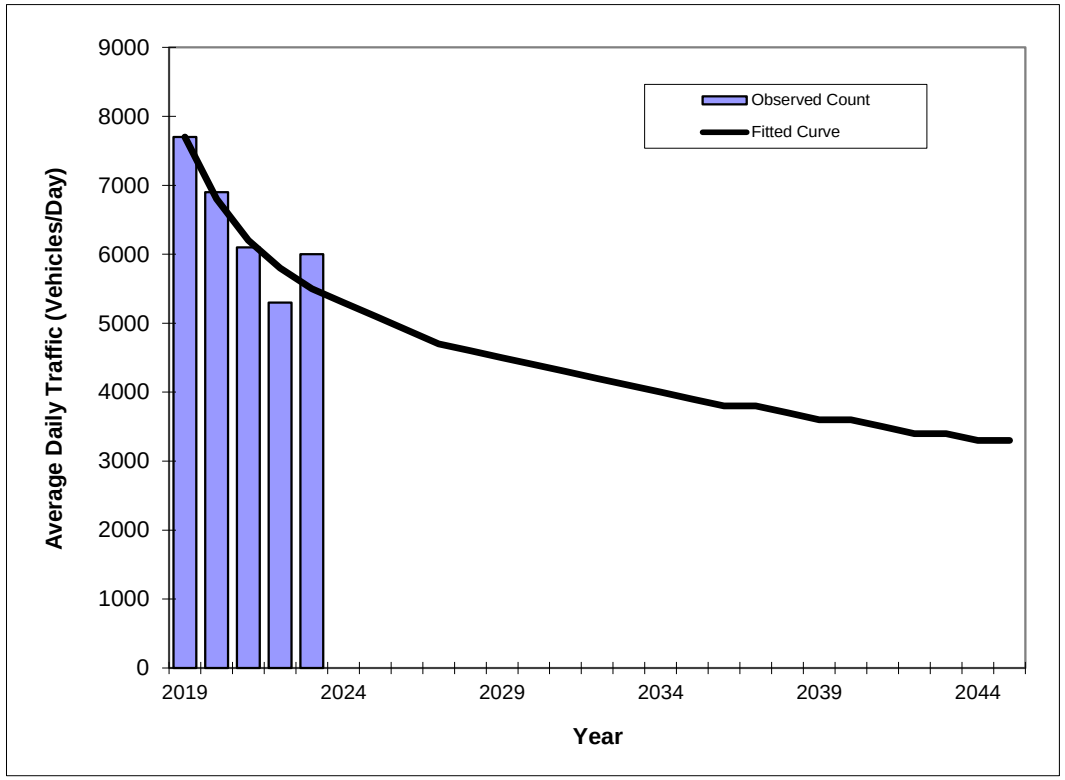
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2019	7700	7700
2020	6900	6800
2021	6100	6200
2022	5300	5800
2023	6000	5500

Trend R-squared:	84.29%
Compounded Annual Historic Growth Rate:	-8.07%
Printed:	9-Dec-24

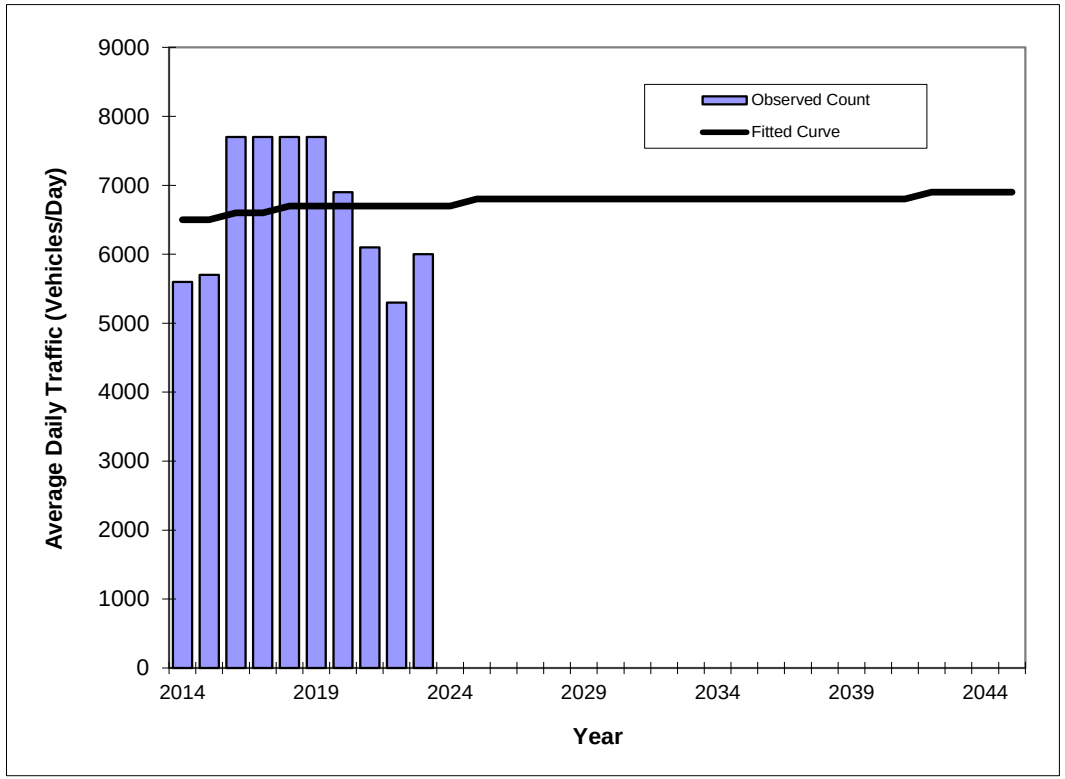
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

S Park Road -- south of Pembroke Road

County:	Broward (86)
Station #:	9755
Highway:	S Park Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	5600	6500
2015	5700	6500
2016	7700	6600
2017	7700	6600
2018	7700	6700
2019	7700	6700
2020	6900	6700
2021	6100	6700
2022	5300	6700
2023	6000	6700

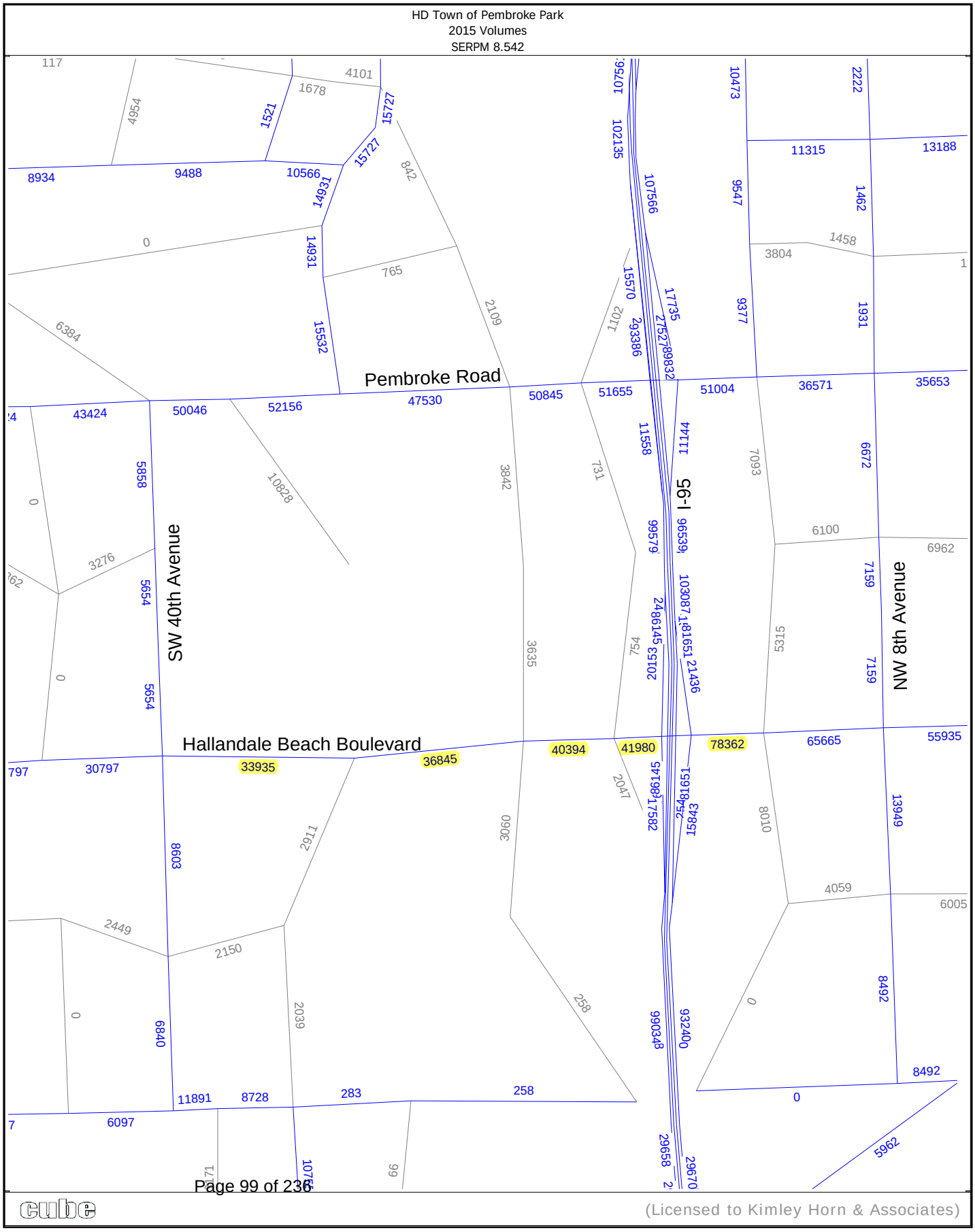
Trend R-squared:	0.70%
Compounded Annual Historic Growth Rate:	0.34%
Printed:	9-Dec-24

Decaying Exponential Growth Option

***Axle-Adjusted**

SERPM Analysis

HD Town of Pembroke Park
2015 Volumes
SERPM 8.542



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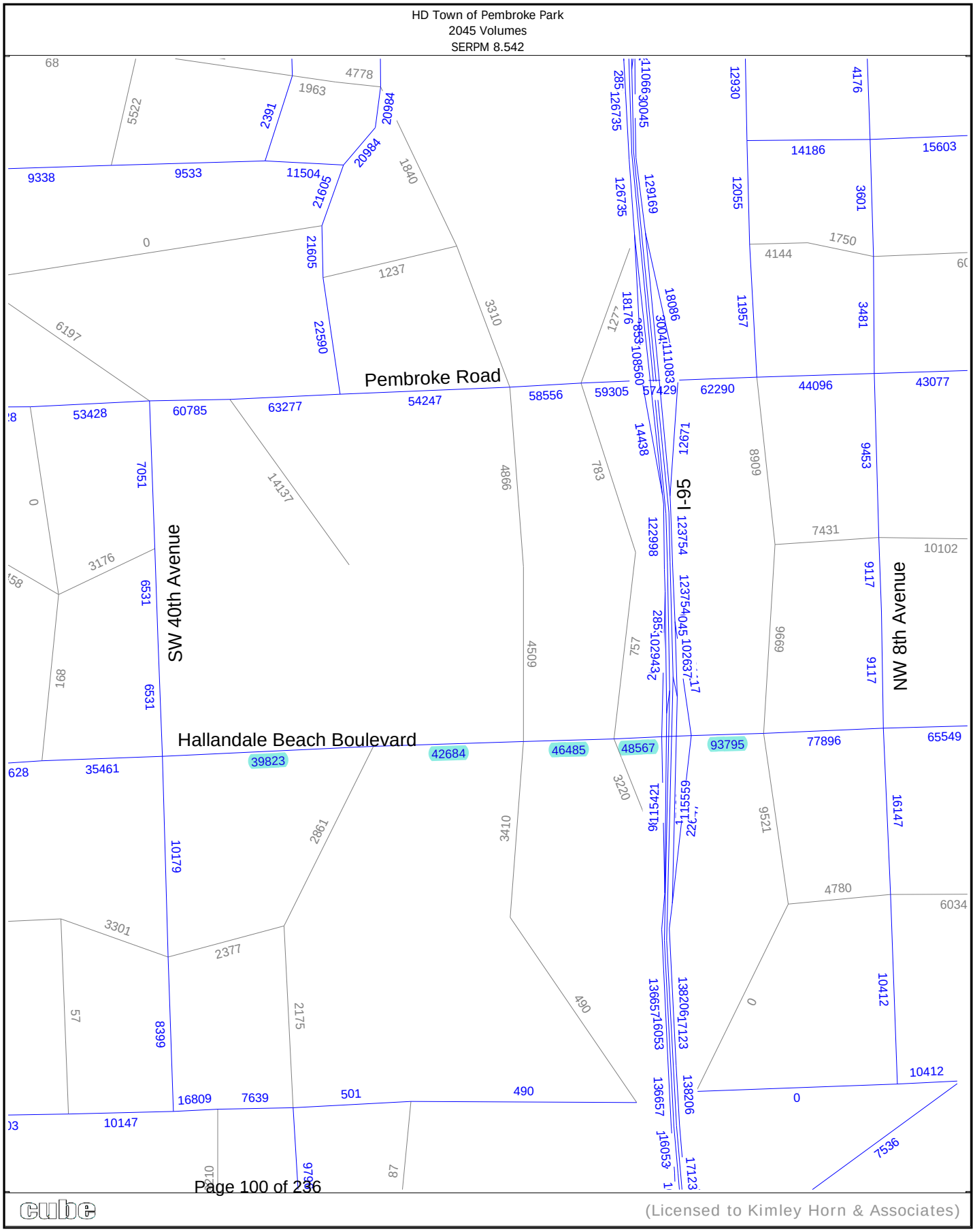
cube

(Licensed to Kimley Horn & Associates)


HD Town of Pembroke Park
2045 Volumes
SERPM 8.542
Pembroke Road
Hallandale Beach Boulevard
SW 40th Avenue
NW 8th Avenue
I-95
Page 100 of 236
(Licensed to Kimley Horn & Associates)

Appendix D

Transit Route Information

For more details on our fares please visit our web site at Broward.org/BCT or call customer service: 954-357-8400.

Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.

Information: 954-357-8400

Hearing-speech impaired:
Florida Relay Service- 711 or 1-800-955-8771
TTY- 954-357-8302

This publication can be made available in alternative formats upon request.

This symbol is used on bus stop signs to indicate accessible bus stops.

BROWARD COUNTY
FLORIDA
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
An equal opportunity employer and provider of services.

Broward County Transit

ROUTE 28 ALL WEEK SCHEDULE

Memorial Hospital Miramar to Aventura Mall via Miramar Pkwy/Hallandale Beach Blvd

Effective 3/31/24



Safety Is Our Number One Priority

Mobile Ticketing App
Now Your **Phone** Is Your **Ticket** to ride BCT! Download the App today.

MyRide BROWARD.org
Real Time Bus Information
MyRide.Broward.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

MONDAY -FRIDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
	5:00a	5:07a	5:18a	5:34a	5:44a	5:57a
	5:25a	5:32a	5:43a	5:59a	6:09a	6:22a
5:30a	5:56a	6:05a	6:23a	6:51a	7:08a	7:26a
5:55a	6:21a	6:30a	6:48a	7:16a	7:33a	7:51a
6:20a	6:46a	6:55a	7:13a	7:41a	7:58a	8:16a
6:45a	7:12a	7:21a	7:38a	8:03a	8:21a	8:40a
7:10a	7:37a	7:46a	8:03a	8:28a	8:46a	9:05a
7:35a	8:02a	8:11a	8:28a	8:53a	9:11a	9:30a
8:04a	8:31a	8:40a	8:57a	9:22a	9:40a	9:59a
8:29a	8:56a	9:05a	9:22a	9:47a	10:05a	10:24a
8:56a	9:21a	9:30a	9:47a	10:09a	10:25a	10:44a
9:21a	9:46a	9:55a	10:12a	10:34a	10:50a	11:09a
9:48a	10:13a	10:22a	10:39a	11:01a	11:17a	11:36a
10:13a	10:38a	10:47a	11:04a	11:26a	11:42a	12:01p
10:39a	11:04a	11:13a	11:30a	11:52a	12:08p	12:27p
11:03a	11:28a	11:37a	11:54a	12:16p	12:32p	12:51p
11:28a	11:53a	12:02p	12:19p	12:41p	12:57p	1:16p
11:54a	12:19p	12:28p	12:45p	1:07p	1:23p	1:42p
12:21p	12:46p	12:55p	1:11p	1:34p	1:50p	2:12p
12:46p	1:11p	1:20p	1:36p	1:59p	2:15p	2:37p
1:09p	1:34p	1:43p	1:59p	2:22p	2:38p	3:00p
1:31p	1:56p	2:05p	2:21p	2:44p	3:00p	3:22p
1:56p	2:21p	2:30p	2:46p	3:09p	3:25p	3:47p
2:21p	2:48p	2:57p	3:16p	3:41p	3:57p	4:20p
2:47p	3:14p	3:23p	3:42p	4:07p	4:23p	4:46p
3:13p	3:40p	3:49p	4:08p	4:33p	4:49p	5:12p
3:42p	4:09p	4:18p	4:37p	5:02p	5:18p	5:41p
4:09p	4:36p	4:45p	5:04p	5:29p	5:45p	6:08p
4:38p	5:07p	5:16p	5:33p	5:55p	6:09p	6:27p
5:07p	5:36p	5:45p	6:02p	6:24p	6:38p	6:56p
5:36p	6:05p	6:14p	6:31p	6:53p	7:07p	7:25p
6:02p	6:31p	6:40p	6:57p	7:19p	7:33p	7:51p
6:28p	6:57p	7:06p	7:23p	7:45p	7:59p	8:17p
6:55p	7:20p	7:29p	7:45p	8:01p	8:12p	8:27p G
7:20p	7:45p	7:54p	8:10p	8:26p	8:37p	8:52p
7:47p	8:12p	8:21p	8:37p	8:53p	9:04p	9:19p
8:17p	8:42p	8:51p	9:07p	9:23p	9:34p	9:49p
8:47p	9:09p	9:17p	9:29p	9:43p	9:51p	10:06p
9:17p	9:39p	9:47p	9:59p	10:13p	10:21p	10:36p
9:47p	10:09p	10:17p	10:29p	10:43p	10:51p	11:06p
10:17p	10:39p	10:47p	10:59p	11:13p	11:21p	11:36p
10:47p	11:09p	11:17p	11:29p	11:43p	11:51p	12:06a G
11:17p	11:39p	11:47p	11:59p	12:13a	12:21a	12:36a G
11:45p	12:07a	12:15a	12:27a	12:41a	12:49a	1:04a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
5:15a	5:29a	5:45a	5:58a	6:11a	6:23a	6:41a
5:43a	5:57a	6:13a	6:26a	6:39a	6:51a	7:09a
6:08a	6:24a	6:45a	7:01a	7:15a	7:26a	7:50a
6:33a	6:49a	7:10a	7:26a	7:40a	7:51a	8:15a
6:56a	7:12a	7:33a	7:49a	8:03a	8:14a	8:38a
7:15a	7:31a	7:52a	8:08a	8:22a	8:33a	8:57a
7:40a	7:58a	8:29a	8:45a	8:58a	9:09a	9:29a
8:05a	8:23a	8:54a	9:10a	9:23a	9:34a	9:54a
8:30a	8:48a	9:19a	9:35a	9:48a	9:59a	10:19a
8:55a	9:13a	9:44a	10:00a	10:13a	10:24a	10:44a
9:20a	9:38a	10:09a	10:25a	10:38a	10:49a	11:09a
9:46a	10:04a	10:35a	10:51a	11:04a	11:15a	11:35a
10:14a	10:32a	11:03a	11:19a	11:32a	11:43a	12:03p
10:39a	10:58a	11:20a	11:35a	11:47a	11:58a	12:20p
11:04a	11:23a	11:45a	12:00p	12:12p	12:23p	12:45p
11:27a	11:46a	12:08p	12:23p	12:35p	12:46p	1:08p
11:52a	12:11p	12:33p	12:48p	1:00p	1:11p	1:33p
12:16p	12:35p	12:57p	1:12p	1:24p	1:35p	1:57p
12:40p	12:59p	1:21p	1:36p	1:48p	1:59p	2:21p
1:04p	1:26p	1:54p	2:13p	2:27p	2:38p	2:58p
1:29p	1:51p	2:19p	2:38p	2:52p	3:03p	3:23p
1:57p	2:19p	2:47p	3:06p	3:20p	3:31p	3:51p
2:25p	2:47p	3:15p	3:34p	3:48p	3:59p	4:19p
2:53p	3:15p	3:43p	4:02p	4:16p	4:27p	4:47p
3:19p	3:45p	4:16p	4:34p	4:48p	4:59p	5:23p
3:41p	4:07p	4:38p	4:56p	5:10p	5:21p	5:45p
4:05p	4:31p	5:02p	5:20p	5:34p	5:45p	6:09p
4:30p	4:56p	5:27p	5:45p	5:59p	6:10p	6:34p
4:59p	5:25p	5:56p	6:14p	6:28p	6:39p	7:03p
5:29p	5:54p	6:21p	6:38p	6:51p	7:00p	7:19p
5:59p	6:24p	6:51p	7:08p	7:21p	7:30p	7:49p G
6:25p	6:45p	7:05p	7:18p	7:29p	7:40p	7:58p
6:54p	7:14p	7:34p	7:47p	7:58p	8:09p	8:27p
7:22p	7:42p	8:02p	8:15p	8:26p	8:37p	8:55p
7:49p	8:09p	8:29p	8:42p	8:53p	9:04p	9:22p
8:09p	8:27p	8:45p	8:58p	9:09p	9:20p	9:38p G
8:34p	8:52p	9:10p	9:23p	9:34p	9:45p	10:03p
9:04p	9:22p	9:40p	9:53p	10:04p	10:15p	10:33p
9:34p	9:50p	10:05p	10:17p	10:27p	10:38p	10:53p
10:03p	10:19p	10:34p	10:46p	10:56p	11:07p	11:22p
10:27p	10:43p	10:58p	11:10p	11:20p	11:31p	11:46p G
10:57p	11:13p	11:28p	11:40p	11:50p	12:01a	12:16a G
11:27p	11:43p	11:58p	12:10a	12:20a	12:31a	12:46a G
11:57p	12:13a	12:28a	12:40a	12:50a	1:01a	1:16a G

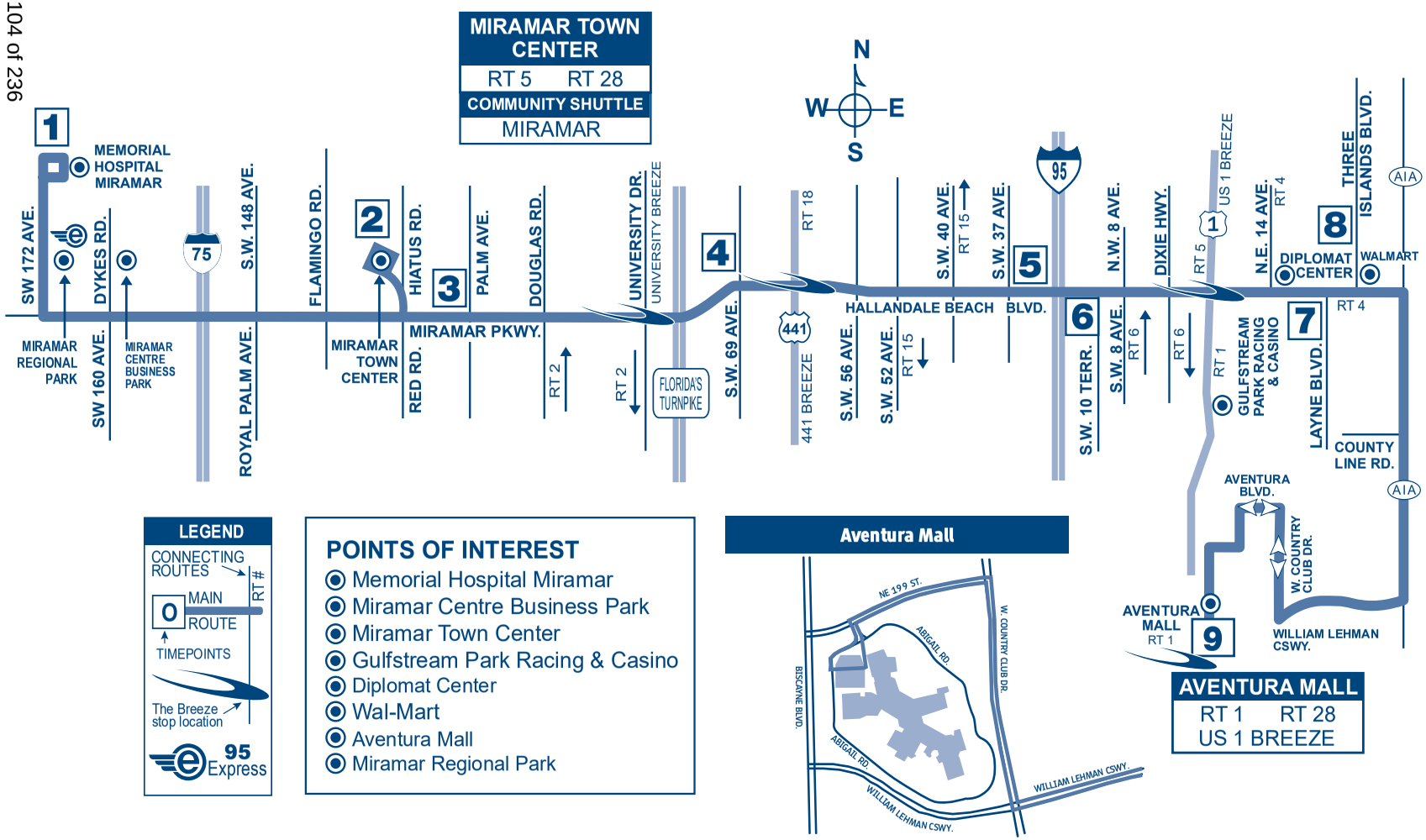
NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

ROUTE 28

Memorial Hospital Miramar to Aventura Mall

via Miramar Parkway/Hallandale Beach Boulevard



LEGEND

CONNECTING ROUTES

0 MAIN ROUTE

RT #

TIMEPOINTS

The Breeze stop location

95 Express

POINTS OF INTEREST

- Memorial Hospital Miramar
- Miramar Centre Business Park
- Miramar Town Center
- Gulfstream Park Racing & Casino
- Diplomat Center
- Wal-Mart
- Aventura Mall
- Miramar Regional Park

Aventura Mall

AVENTURA MALL

RT 1 RT 28

US 1 BREEZE

SATURDAY

There are additional bus stops in between those listed.

EASTBOUND

To Aventura Mall

MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	2	3	4	6	7	9
5:25a	5:45a	5:51a	6:04a	6:20a	6:31a	6:46a
5:48a	6:08a	6:14a	6:27a	6:43a	6:54a	7:09a
6:15a	6:35a	6:41a	6:54a	7:10a	7:21a	7:36a
6:45a	7:07a	7:15a	7:28a	7:45a	7:57a	8:14a
7:12a	7:34a	7:42a	7:55a	8:12a	8:24a	8:41a
7:42a	8:04a	8:12a	8:25a	8:42a	8:54a	9:11a
8:12a	8:34a	8:42a	8:55a	9:12a	9:24a	9:41a
8:42a	9:04a	9:12a	9:25a	9:42a	9:54a	10:11a
9:13a	9:35a	9:43a	9:56a	10:13a	10:25a	10:42a
9:45a	10:09a	10:18a	10:34a	10:53a	11:08a	11:27a
10:15a	10:39a	10:48a	11:04a	11:23a	11:38a	11:57a
10:45a	11:09a	11:18a	11:34a	11:53a	12:08p	12:27p
11:15a	11:39a	11:48a	12:04p	12:23p	12:38p	12:57p
11:45a	12:09p	12:18p	12:34p	12:53p	1:08p	1:27p
12:15p	12:39p	12:48p	1:04p	1:23p	1:38p	1:57p
12:45p	1:09p	1:18p	1:34p	1:53p	2:08p	2:27p
1:15p	1:39p	1:48p	2:04p	2:23p	2:38p	2:57p
1:40p	2:04p	2:13p	2:29p	2:48p	3:03p	3:23p
2:10p	2:34p	2:43p	2:59p	3:18p	3:33p	3:53p
2:41p	3:05p	3:14p	3:30p	3:49p	4:04p	4:24p
3:12p	3:36p	3:45p	4:01p	4:20p	4:35p	4:55p
3:43p	4:07p	4:16p	4:32p	4:51p	5:06p	5:26p
4:13p	4:37p	4:46p	5:02p	5:21p	5:36p	5:56p
4:43p	5:07p	5:16p	5:32p	5:51p	6:06p	6:26p
5:13p	5:37p	5:46p	6:02p	6:21p	6:36p	6:56p
5:38p	6:02p	6:11p	6:27p	6:46p	7:01p	7:21p
6:07p	6:31p	6:40p	6:56p	7:15p	7:30p	7:50p
6:38p	7:01p	7:10p	7:21p	7:36p	7:46p	8:00p G
7:06p	7:29p	7:38p	7:49p	8:04p	8:14p	8:28p
7:37p	8:00p	8:09p	8:20p	8:35p	8:45p	8:59p
8:08p	8:31p	8:40p	8:51p	9:06p	9:16p	9:30p
8:38p	9:01p	9:10p	9:21p	9:36p	9:46p	10:00p
9:10p	9:33p	9:42p	9:53p	10:08p	10:18p	10:32p
9:43p	10:06p	10:14p	10:24p	10:37p	10:47p	11:00p
10:14p	10:37p	10:45p	10:55p	11:08p	11:18p	11:31p
10:47p	11:10p	11:18p	11:28p	11:41p	11:51p	12:04a G
11:19p	11:42p	11:50p	12:00a	12:13a	12:23a	12:36a G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	8	5	4	3	2	1
5:35a	5:50a	6:04a	6:16a	6:26a	6:40a	6:58a
6:02a	6:17a	6:31a	6:43a	6:53a	7:07a	7:25a
6:30a	6:45a	6:59a	7:11a	7:21a	7:35a	7:53a
6:59a	7:14a	7:28a	7:40a	7:50a	8:04a	8:22a
7:26a	7:42a	7:58a	8:12a	8:23a	8:36a	8:55a
7:57a	8:13a	8:29a	8:43a	8:54a	9:07a	9:26a
8:28a	8:44a	9:00a	9:14a	9:25a	9:38a	9:57a
8:55a	9:11a	9:27a	9:41a	9:52a	10:05a	10:24a
9:25a	9:43a	10:03a	10:18a	10:29a	10:41a	11:00a
9:55a	10:13a	10:33a	10:48a	10:59a	11:11a	11:30a
10:25a	10:43a	11:03a	11:18a	11:29a	11:41a	12:00p
10:55a	11:13a	11:33a	11:48a	11:59a	12:11p	12:30p
11:20a	11:38a	11:58a	12:13p	12:24p	12:36p	12:55p
11:45a	12:03p	12:23p	12:38p	12:49p	1:01p	1:20p
12:15p	12:33p	12:53p	1:08p	1:19p	1:31p	1:50p
12:45p	1:04p	1:25p	1:40p	1:52p	2:05p	2:24p
1:15p	1:34p	1:55p	2:10p	2:22p	2:35p	2:54p
1:45p	2:04p	2:25p	2:40p	2:52p	3:05p	3:24p
2:15p	2:34p	2:55p	3:10p	3:22p	3:35p	3:54p
2:45p	3:04p	3:25p	3:40p	3:52p	4:05p	4:24p
3:15p	3:34p	3:55p	4:10p	4:22p	4:35p	4:54p
3:43p	4:02p	4:23p	4:38p	4:50p	5:03p	5:22p
4:13p	4:34p	4:56p	5:10p	5:22p	5:33p	5:51p
4:43p	5:04p	5:26p	5:40p	5:52p	6:03p	6:21p
5:13p	5:34p	5:56p	6:10p	6:22p	6:33p	6:51p
5:43p	6:04p	6:26p	6:40p	6:52p	7:03p	7:21p
6:13p	6:34p	6:56p	7:10p	7:22p	7:33p	7:51p
6:43p	7:04p	7:26p	7:40p	7:52p	8:03p	8:21p
7:13p	7:34p	7:56p	8:10p	8:22p	8:33p	8:51p
7:38p	7:55p	8:11p	8:22p	8:32p	8:44p	9:00p G
8:05p	8:22p	8:38p	8:49p	8:59p	9:11p	9:27p
8:39p	8:56p	9:12p	9:23p	9:33p	9:45p	10:01p
9:11p	9:28p	9:44p	9:55p	10:05p	10:17p	10:33p
9:43p	10:00p	10:16p	10:27p	10:37p	10:49p	11:05p
10:13p	10:30p	10:46p	10:57p	11:07p	11:19p	11:35p G
10:46p	11:03p	11:19p	11:30p	11:40p	11:52p	12:08a G
11:14p	11:31p	11:47p	11:58p	12:08a	12:20a	12:36a G
11:44p	12:01a	12:17a	12:28a	12:38a	12:50a	1:06a G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

SUNDAY

EASTBOUND

To Aventura Mall

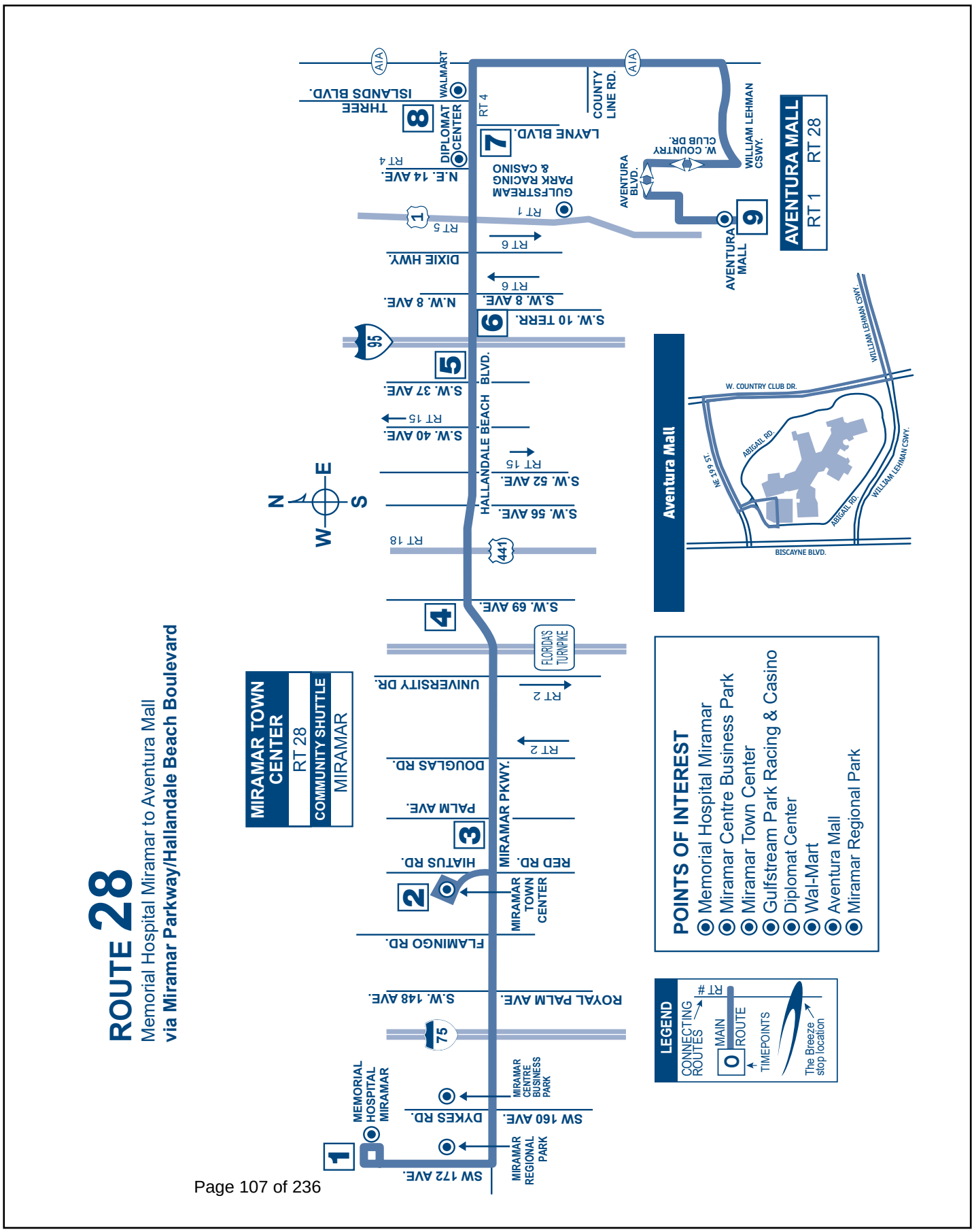
MEMORIAL HOSPITAL MIRAMAR	MIRAMAR TOWN CENTER	MIRAMAR PARKWAY & PALM AVE	MIRAMAR PARKWAY & SW 69TH	HALLANDALE BCH BLVD & SW 10 TERR	HALLANDALE BCH BLVD & LAYNE BLVD	AVENTURA MALL
1	**2**	**3**	**4**	**6**	**7**	**9**
8:00a	8:21a	8:29a	8:41a	8:59a	9:12a	9:29a
8:45a	9:06a	9:14a	9:26a	9:44a	9:57a	10:14a
9:25a	9:46a	9:54a	10:06a	10:24a	10:37a	10:54a
10:05a	10:27a	10:36a	10:51a	11:09a	11:23a	11:42a
10:45a	11:07a	11:16a	11:31a	11:49a	12:03p	12:22p
11:30a	11:52a	12:01p	12:16p	12:34p	12:48p	1:07p
12:15p	12:37p	12:46p	1:01p	1:19p	1:33p	1:52p
1:00p	1:22p	1:31p	1:46p	2:04p	2:18p	2:37p
1:45p	2:07p	2:16p	2:31p	2:49p	3:03p	3:22p
2:30p	2:53p	3:02p	3:15p	3:33p	3:46p	4:05p
3:15p	3:38p	3:47p	4:00p	4:18p	4:31p	4:50p
4:00p	4:23p	4:32p	4:45p	5:03p	5:16p	5:35p
4:45p	5:08p	5:17p	5:30p	5:48p	6:01p	6:20p
5:30p	5:53p	6:02p	6:15p	6:33p	6:46p	7:05p
6:15p	6:38p	6:46p	6:59p	7:14p	7:24p	7:40p
6:57p	7:20p	7:28p	7:41p	7:56p	8:06p	8:22p
7:42p	8:05p	8:13p	8:26p	8:41p	8:51p	9:07p G
8:22p	8:45p	8:53p	9:06p	9:21p	9:31p	9:47p G

WESTBOUND

To Memorial Hospital Miramar

AVENTURA MALL	HALLANDALE BCH BLVD & THREE ISLANDS BLVD	HALLANDALE BCH B/SW 37 A	MIRAMAR PARKWAY & SW 69TH	MIRAMAR PARKWAY & PALM AVE	MIRAMAR TOWN CENTER	MEMORIAL HOSPITAL MIRAMAR
9	**8**	**5**	**4**	**3**	**2**	**1**
7:45a	8:02a	8:18a	8:31a	8:42a	8:52a	9:10a
8:25a	8:42a	8:58a	9:11a	9:22a	9:32a	9:50a
9:05a	9:22a	9:38a	9:51a	10:02a	10:12a	10:30a
9:50a	10:07a	10:23a	10:36a	10:47a	10:57a	11:15a
10:30a	10:49a	11:08a	11:22a	11:33a	11:43a	12:03p
11:12a	11:31a	11:50a	12:04p	12:15p	12:25p	12:45p
11:57a	12:16p	12:35p	12:49p	1:00p	1:10p	1:30p
12:41p	1:00p	1:19p	1:33p	1:44p	1:54p	2:14p
1:26p	1:45p	2:04p	2:18p	2:29p	2:39p	2:59p
2:08p	2:29p	2:50p	3:05p	3:16p	3:26p	3:45p
2:53p	3:14p	3:35p	3:50p	4:01p	4:11p	4:30p
3:38p	3:59p	4:20p	4:35p	4:46p	4:56p	5:15p
4:21p	4:42p	5:03p	5:18p	5:29p	5:39p	5:58p
5:05p	5:26p	5:47p	6:02p	6:13p	6:23p	6:42p
5:50p	6:11p	6:32p	6:47p	6:58p	7:08p	7:27p
6:35p	6:55p	7:14p	7:27p	7:38p	7:47p	8:04p
7:20p	7:40p	7:59p	8:12p	8:23p	8:32p	8:49p G
7:55p	8:15p	8:34p	8:47p	8:58p	9:07p	9:24p G
8:35p	8:55p	9:14p	9:27p	9:38p	9:47p	10:04p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP
Times with the letter "G" after them indicate bus returns to garage.


ROUTE 28
Memorial Hospital Miramar to Aventura Mall
via Miramar Parkway/Hallandale Beach Boulevard
MIRAMAR TOWN CENTER
RT 28
COMMUNITY SHUTTLE
MIRAMAR
AVENTURA MALL
RT 1 RT 28
POINTS OF INTEREST
Memorial Hospital Miramar
Miramar Centre Business Park
Miramar Town Center
Gulfstream Park Racing & Casino
Diplomat Center
Wal-Mart
Aventura Mall
Miramar Regional Park
LEGEND
CONNECTING ROUTES
RT #
MAIN ROUTE
TIMEPOINTS
The Breeze stop location
Aventura Mall
W. COUNTRY CLUB DR.
ABIGAIL RD.
NE 34 ST
WILLIAM LEHMAN CSWY.
BISCAYNE BLVD.
MEMORIAL HOSPITAL MIRAMAR
MIRAMAR REGIONAL PARK
DYKES RD.
SW 172 AVE.
MIRAMAR CENTRE BUSINESS PARK
SW 160 AVE.
S.W. 148 AVE.
ROYAL PALM AVE.
FLAMINGO RD.
MIRAMAR TOWN CENTER
HIATUS RD.
RED RD.
MIRAMAR PKWY.
PALM AVE.
DOUGLAS RD.
UNIVERSITY DR.
FLORIDAS TURNPIKE
S.W. 69 AVE.
RT 18
441
S.W. 56 AVE.
S.W. 52 AVE.
RT 15
S.W. 40 AVE.
RT 15
HALLANDALE BEACH BLVD.
S.W. 37 AVE.
95
S.W. 10 TERR.
S.W. 8 AVE.
RT 6
RT 6
N.W. 8 AVE.
DIXIE HWY.
RT 5
1
RT 1
GULFSTREAM PARK RACING & CASINO
N.E. 14 AVE.
RT 4
DIPLOMAT CENTER
WALMART
THREE ISLANDS BLVD.
A1A
RT 4
LAYNE BLVD.
COUNTY LINE RD.
A1A
AVENTURA BLVD.
W. COUNTRY CLUB DR.
WILLIAM LEHMAN CSWY.
AVENTURA MALL
1
2
3
4
5
6
7
8
9
N
S
E
W

Customer Service

Monday - Friday.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.* Children (under 40 inches ride FREE)

Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

10 Ride Pass: 10 Rides any time, any day. Expires after the tenth ride is taken.

7 Day Pass: Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

31 Day Adult Pass: Unlimited rides for 31 consecutive days. Starts on the first day card is used.

31 Day Reduced Pass: Youth*, Seniors*, Disabled*, Medicare*, College Student*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

****Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

****Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

** Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324



WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.

TRANSFER POLICY - EFFECTIVE 7/10/11

TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a $1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the $1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the $1.00 upgrade fee when boarding Express buses.

PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays $.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a $.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

Appendix E

Trip Generation

Existing Development Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 1.29(X)	50%	50%	34	33	67	12.6%	9	30	28	58	0.0%	0	30	28	58	0.0%	0	30	28	58
2	Office Park	12	750	39.28	KSF	T = 9.97(X)	50%	50%	196	196	392	12.6%	49	172	171	343	0.0%	0	172	171	343	0.0%	0	172	171	343
								Total:	230	229	459	12.6%	58	202	199	401	0.0%	0	202	199	401	0.0%	0	202	199	401

Note: As the weekday rate for Office Park (LUC 750) is not available, the weekday rate for similar land use Business Park (LUC 770) was utilized.

Proposed Redevelopment Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 30.65(X)	50%	50%	2,085	2,085	4,170	12.6%	525	1,823	1,822	3,645	0.0%	0	1,823	1,822	3,645	42.0%	1,531	1,057	1,057	2,114
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 54.45(X)	50%	50%	201	201	402	12.6%	51	176	175	351	0.0%	0	176	175	351	40.0%	140	106	105	211
								Total:	2,286	2,286	4,572	12.6%	576	1,999	1,997	3,996	0.0%	0	1,999	1,997	3,996	41.8%	1,671	1,163	1,162	2,325

NET NEW TRIPS	**961**	**963**	**1,924**

Existing Development A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.08(X)	59%	41%	2	2	4	12.6%	1	1	2	3	0.0%	0	1	2	3	0.0%	0	1	2	3
2	Office Park	12	750	39.28	KSF	T = 1.03(X)	89%	11%	36	4	40	12.6%	5	32	3	35	0.0%	0	32	3	35	0.0%	0	32	3	35
								Total:	38	6	44	12.6%	6	33	5	38	0.0%	0	33	5	38	0.0%	0	33	5	38

Proposed Redevelopment A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 1.5(X)	57%	43%	116	88	204	12.6%	26	101	77	178	0.0%	0	101	77	178	0.0%	0	101	77	178
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	T = 3.93(X)	55%	45%	16	13	29	12.6%	4	14	11	25	0.0%	0	14	11	25	0.0%	0	14	11	25
								Total:	132	101	233	12.6%	29	115	88	203	0.0%	0	115	88	203	0.0%	0	115	88	203

NET NEW TRIPS	**82**	**83**	**165**

Existing Development P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Mini-Warehouse	12	151	52.084	KSF	T = 0.14(X)	48%	52%	3	4	7	12.6%	1	3	3	6	0.0%	0	3	3	6	0.0%	0	3	3	6
2	Office Park	12	750	39.28	KSF	T = 1.21(X)	15%	85%	7	41	48	12.6%	6	6	36	42	0.0%	0	6	36	42	0.0%	0	6	36	42
								Total:	10	45	55	12.6%	7	9	39	48	0.0%	0	9	39	48	0.0%	0	9	39	48

Proposed Redevelopment P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Home Improvement Superstore	12	862	136.041	KSF	T = 2.28(X)	49%	51%	152	158	310	12.6%	39	133	138	271	0.0%	0	133	138	271	42.0%	114	77	80	157
2	Strip Retail Plaza (<40k)	12	822	7.381	LKSF	Ln(T) = 0.68 Ln(X) + 2.77	50%	50%	31	31	62	12.6%	8	27	27	54	0.0%	0	27	27	54	40.0%	22	16	16	32
								Total:	183	189	372	12.6%	47	160	165	325	0.0%	0	160	165	325	41.9%	136	93	96	189

NET NEW TRIPS	**84**	**57**	**141**

Means of Transportation to Work

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

(24+43+0)/509 = 12.6%

Label	Census Tract 1005.01; Broward County; Florida	
	Estimate	Margin of Error
Total:	509	±173
Car, truck, or van:	403	±166
Drove alone	363	±160
Carpooled:	40	±34
In 2-person carpool	40	±34
In 3-person carpool	0	±15
In 4-person carpool	0	±15
In 5- or 6-person carpool	0	±15
In 7-or-more-person carpool	0	±15
Public transportation (excluding taxicab):	24	±39
Bus	24	±39
Subway or elevated rail	0	±15
Long-distance train or commuter rail	0	±15
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±15
Ferryboat	0	±15
Taxicab	0	±15
Motorcycle	0	±15
Bicycle	43	±62
Walked	0	±15
Other means	18	±27
Worked from home	21	±23

Table Notes

Means of Transportation to Work

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2022

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official sourc of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and dissemina the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the
Methodology
section.

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represent through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may diff from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-
The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of th median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associate with a median was larger than the median itself.

N
The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)
The estimate or margin of error is not applicable or not available.

median-
The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+
The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**
The margin of error could not be computed because there were an insufficient number of sample observations.

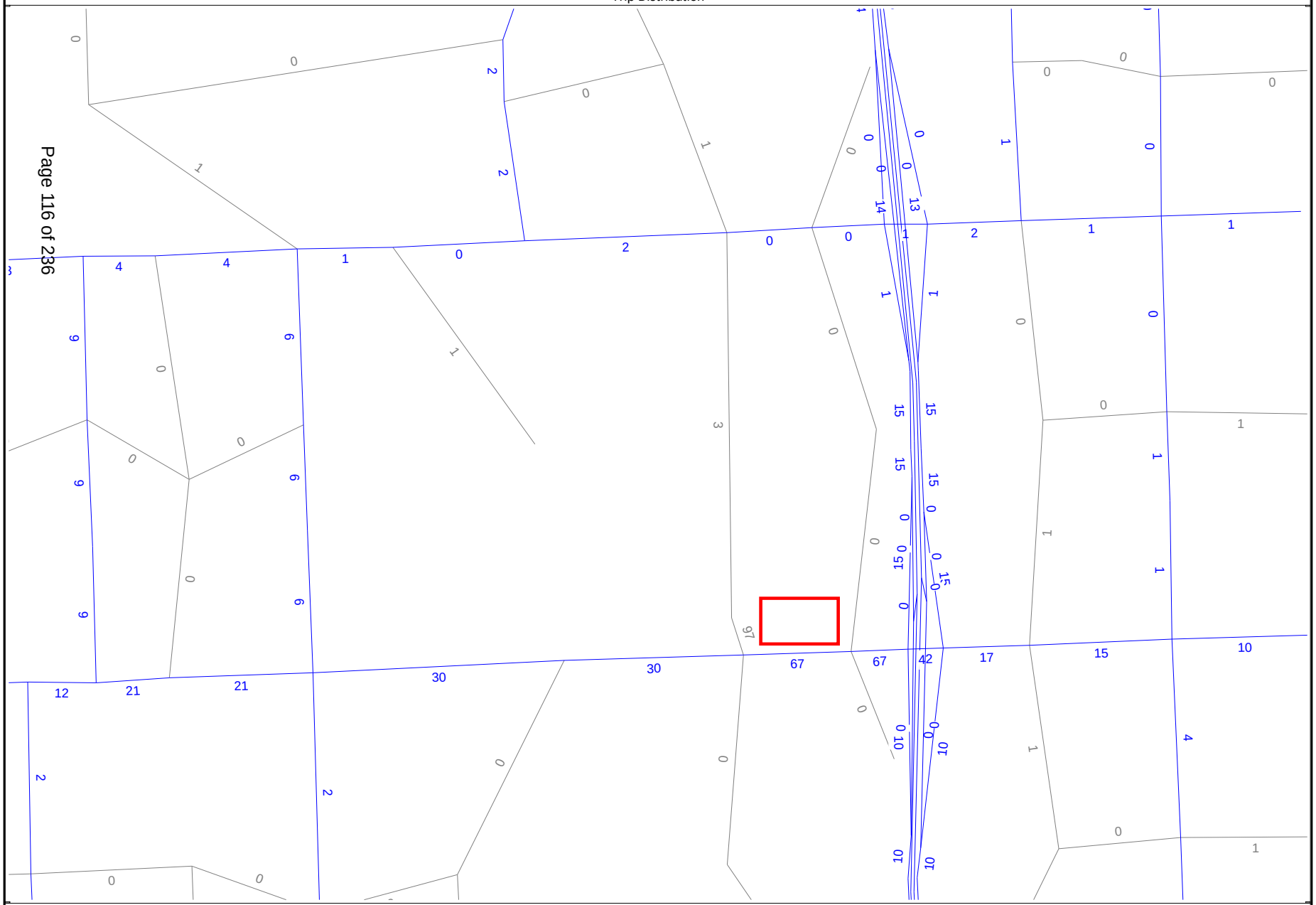
***
The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

*****

Appendix F

Trip Distribution

HD Town on Pembroke Park
SERPM 8.542
Trip Distribution



cube

(Licensed to Kimley Horn & Associates)

Appendix G

Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Lake Shore Drive
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.89
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		16	1,184	9		36	1,133	12		32	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**17**	**1,243**	**9**		**38**	**1,190**	**13**		**34**	**0**	**37**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		22	1,064	24		60	1,716	21		14	0	35		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**23**	**1,117**	**25**		**63**	**1,802**	**22**		**15**	**0**	**37**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	21	0		1	20	0		1	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**17**	**1,264**	**9**		**39**	**1,210**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	19	0		1	31	0		0	0	1		0	0	0
PM NON-PROJECT TRAFFIC		**23**	**1,136**	**25**		**64**	**1,833**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting							59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting							30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25				25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**17**	**1,289**	**9**		**39**	**1,235**	**13**		**35**	**0**	**38**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By							1									
	Valet																
	Net New			25				17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**		**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**23**	**1,161**	**25**		**64**	**1,851**	**22**		**15**	**0**	**38**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and S Park Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.91
PM PEAK HOUR FACTOR: 0.96

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		75	1,177	0	18	0	1,097	93		14	7	11		240	1	83
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**79**	**1,236**	**0**	**19**	**0**	**1,152**	**98**		**15**	**7**	**12**		**252**	**1**	**87**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		73	1,021	2	33	3	1,607	109		7	6	5		229	2	183
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**77**	**1,072**	**2**	**35**	**3**	**1,687**	**114**		**7**	**6**	**5**		**240**	**2**	**192**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		1	21	0	0	0	20	2		0	0	0		4	0	1
AM NON-PROJECT TRAFFIC		**80**	**1,257**	**0**	**19**	**0**	**1,172**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0	0	0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		1	18	0	1	0	29	2		0	0	0		4	0	3
PM NON-PROJECT TRAFFIC		**78**	**1,090**	**2**	**36**	**3**	**1,716**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting					41.0%		59.0%									
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting					67.0%		30.0%									

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			25		56		25									
AM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**56**	**0**	**25**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**80**	**1,282**	**0**	**75**	**0**	**1,197**	**100**		**15**	**7**	**12**		**256**	**1**	**88**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By					28		1									
	Valet																
	Net New			25		38		17									
PM TOTAL PROJECT TRAFFIC			**0**	**25**	**0**	**66**	**0**	**18**	**0**		**0**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**78**	**1,115**	**2**	**102**	**3**	**1,734**	**116**		**7**	**6**	**5**		**244**	**2**	**195**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.93
PM PEAK HOUR FACTOR: 0.98

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,445	19		14	1,187	10		0	0	30		0	0	4
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,517**	**20**		**15**	**1,246**	**11**		**0**	**0**	**32**		**0**	**0**	**4**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,252	36		47	1,727	17		0	0	28		0	0	9
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,315**	**38**		**49**	**1,813**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	26	0		0	21	0		0	0	1		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,543**	**20**		**15**	**1,267**	**11**		**0**	**0**	**33**		**0**	**0**	**4**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	1		1	31	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,338**	**39**		**50**	**1,844**	**18**		**0**	**0**	**29**		**0**	**0**	**9**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%									
	Exiting			41.0%				80.0%									20.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%													
	Exiting			67.0%				82.0%									15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				68									13
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**68**	**0**		**0**	**0**	**0**		**0**	**0**	**13**
AM TOTAL TRAFFIC			**0**	**1,624**	**20**		**15**	**1,335**	**11**		**0**	**0**	**33**		**0**	**0**	**17**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				15									14
	Valet																
	Net New			63				47									8
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**62**	**0**		**0**	**0**	**0**		**0**	**0**	**22**
PM TOTAL TRAFFIC			**0**	**1,429**	**39**		**50**	**1,906**	**18**		**0**	**0**	**29**		**0**	**0**	**31**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and SW 31st Avenue
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.96
PM PEAK HOUR FACTOR: 0.95

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements	5	10	1,439	2		26	1,128	43		0	0	23		0	0	62
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS	**5**	**11**	**1,511**	**2**		**27**	**1,184**	**45**		**0**	**0**	**24**		**0**	**0**	**65**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	11	13	1,252	10		86	1,685	38		0	0	12		0	0	91
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS	**12**	**14**	**1,315**	**11**		**90**	**1,769**	**40**		**0**	**0**	**13**		**0**	**0**	**96**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH	0	0	26	0		0	20	1		0	0	0		0	0	1
AM NON-PROJECT TRAFFIC	**5**	**11**	**1,537**	**2**		**27**	**1,204**	**46**		**0**	**0**	**24**		**0**	**0**	**66**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC	0	0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH	0	0	23	0		2	30	1		0	0	0		0	0	2
PM NON-PROJECT TRAFFIC	**12**	**14**	**1,338**	**11**		**92**	**1,799**	**41**		**0**	**0**	**13**		**0**	**0**	**98**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering	10.0%	31.0%	-41.0%													
	Exiting			41.0%													21.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering	10.0%	20.0%					67.0%									
	Exiting			67.0%													15.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New	8	17	56				55									12
AM TOTAL PROJECT TRAFFIC		**8**	**17**	**56**	**0**		**0**	**55**	**0**		**0**	**0**	**0**		**0**	**0**	**12**
AM TOTAL TRAFFIC		**13**	**28**	**1,593**	**2**		**27**	**1,259**	**46**		**0**	**0**	**24**		**0**	**0**	**78**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By	6	21	1													14
	Valet																
	Net New	8	17	38				56									9
PM TOTAL PROJECT TRAFFIC		**14**	**38**	**39**	**0**		**0**	**56**	**0**		**0**	**0**	**0**		**0**	**0**	**23**
PM TOTAL TRAFFIC		**26**	**52**	**1,377**	**11**		**92**	**1,855**	**41**		**0**	**0**	**13**		**0**	**0**	**121**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: SW 27th Street and Bryan Road
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.87
PM PEAK HOUR FACTOR: 0.86

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	19	4		3	58	0		6	0	7		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**20**	**4**		**3**	**61**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	36	14		2	43	0		14	0	28		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**38**	**15**		**2**	**45**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	1	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**20**	**4**		**3**	**62**	**0**		**6**	**0**	**7**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	1	0		0	1	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**39**	**15**		**2**	**46**	**0**		**15**	**0**	**29**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering				3.0%												
	Exiting										3.0%						

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				2						2						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**20**	**6**		**3**	**62**	**0**		**8**	**0**	**7**		**0**	**0**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				3						2						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**3**		**0**	**0**	**0**		**2**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**39**	**18**		**2**	**46**	**0**		**17**	**0**	**29**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and South Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	1,475	0		0	1,211	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**1,549**	**0**		**0**	**1,272**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	1,280	0		0	1,791	0		0	0	0		0	0	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**1,344**	**0**		**0**	**1,881**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	27	0		0	22	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**1,576**	**0**		**0**	**1,294**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	23	0		0	32	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**1,367**	**0**		**0**	**1,913**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							-59.0%	69.0%								
	Exiting			41.0%				21.0%									59.0%
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering			30.0%					77.0%								
	Exiting			67.0%				15.0%									67.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New			81				12	63								56
AM TOTAL PROJECT TRAFFIC			**0**	**81**	**0**		**0**	**12**	**63**		**0**	**0**	**0**		**0**	**0**	**56**
AM TOTAL TRAFFIC			**0**	**1,657**	**0**		**0**	**1,306**	**63**		**0**	**0**	**0**		**0**	**0**	**56**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			28				-26	46								41
	Valet																
	Net New			63				9	64								38
PM TOTAL PROJECT TRAFFIC			**0**	**91**	**0**		**0**	**-17**	**110**		**0**	**0**	**0**		**0**	**0**	**79**
PM TOTAL TRAFFIC			**0**	**1,458**	**0**		**0**	**1,896**	**110**		**0**	**0**	**0**		**0**	**0**	**79**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Hallandale Beach Boulevard and East Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	58	0		0	62	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**61**	**0**		**0**	**65**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	62	0		0	91	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**65**	**0**		**0**	**96**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	1	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**62**	**0**		**0**	**66**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	2	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**66**	**0**		**0**	**98**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering										31.0%						
	Exiting				21.0%												
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										20.0%						
	Exiting				15.0%												

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New				12						17						
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**0**	**0**		**0**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**12**		**0**	**0**	**0**		**17**	**62**	**0**		**0**	**66**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By				14						21						
	Valet																
	Net New				9						17						
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**23**		**0**	**0**	**0**		**38**	**66**	**0**		**0**	**98**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Bryan Road and West Project Driveway
COUNT DATE: December 5, 2024
AM PEAK HOUR FACTOR: 0.92
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	13	0		0	7	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	42	0		0	16	0
Peak Season Correction Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**44**	**0**		**0**	**17**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	0	0		0	0	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**14**	**0**		**0**	**7**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	1	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**45**	**0**		**0**	**17**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting						20.0%										
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering														3.0%		
	Exiting						15.0%		3.0%								

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New						13		2						2		
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**0**	**0**		**2**	**0**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**0**		**13**	**0**	**2**		**0**	**14**	**0**		**2**	**7**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By						14										
	Valet																
	Net New						8		2						3		
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**0**	**0**		**3**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**0**		**22**	**0**	**2**		**0**	**45**	**0**		**3**	**17**	**0**

Appendix H

Intersection Capacity Analysis Worksheets

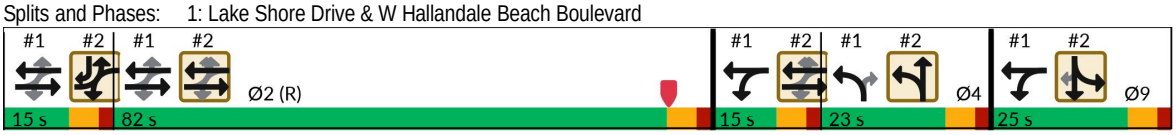
Existing A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1243	38	1190	34	37				
Future Volume (vph)	17	1243	38	1190	34	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1407	43	1352	38	42
v/c Ratio	0.41	0.65	0.09	0.43	0.43	0.19
Control Delay (s/veh)	52.5	23.0	1.3	1.2	87.3	2.0
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.5	23.2	1.3	1.4	87.3	2.0
Queue Length 50th (ft)	11	519	3	49	40	0
Queue Length 95th (ft)	#55	608	m5	53	80	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2170	507	3153	188	296
Starvation Cap Reductn	0	0	0	678	0	0
Spillback Cap Reductn	0	177	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.71	0.08	0.55	0.20	0.14

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Future Volume (vph)	17	1243	9	38	1190	13	34	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.12	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		216	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1397	10	43	1337	15	38	0	42	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	40	0	0	0
Lane Group Flow (vph)	19	1407	0	43	1352	0	38	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Effective Green, g (s)	97.1	97.1		129.1	141.1		6.9		6.9			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2145		485	3114		76		68			
v/s Ratio Prot		c0.40		0.02	c0.38		c0.02					
v/s Ratio Perm	0.25			0.05					0.00			
v/c Ratio	0.41	0.66		0.09	0.43		0.50		0.03			
Uniform Delay, d1	16.5	20.5		8.2	1.8		74.9		73.3			
Progression Factor	1.00	1.00		0.62	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.7	21.1		5.1	0.9		76.7		73.4			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.1			1.0			75.0			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	12.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		

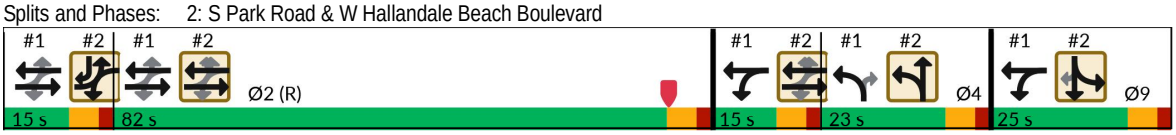
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Future Volume (vph)	79	1236	0	1152	98	7	252	1	87		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	87	1358	21	1266	108	37	138	140	96
v/c Ratio	0.27	0.67	0.07	0.63	0.12	0.37	0.57	0.58	0.21
Control Delay (s/veh)	7.7	10.1	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.7	10.5	9.5	24.9	3.3	62.4	73.0	73.3	8.0
Queue Length 50th (ft)	1	562	7	454	3	25	141	143	0
Queue Length 95th (ft)	m24	202	18	527	31	65	223	225	43
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	321	2012	297	2012	898	195	248	249	461
Starvation Cap Reductn	0	222	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.76	0.07	0.63	0.12	0.19	0.56	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Future Volume (vph)	79	1236	0	19	0	1152	98	15	7	12	252	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	249	3539			206	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	87	1358	0	21	0	1266	108	16	8	13	277	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	87	1358	0	0	21	1266	63	0	25	0	138	140
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Effective Green, g (s)	106.1	89.9			106.1	89.9	89.9		6.9		23.0	23.0
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	319	1988			294	1988	843		74		241	242
v/s Ratio Prot	c0.03	c0.38			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.15				0.04		0.04					
v/c Ratio	0.27	0.68			0.07	0.64	0.08		0.33		0.57	0.58
Uniform Delay, d1	14.5	24.9			14.5	23.9	16.0		74.3		63.9	64.0
Progression Factor	0.69	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.6			0.0	0.5	0.0		1.0		2.0	2.1
Delay (s)	10.1	9.4			14.6	24.4	16.0		75.3		66.0	66.1
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.5				23.6			75.3			60.9
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.63		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	66.9%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	87
Future Volume (vph)	87
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	96
RTOR Reduction (vph)	72
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.2
Effective Green, g (s)	39.2
Actuated g/C Ratio	0.25
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	442
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.2
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.2
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Future Vol, veh/h	0	1517	20	15	1246	11	0	0	32	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1631	22	16	1340	12	0	0	34	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1658	0	0	-	-	834	-	-	685
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	380	-	-	0	0	954	0	0	1071
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	379	-	-	-	-	947	-	-	1061
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.95	8.41
HCM LOS			A	A

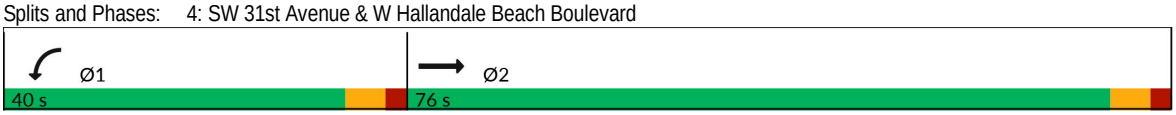
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	947	-	-	379	-	-	1061
HCM Lane V/C Ratio	0.036	-	-	0.043	-	-	0.004
HCM Control Delay (s/veh)	8.9	-	-	14.9	-	-	8.4
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1511	27	1184	24	65
Future Volume (vph)	11	1511	27	1184	24	65
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	24.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.4
Natural Cycle: 50
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	17	1576	28	1282	25	71
v/c Ratio	0.01	0.34	0.23	0.25	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	100	48	0	0	0
Internal Link Dist (ft)		245		358		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4704	627	5055	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.04	0.25	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Future Volume (vph)	5	11	1511	2	27	1184	45	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5084		1770	5056				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5084		1770	5056				1591		
Peak-hour factor, PHF	0.96	0.92	0.96	0.96	0.96	0.96	0.92	0.96	0.92	0.96	0.92	0.92
Adj. Flow (vph)	5	12	1574	2	28	1233	49	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	17	1576	0	28	1282	0	0	0	25	0	0
Confl. Peds. (#/hr)				9	9			3		1		
Confl. Bikes (#/hr)				8								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	4333		49	5056				1591		
v/s Ratio Prot			c0.31		0.02	0.25						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.36		0.57	0.25				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		9.6	0.1				0.0		
Delay (s)		0.0	1.8		57.7	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.5	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	65
Future Volume (vph)	65
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	71
RTOR Reduction (vph)	0
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	61	6	7
Future Vol, veh/h	20	4	3	61	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	70	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

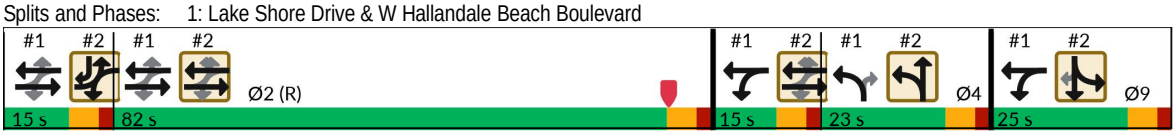
Future Background A.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1264	39	1210	35	38				
Future Volume (vph)	17	1264	39	1210	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1430	44	1375	39	43
v/c Ratio	0.41	0.66	0.09	0.43	0.43	0.20
Control Delay (s/veh)	52.6	23.4	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	52.6	23.6	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	537	3	50	41	0
Queue Length 95th (ft)	#55	625	m5	54	81	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2166	502	3151	188	296
Starvation Cap Reductn	0	0	0	674	0	0
Spillback Cap Reductn	0	172	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.72	0.09	0.56	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Future Volume (vph)	17	1264	9	39	1210	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3532		1770		1583			
Flt Permitted	0.04	1.00		0.11	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		206	3532		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1420	10	44	1360	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1430	0	44	1375	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.9	96.9		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.61	0.61		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2140		479	3112		77		69			
v/s Ratio Prot		c0.40		0.02	c0.39		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.67		0.09	0.44		0.51		0.03			
Uniform Delay, d1	16.6	20.9		8.6	1.8		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.6		0.0	0.0		1.9		0.1			
Delay (s)	18.8	21.5		5.3	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		21.5			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	13.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.2%	ICU Level of Service	A
Analysis Period (min)	15		

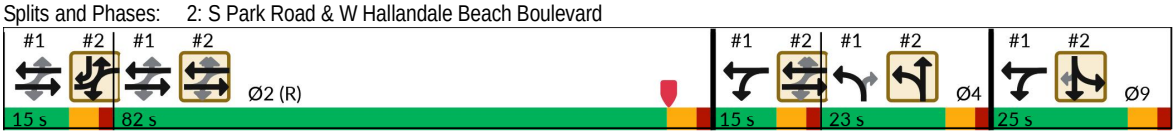
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Future Volume (vph)	80	1257	0	1172	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1381	21	1288	110	37	140	142	97
v/c Ratio	0.28	0.69	0.07	0.64	0.12	0.37	0.58	0.58	0.21
Control Delay (s/veh)	9.7	10.1	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Delay	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.7	10.5	9.6	25.2	3.5	62.1	73.2	73.5	8.2
Queue Length 50th (ft)	1	577	7	466	4	25	143	145	0
Queue Length 95th (ft)	m27	206	18	540	33	65	225	229	45
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	312	2012	289	2012	898	195	249	250	460
Starvation Cap Reductn	0	221	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.77	0.07	0.64	0.12	0.19	0.56	0.57	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Future Volume (vph)	80	1257	0	19	0	1172	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.13	1.00			0.11	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	238	3539			196	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1381	0	21	0	1288	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1381	0	0	21	1288	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Effective Green, g (s)	105.9	89.9			105.9	89.9	89.9		7.0		23.1	23.1
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.14	0.14
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	310	1988			287	1988	843		75		242	243
v/s Ratio Prot	c0.03	c0.39			0.01	0.36			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.04		0.04					
v/c Ratio	0.28	0.69			0.07	0.65	0.08		0.33		0.58	0.58
Uniform Delay, d1	14.9	25.2			15.0	24.1	16.1		74.2		63.9	64.0
Progression Factor	0.89	0.35			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.1	0.7			0.0	0.6	0.0		0.9		2.1	2.3
Delay (s)	13.4	9.5			15.0	24.7	16.1		75.1		66.0	66.3
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.7				23.9			75.1			61.1
Approach LOS		A				C			E			E

Intersection Summary			
HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	67.6%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Future Vol, veh/h	0	1543	20	15	1267	11	0	0	33	0	0	4
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1659	22	16	1362	12	0	0	35	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1686	0	0	-	-	848	-	-	696
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	371	-	-	0	0	944	0	0	1061
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	369	-	-	-	-	937	-	-	1052
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.18	8.99	8.44
HCM LOS			A	A

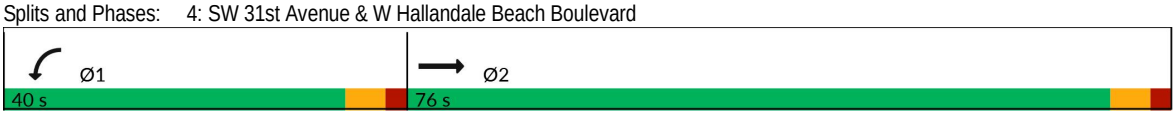
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	937	-	-	369	-	-	1052
HCM Lane V/C Ratio	0.038	-	-	0.044	-	-	0.004
HCM Control Delay (s/veh)	9	-	-	15.2	-	-	8.4
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	11	1537	27	1204	24	66
Future Volume (vph)	11	1537	27	1204	24	66
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	16	1603	28	1302	25	69
v/c Ratio	0.01	0.34	0.23	0.26	0.02	0.04
Control Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.5	49.3	0.1	0.0	0.0
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	103	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5001	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.34	0.05	0.26	0.02	0.04

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Future Volume (vph)	5	11	1537	2	27	1204	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5004				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5004				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	5	11	1601	2	28	1254	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	16	1603	0	28	1302	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5004				1576		
v/s Ratio Prot			c0.32		0.02	0.26						
v/s Ratio Perm		0.01								0.02		
v/c Ratio		0.01	0.37		0.58	0.26				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.2		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.4			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.39		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	34.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	66
Future Volume (vph)	66
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	69
RTOR Reduction (vph)	0
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.04
v/c Ratio	0.04
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	4	3	62	6	7
Future Vol, veh/h	20	4	3	62	6	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	5	3	71	7	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		25	26
Stage 1	-	-		25	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1222	1765
Stage 1	-	-		1207	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1222	1765
Mov Cap-2 Maneuver	-	-		1222	-
Stage 1	-	-		1207	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.48
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1464	-	-
HCM Lane V/C Ratio	0.01	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

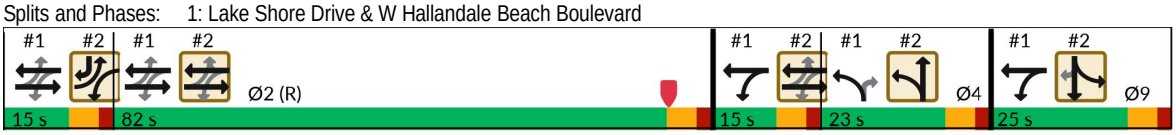
Future Total A.M.

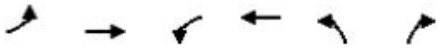
Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	17	1289	39	1235	35	38				
Future Volume (vph)	17	1289	39	1235	35	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					23.0	23.0	15.0	82.0	15.0	25.0
Total Split (%)					14.4%	14.4%	9%	51%	9%	16%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard





Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	19	1458	44	1403	39	43
v/c Ratio	0.41	0.68	0.09	0.44	0.43	0.20
Control Delay (s/veh)	53.0	24.2	1.4	1.3	87.4	2.1
Queue Delay	0.0	0.2	0.0	0.1	0.0	0.0
Total Delay (s/veh)	53.0	24.4	1.4	1.4	87.4	2.1
Queue Length 50th (ft)	11	574	3	52	41	0
Queue Length 95th (ft)	#56	655	m5	56	82	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	46	2155	497	3151	188	296
Starvation Cap Reductn	0	0	0	676	0	0
Spillback Cap Reductn	0	154	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.73	0.09	0.57	0.21	0.15

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Future Volume (vph)	17	1289	9	39	1235	13	35	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3535		1770	3533		1770		1583			
Flt Permitted	0.04	1.00		0.10	1.00		0.95		1.00			
Satd. Flow (perm)	77	3535		193	3533		1770		1583			
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	19	1448	10	44	1388	15	39	0	43	0	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	41	0	0	0
Lane Group Flow (vph)	19	1458	0	44	1403	0	39	0	2	0	0	0
Confl. Peds. (#/hr)	7		3	3		7						
Confl. Bikes (#/hr)			6			6						1
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Effective Green, g (s)	96.4	96.4		129.0	141.0		7.0		7.0			
Actuated g/C Ratio	0.60	0.60		0.81	0.88		0.04		0.04			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	46	2129		476	3113		77		69			
v/s Ratio Prot		c0.41		0.02	c0.40		c0.02					
v/s Ratio Perm	0.25			0.06					0.00			
v/c Ratio	0.41	0.68		0.09	0.45		0.51		0.03			
Uniform Delay, d1	16.8	21.5		9.2	1.9		74.8		73.2			
Progression Factor	1.00	1.00		0.61	0.47		1.00		1.00			
Incremental Delay, d2	2.2	0.7		0.0	0.0		1.9		0.1			
Delay (s)	19.0	22.3		5.6	0.9		76.7		73.3			
Level of Service	B	C		A	A		E		E			
Approach Delay (s/veh)		22.2			1.0			74.9			0.0	
Approach LOS		C			A			E			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	13.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	50.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

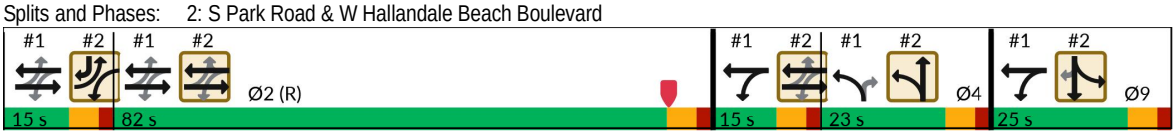
2: S Park Road & W Hallandale Beach Boulevard

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Future Volume (vph)	80	1282	0	1197	100	7	256	1	88		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			23.0	25.0	25.0	15.0	82.0	15.0
Total Split (%)	9.4%		9.4%			14.4%	15.6%	15.6%	9.4%	51%	9%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 48 (30%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard





Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	88	1409	82	1315	110	37	140	142	97
v/c Ratio	0.29	0.70	0.30	0.65	0.12	0.37	0.56	0.57	0.21
Control Delay (s/veh)	11.9	10.0	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	11.9	10.4	11.9	25.6	3.5	62.1	72.2	72.4	8.2
Queue Length 50th (ft)	1	573	29	489	4	25	143	145	0
Queue Length 95th (ft)	m28	210	51	566	33	66	229	232	46
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	300	2012	276	2012	898	195	254	255	460
Starvation Cap Reductn	0	219	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.79	0.30	0.65	0.12	0.19	0.55	0.56	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Future Volume (vph)	80	1282	0	75	0	1197	100	15	7	12	256	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.95		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.95		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3539			1770	3539	1502		1726		1681	1686
Flt Permitted	0.12	1.00			0.10	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	226	3539			184	3539	1502		1726		1681	1686
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1409	0	82	0	1315	110	16	8	13	281	1
RTOR Reduction (vph)	0	0	0	0	0	0	45	0	12	0	0	0
Lane Group Flow (vph)	88	1409	0	0	82	1315	65	0	25	0	140	142
Confl. Peds. (#/hr)	6		9		9		6	3				
Confl. Bikes (#/hr)			10				6			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Effective Green, g (s)	105.4	89.9			105.4	89.9	89.9		7.0		23.6	23.6
Actuated g/C Ratio	0.66	0.56			0.66	0.56	0.56		0.04		0.15	0.15
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	298	1988			274	1988	843		75		247	248
v/s Ratio Prot	0.03	c0.40			c0.03	0.37			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.04					
v/c Ratio	0.30	0.71			0.30	0.66	0.08		0.33		0.57	0.57
Uniform Delay, d1	15.6	25.5			17.3	24.4	16.1		74.2		63.4	63.5
Progression Factor	1.10	0.34			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	0.6	0.0		0.9		1.8	2.0
Delay (s)	17.3	9.3			17.6	25.1	16.1		75.1		65.2	65.5
Level of Service	B	A			B	C	B		E		E	E
Approach Delay (s/veh)		9.8				24.0			75.1			60.5
Approach LOS		A				C			E			E

Intersection Summary

HCM 2000 Control Delay (s/veh)	22.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	69.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	88
Future Volume (vph)	88
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1567
Flt Permitted	1.00
Satd. Flow (perm)	1567
Peak-hour factor, PHF	0.91
Adj. Flow (vph)	97
RTOR Reduction (vph)	73
Lane Group Flow (vph)	24
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	39.1
Effective Green, g (s)	39.1
Actuated g/C Ratio	0.24
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	441
v/s Ratio Prot	0.01
v/s Ratio Perm	0.01
v/c Ratio	0.05
Uniform Delay, d1	46.3
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	46.3
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Future Vol, veh/h	0	1624	20	15	1335	11	0	0	33	0	0	17
Conflicting Peds, #/hr	9	0	5	5	0	9	0	0	3	3	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1746	22	16	1435	12	0	0	35	0	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1773	0	0	-	-	892	-	-	733
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	343	-	-	0	0	913	0	0	1032
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	341	-	-	-	-	906	-	-	1023
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.18	9.14	8.58
HCM LOS			A	A

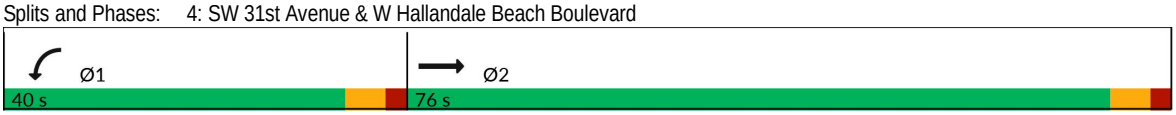
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	906	-	-	341	-	-	1023
HCM Lane V/C Ratio	0.039	-	-	0.047	-	-	0.018
HCM Ctrl Dly (s/v)	9.1	-	-	16.1	-	-	8.6
HCM Lane LOS	A	-	-	C	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	28	1593	27	1259	24	78
Future Volume (vph)	28	1593	27	1259	24	78
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		76.0	40.0			
Total Split (%)		65.5%	34.5%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 116
Actuated Cycle Length: 96.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	43	1661	28	1359	25	81
v/c Ratio	0.02	0.36	0.23	0.27	0.02	0.05
Control Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	1.6	49.3	0.1	0.0	0.1
Queue Length 50th (ft)	0	0	16	0	0	0
Queue Length 95th (ft)	0	109	48	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1757	4658	620	5006	1576	1575
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.05	0.27	0.02	0.05

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Future Volume (vph)	13	28	1593	2	27	1259	46	0	0	24	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	0.99				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1757	5035		1752	5005				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1757	5035		1752	5005				1576		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	14	29	1659	2	28	1311	48	0	0	25	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	43	1661	0	28	1359	0	0	0	25	0	0
Confl. Peds. (#/hr)		5		9	9		5	3		1	1	
Confl. Bikes (#/hr)				8			5					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		100.2	85.4		2.8	100.2				100.2		
Effective Green, g (s)		100.2	85.4		2.8	100.2				100.2		
Actuated g/C Ratio		1.00	0.85		0.03	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1757	4291		48	5005				1576		
v/s Ratio Prot			c0.33		0.02	0.27						
v/s Ratio Perm		0.02								0.02		
v/c Ratio		0.02	0.39		0.58	0.27				0.02		
Uniform Delay, d1		0.0	1.6		48.1	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		11.1	0.1				0.0		
Delay (s)		0.0	1.9		59.2	0.1				0.0		
Level of Service		A	A		E	A				A		
Approach Delay (s/veh)			1.8			1.3			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	1.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.40		
Actuated Cycle Length (s)	100.2	Sum of lost time (s)	12.0
Intersection Capacity Utilization	39.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1575
Flt Permitted	1.00
Satd. Flow (perm)	1575
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	81
RTOR Reduction (vph)	0
Lane Group Flow (vph)	81
Confl. Peds. (#/hr)	3
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	100.2
Effective Green, g (s)	100.2
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1575
v/s Ratio Prot	
v/s Ratio Perm	0.05
v/c Ratio	0.05
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	20	6	3	62	8	7
Future Vol, veh/h	20	6	3	62	8	7
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	23	7	3	71	9	8

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		26	27
Stage 1	-	-		26	-
Stage 2	-	-		0	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1221	1763
Stage 1	-	-		1206	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1221	1763
Mov Cap-2 Maneuver	-	-		1221	-
Stage 1	-	-		1206	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.56
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1426	-	-
HCM Lane V/C Ratio	0.012	-	-
HCM Ctrl Dly (s/v)	7.6	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1657	1306	63	0	56
Future Vol, veh/h	0	1657	1306	63	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1801	1420	68	0	61

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	710
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	1050
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	1050
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	8.64
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	1050
HCM Lane V/C Ratio	-	-	-	0.058
HCM Ctrl Dly (s/v)	-	-	-	8.6
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.2

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	12	17	62	66	0
Future Vol, veh/h	0	12	17	62	66	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	13	18	67	72	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	176	72	72	0	-	0
Stage 1	72	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1111	1706	1522	-	-	-
Stage 1	1187	-	-	-	-	-
Stage 2	1163	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1097	1706	1522	-	-	-
Mov Cap-2 Maneuver	1097	-	-	-	-	-
Stage 1	1172	-	-	-	-	-
Stage 2	1163	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.13	1.59	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	387	-	1706	-	-
HCM Lane V/C Ratio	0.012	-	0.008	-	-
HCM Ctrl Dly (s/v)	7.4	0	7.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	3.5					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	2	14	0	2	7
Future Vol, veh/h	13	2	14	0	2	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	14	2	15	0	2	8

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	27	15	0	0	15	0
Stage 1	15	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1220	1780	-	-	1596	-
Stage 1	1230	-	-	-	-	-
Stage 2	1232	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1219	1780	-	-	1596	-
Mov Cap-2 Maneuver	1219	-	-	-	-	-
Stage 1	1230	-	-	-	-	-
Stage 2	1230	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	7.87	0	1.61
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1272	400	-
HCM Lane V/C Ratio	-	-	0.013	0.001	-
HCM Ctrl Dly (s/v)	-	-	7.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

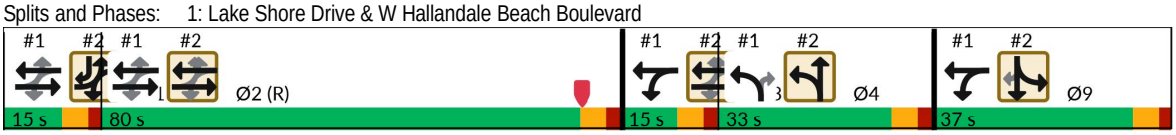
Existing P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1117	63	1802	15	37				
Future Volume (vph)	23	1117	63	1802	15	37				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1202	66	1920	16	39
v/c Ratio	0.59	0.61	0.10	0.59	0.25	0.22
Control Delay (s/veh)	89.3	30.1	1.5	5.5	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.8	0.0	0.0
Total Delay (s/veh)	89.3	30.3	1.5	6.4	92.8	2.8
Queue Length 50th (ft)	20	526	7	158	19	0
Queue Length 95th (ft)	#87	647	m8	m143	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1986	678	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	189	0	0	0	6
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.67	0.10	0.82	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Future Volume (vph)	23	1117	25	63	1802	22	15	0	37	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3526		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.15	1.00		0.95		1.00			
Satd. Flow (perm)	74	3526		274	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1176	26	66	1897	23	16	0	39	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	38	0	0	0
Lane Group Flow (vph)	24	1201	0	66	1920	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Effective Green, g (s)	100.2	100.2		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.56	0.56		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1962		647	3188		54		47			
v/s Ratio Prot		0.34		0.03	c0.54		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.61		0.10	0.60		0.30		0.03			
Uniform Delay, d1	26.2	26.8		7.1	1.9		85.4		84.6			
Progression Factor	1.00	1.00		1.12	2.73		1.00		1.00			
Incremental Delay, d2	13.0	0.4		0.0	0.1		1.1		0.1			
Delay (s)	39.2	27.2		7.9	5.2		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		27.5			5.3			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	14.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	64.7%	ICU Level of Service	C
Analysis Period (min)	15		

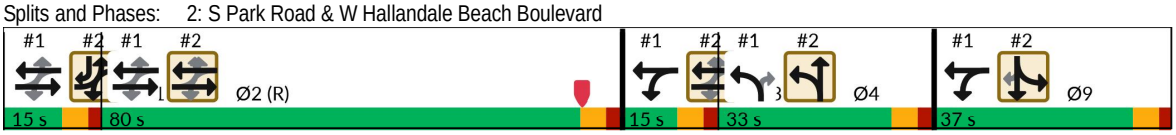
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Future Volume (vph)	77	1072	3	1687	114	6	240	2	192		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	80	1119	39	1757	119	18	125	127	200
v/c Ratio	0.32	0.64	0.12	1.00	0.15	0.26	0.32	0.33	0.30
Control Delay (s/veh)	69.8	12.6	16.0	66.4	7.5	75.3	57.8	57.9	5.5
Queue Delay	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	69.8	13.0	16.0	66.4	7.5	75.3	57.8	57.9	5.6
Queue Length 50th (ft)	38	548	18	~1093	17	15	126	128	0
Queue Length 95th (ft)	#112	164	39	#1266	55	46	190	193	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	249	1754	339	1754	777	266	403	404	673
Starvation Cap Reductn	0	237	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	44
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.74	0.12	1.00	0.15	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Future Volume (vph)	77	1072	2	35	3	1687	114	7	6	5	240	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			266	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	80	1117	2	36	3	1757	119	7	6	5	250	2
RTOR Reduction (vph)	0	0	0	0	0	0	46	0	5	0	0	0
Lane Group Flow (vph)	80	1119	0	0	39	1757	73	0	13	0	125	127
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Effective Green, g (s)	109.2	88.1			109.2	88.1	88.1		5.5		41.3	41.3
Actuated g/C Ratio	0.61	0.49			0.61	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	249	1731			337	1732	721		53		385	387
v/s Ratio Prot	c0.04	0.32			0.01	c0.50			c0.01		0.07	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.32	0.65			0.12	1.01	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.1	34.3			18.8	46.0	24.7		85.2		57.7	57.8
Progression Factor	2.34	0.33			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.5			0.1	25.3	0.0		0.9		0.2	0.2
Delay (s)	82.6	11.8			18.8	71.2	24.7		86.1		57.9	58.0
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				67.3			86.1			50.0
Approach LOS		B				E			F			D

Intersection Summary			
HCM 2000 Control Delay (s/veh)	48.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	79.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	192
Future Volume (vph)	192
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	200
RTOR Reduction (vph)	131
Lane Group Flow (vph)	69
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.4
Effective Green, g (s)	62.4
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	595
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	40.0
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	40.1
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Future Vol, veh/h	0	1315	38	49	1813	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1342	39	50	1850	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1384	0	0	-	-	695	-	-	947
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	486	-	-	0	0	1062	0	0	874
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	484	-	-	-	-	1057	-	-	864
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.5	9.21
HCM LOS			A	A

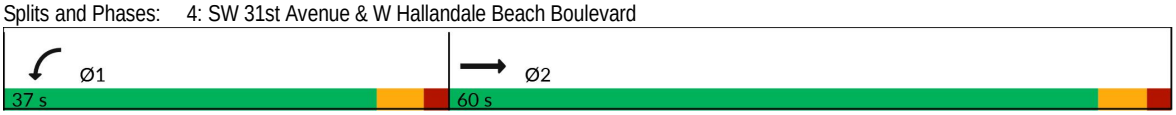
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1057	-	-	484	-	-	864
HCM Lane V/C Ratio	0.028	-	-	0.103	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.3	-	-	9.2
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1315	90	1769	13	96
Future Volume (vph)	14	1315	90	1769	13	96
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.5
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1396	95	1905	14	104
v/c Ratio	0.02	0.35	0.49	0.38	0.01	0.06
Control Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.7	43.2	0.2	0.0	0.1
Queue Length 50th (ft)	0	74	51	0	0	0
Queue Length 95th (ft)	0	110	88	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1770	4029	667	5070	1591	1611
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.35	0.14	0.38	0.01	0.06

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Future Volume (vph)	12	14	1315	11	90	1769	40	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1770	5077		1770	5068				1591		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1770	5077		1770	5068				1591		
Peak-hour factor, PHF	0.95	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.92	0.92
Adj. Flow (vph)	13	15	1384	12	95	1862	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1396	0	95	1905	0	0	0	14	0	0
Confl. Peds. (#/hr)				5	5			1		1		
Confl. Bikes (#/hr)				7								
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	64.1		7.6	83.7				83.7		
Effective Green, g (s)		83.7	64.1		7.6	83.7				83.7		
Actuated g/C Ratio		1.00	0.77		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1770	3888		160	5068				1591		
v/s Ratio Prot			0.27		0.05	0.38						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.36		0.59	0.38				0.01		
Uniform Delay, d1		0.0	3.2		36.6	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.9	0.2				0.0		
Delay (s)		0.0	3.4		40.5	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.1%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	96
Future Volume (vph)	96
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	1.00
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1611
Flt Permitted	1.00
Satd. Flow (perm)	1611
Peak-hour factor, PHF	0.92
Adj. Flow (vph)	104
RTOR Reduction (vph)	0
Lane Group Flow (vph)	104
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1611
v/s Ratio Prot	
v/s Ratio Perm	0.06
v/c Ratio	0.06
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	38	15	2	45	15	29
Future Vol, veh/h	38	15	2	45	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	44	17	2	52	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		55	57
Stage 1	-	-		53	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1725
Stage 1	-	-		1171	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1197	1725
Mov Cap-2 Maneuver	-	-		1197	-
Stage 1	-	-		1171	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1499	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

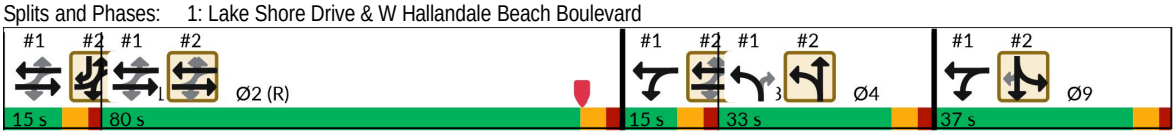
Future Background P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1136	64	1833	15	38				
Future Volume (vph)	23	1136	64	1833	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1222	67	1952	16	40
v/c Ratio	0.59	0.62	0.10	0.60	0.25	0.22
Control Delay (s/veh)	91.5	30.9	1.5	6.3	92.8	2.8
Queue Delay	0.0	0.2	0.0	0.9	0.0	0.0
Total Delay (s/veh)	91.5	31.1	1.5	7.2	92.8	2.8
Queue Length 50th (ft)	20	552	8	181	19	0
Queue Length 95th (ft)	#87	663	m8	m142	48	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1972	677	3235	265	341
Starvation Cap Reductn	0	0	0	895	0	0
Spillback Cap Reductn	0	167	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.68	0.10	0.83	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Future Volume (vph)	23	1136	25	64	1833	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.14	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		261	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1196	26	67	1929	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1221	0	67	1952	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Effective Green, g (s)	99.4	99.4		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1947		646	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.55		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.63		0.10	0.61		0.30		0.03			
Uniform Delay, d1	26.7	27.6		7.5	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.14	3.06		1.00		1.00			
Incremental Delay, d2	13.0	0.5		0.0	0.1		1.1		0.1			
Delay (s)	39.6	28.1		8.6	5.9		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		28.3			6.0			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary

HCM 2000 Control Delay (s/veh)	15.7	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

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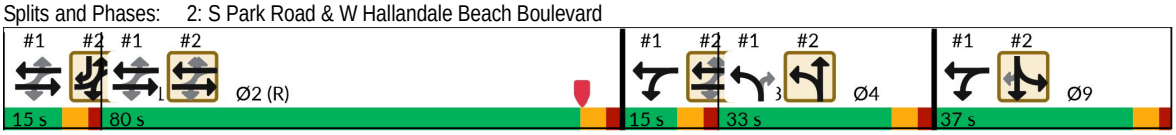
Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Future Volume (vph)	78	1090	3	1716	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1137	41	1788	121	18	127	129	203
v/c Ratio	0.33	0.65	0.13	1.02	0.16	0.26	0.32	0.33	0.30
Control Delay (s/veh)	71.0	12.4	16.3	71.5	7.8	75.3	57.3	57.4	5.5
Queue Delay	0.0	0.5	0.0	1.0	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.0	12.9	16.3	72.5	7.8	75.3	57.3	57.4	5.6
Queue Length 50th (ft)	42	562	19	~1175	18	15	126	128	0
Queue Length 95th (ft)	m110	166	40	#1305	57	46	193	196	59
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	245	1749	327	1749	775	266	410	411	677
Starvation Cap Reductn	0	238	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	5	0	0	0	0	49
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.75	0.13	1.03	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Future Volume (vph)	78	1090	2	36	3	1716	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.14	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			254	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1135	2	38	3	1788	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1137	0	0	41	1788	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Effective Green, g (s)	108.4	87.8			108.4	87.8	87.8		5.5		42.1	42.1
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.23	0.23
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	244	1725			326	1726	718		53		393	394
v/s Ratio Prot	c0.04	0.32			0.01	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.16				0.06		0.05					
v/c Ratio	0.33	0.66			0.13	1.04	0.10		0.25		0.32	0.33
Uniform Delay, d1	35.3	34.8			19.4	46.1	24.9		85.2		57.1	57.2
Progression Factor	2.41	0.32			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.6			0.1	31.6	0.0		0.9		0.2	0.2
Delay (s)	85.3	11.6			19.5	77.7	24.9		86.1		57.3	57.4
Level of Service	F	B			B	E	C		F		E	E
Approach Delay (s/veh)		16.5				73.2			86.1			49.6
Approach LOS		B				E			F			D

Intersection Summary			
HCM 2000 Control Delay (s/veh)	51.3	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	80.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

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Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1566
Flt Permitted	1.00
Satd. Flow (perm)	1566
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Future Vol, veh/h	0	1338	39	50	1844	18	0	0	29	0	0	9
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1365	40	51	1882	18	0	0	30	0	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1408	0	0	-	-	708	-	-	963
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	475	-	-	0	0	1052	0	0	864
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	474	-	-	-	-	1047	-	-	853
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.35	8.54	9.27
HCM LOS			A	A

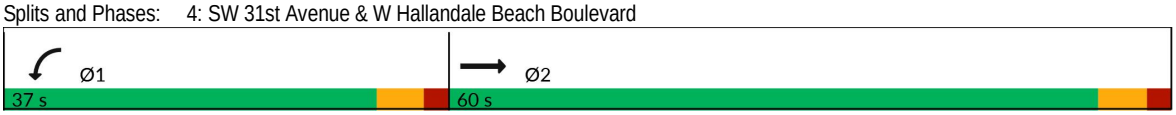
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1047	-	-	474	-	-	853
HCM Lane V/C Ratio	0.028	-	-	0.108	-	-	0.011
HCM Control Delay (s/veh)	8.5	-	-	13.5	-	-	9.3
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	14	1338	92	1799	13	98
Future Volume (vph)	14	1338	92	1799	13	98
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	28	1420	97	1937	14	103
v/c Ratio	0.02	0.36	0.50	0.39	0.01	0.07
Control Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.0	3.8	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	78	53	0	0	0
Queue Length 95th (ft)	0	116	90	0	0	0
Internal Link Dist (ft)		245		309		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1760	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.36	0.15	0.39	0.01	0.07

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Future Volume (vph)	12	14	1338	11	92	1799	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1760	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1760	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	13	15	1408	12	97	1894	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	28	1420	0	97	1937	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1760	3838		163	5016				1576		
v/s Ratio Prot			0.28		0.06	0.39						
v/s Ratio Perm		0.02								0.01		
v/c Ratio		0.02	0.37		0.60	0.39				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.0	0.3		3.8	0.2				0.0		
Delay (s)		0.0	3.5		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.5			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.45		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	45.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	98
Future Volume (vph)	98
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	103
RTOR Reduction (vph)	0
Lane Group Flow (vph)	103
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.07
v/c Ratio	0.07
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	
Intersection Summary	

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	15	2	46	15	29
Future Vol, veh/h	39	15	2	46	15	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	17	2	53	17	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		56	58
Stage 1	-	-		54	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1199	1723
Stage 1	-	-		1169	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1196	1723
Mov Cap-2 Maneuver	-	-		1196	-
Stage 1	-	-		1169	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Control Delay, s/v	0	7.49
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1498	-	-
HCM Lane V/C Ratio	0.034	-	-
HCM Control Delay (s/veh)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

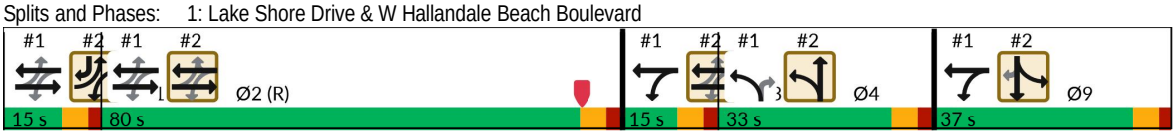
Future Total P.M.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBR	Ø1	Ø2	Ø3	Ø9
Lane Configurations										
Traffic Volume (vph)	23	1161	64	1851	15	38				
Future Volume (vph)	23	1161	64	1851	15	38				
Turn Type	Perm	NA	pm+pt	NA	Prot	Perm				
Protected Phases		1 2	3 9	1 2 3 9	4		1	2	3	9
Permitted Phases	1 2		1 2 3 9			4				
Detector Phase	1 2	1 2	3 9	1 2 3 9	4	4				
Switch Phase										
Minimum Initial (s)					6.0	6.0	4.0	12.0	4.0	6.0
Minimum Split (s)					32.0	32.0	11.0	24.0	11.0	32.0
Total Split (s)					33.0	33.0	15.0	80.0	15.0	37.0
Total Split (%)					18.3%	18.3%	8%	44%	8%	21%
Yellow Time (s)					4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)					2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)					0.0	0.0				
Total Lost Time (s)					6.0	6.0				
Lead/Lag					Lag	Lag	Lead	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	
Recall Mode					None	None	None	C-Min	None	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Lake Shore Drive & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	24	1248	67	1971	16	40
v/c Ratio	0.59	0.64	0.10	0.61	0.25	0.22
Control Delay (s/veh)	92.3	31.7	1.6	6.7	92.8	2.8
Queue Delay	0.0	0.2	0.0	1.0	0.0	0.0
Total Delay (s/veh)	92.3	31.9	1.6	7.7	92.8	2.8
Queue Length 50th (ft)	20	583	8	196	19	0
Queue Length 95th (ft)	#89	695	m8	m145	49	0
Internal Link Dist (ft)		398		276		
Turn Bay Length (ft)	125		105			
Base Capacity (vph)	41	1960	672	3235	265	341
Starvation Cap Reductn	0	0	0	897	0	0
Spillback Cap Reductn	0	160	0	0	0	5
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.69	0.10	0.84	0.06	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Future Volume (vph)	23	1161	25	64	1851	22	15	0	38	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0		6.0			
Lane Util. Factor	1.00	0.95		1.00	0.95		1.00		1.00			
Frpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		0.98			
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00		1.00			
Frt	1.00	1.00		1.00	1.00		1.00		0.85			
Flt Protected	0.95	1.00		0.95	1.00		0.95		1.00			
Satd. Flow (prot)	1769	3527		1770	3532		1770		1558			
Flt Permitted	0.04	1.00		0.13	1.00		0.95		1.00			
Satd. Flow (perm)	75	3527		245	3532		1770		1558			
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	1222	26	67	1948	23	16	0	40	0	0	0
RTOR Reduction (vph)	0	1	0	0	0	0	0	0	39	0	0	0
Lane Group Flow (vph)	24	1247	0	67	1971	0	16	0	1	0	0	0
Confl. Peds. (#/hr)	7		5	5		7			2	2		
Confl. Bikes (#/hr)			8			9						
Turn Type	Perm	NA		pm+pt	NA		Prot		Perm			
Protected Phases		1 2		3 9	1 2 3 9		4					
Permitted Phases	1 2			1 2 3 9					4			
Actuated Green, G (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Effective Green, g (s)	98.8	98.8		150.5	162.5		5.5		5.5			
Actuated g/C Ratio	0.55	0.55		0.84	0.90		0.03		0.03			
Clearance Time (s)							6.0		6.0			
Vehicle Extension (s)							2.0		2.0			
Lane Grp Cap (vph)	41	1935		642	3188		54		47			
v/s Ratio Prot		0.35		0.03	c0.56		c0.01					
v/s Ratio Perm	0.32			0.06					0.00			
v/c Ratio	0.59	0.64		0.10	0.62		0.30		0.03			
Uniform Delay, d1	27.0	28.3		8.0	1.9		85.4		84.7			
Progression Factor	1.00	1.00		1.15	3.25		1.00		1.00			
Incremental Delay, d2	13.0	0.6		0.0	0.1		1.1		0.1			
Delay (s)	40.0	28.9		9.2	6.3		86.5		84.7			
Level of Service	D	C		A	A		F		F			
Approach Delay (s/veh)		29.1			6.4			85.2			0.0	
Approach LOS		C			A			F			A	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	16.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	65.5%	ICU Level of Service	C
Analysis Period (min)	15		

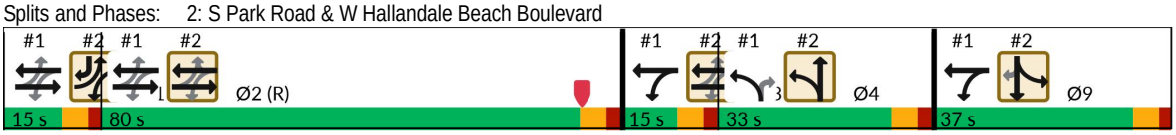
c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR	Ø2	Ø3
Lane Configurations											
Traffic Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Future Volume (vph)	78	1115	3	1734	116	6	244	2	195		
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Split	NA	pm+ov		
Protected Phases	1	2 3	1	2 3		4	9	9	1	2	3
Permitted Phases	2 3		2 3		2 3				9		
Detector Phase	1	2 3	1	2 3	2 3	4	9	9	1		
Switch Phase											
Minimum Initial (s)	4.0		4.0			6.0	6.0	6.0	4.0	12.0	4.0
Minimum Split (s)	11.0		11.0			32.0	32.0	32.0	11.0	24.0	11.0
Total Split (s)	15.0		15.0			33.0	37.0	37.0	15.0	80.0	15.0
Total Split (%)	8.3%		8.3%			18.3%	20.6%	20.6%	8.3%	44%	8%
Yellow Time (s)	4.0		4.0			4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0			2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0			0.0	0.0	0.0	0.0		
Total Lost Time (s)	6.0		6.0			6.0	6.0	6.0	6.0		
Lead/Lag	Lead		Lead			Lag			Lead	Lag	Lead
Lead-Lag Optimize?	Yes		Yes			Yes			Yes	Yes	Yes
Recall Mode	None		None			None	None	None	None	C-Min	None

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 160 (89%), Referenced to phase 2:EBWB, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: S Park Road & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	81	1163	109	1806	121	18	127	129	203
v/c Ratio	0.34	0.66	0.35	1.03	0.16	0.26	0.32	0.32	0.30
Control Delay (s/veh)	71.6	12.2	18.4	74.3	7.8	75.3	56.9	57.0	5.5
Queue Delay	0.0	0.6	0.0	2.8	0.0	0.0	0.0	0.0	0.1
Total Delay (s/veh)	71.6	12.8	18.4	77.1	7.8	75.3	56.9	57.0	5.6
Queue Length 50th (ft)	44	590	54	~1217	18	16	128	130	0
Queue Length 95th (ft)	m107	169	91	#1349	58	47	196	200	60
Internal Link Dist (ft)		276		271		204		353	
Turn Bay Length (ft)	105		200		115		185		
Base Capacity (vph)	239	1749	314	1749	775	266	413	414	677
Starvation Cap Reductn	0	236	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	13	0	0	0	0	48
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.77	0.35	1.04	0.16	0.07	0.31	0.31	0.32

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Future Volume (vph)	78	1115	2	102	3	1734	116	7	6	5	244	2
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0			6.0	6.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95			1.00	0.95	1.00		1.00		0.95	0.95
Frpb, ped/bikes	1.00	1.00			1.00	1.00	0.93		0.99		1.00	1.00
Flpb, ped/bikes	1.00	1.00			1.00	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00			1.00	1.00	0.85		0.96		1.00	1.00
Flt Protected	0.95	1.00			0.95	1.00	1.00		0.98		0.95	0.95
Satd. Flow (prot)	1770	3538			1770	3539	1474		1749		1681	1687
Flt Permitted	0.05	1.00			0.13	1.00	1.00		0.98		0.95	0.95
Satd. Flow (perm)	85	3538			239	3539	1474		1749		1681	1687
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	81	1161	2	106	3	1806	121	7	6	5	254	2
RTOR Reduction (vph)	0	0	0	0	0	0	47	0	5	0	0	0
Lane Group Flow (vph)	81	1163	0	0	109	1806	74	0	13	0	127	129
Confl. Peds. (#/hr)	8		5		5		8	2				
Confl. Bikes (#/hr)			7				10			1		
Turn Type	pm+pt	NA			pm+pt	NA	Perm	Split	NA		Split	NA
Protected Phases	1	2 3			1	2 3		4	4		9	9
Permitted Phases	2 3				2 3		2 3					
Actuated Green, G (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Effective Green, g (s)	107.8	87.8			107.8	87.8	87.8		5.5		42.7	42.7
Actuated g/C Ratio	0.60	0.49			0.60	0.49	0.49		0.03		0.24	0.24
Clearance Time (s)	6.0				6.0				6.0		6.0	6.0
Vehicle Extension (s)	1.5				1.5				2.0		2.0	2.0
Lane Grp Cap (vph)	238	1725			313	1726	718		53		398	400
v/s Ratio Prot	0.04	0.33			c0.04	c0.51			c0.01		0.08	c0.08
v/s Ratio Perm	0.17				0.17		0.05					
v/c Ratio	0.34	0.67			0.35	1.05	0.10		0.25		0.32	0.32
Uniform Delay, d1	35.6	35.2			21.7	46.1	24.9		85.2		56.7	56.7
Progression Factor	2.41	0.31			1.00	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	0.2	0.7			0.2	34.9	0.0		0.9		0.2	0.2
Delay (s)	86.1	11.5			22.0	81.0	24.9		86.1		56.8	56.9
Level of Service	F	B			C	F	C		F		E	E
Approach Delay (s/veh)		16.3				74.5			86.1			49.4
Approach LOS		B				E			F			D

Intersection Summary

HCM 2000 Control Delay (s/veh)	52.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.76		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	30.0
Intersection Capacity Utilization	81.3%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	195
Future Volume (vph)	195
Ideal Flow (vphpl)	1900
Total Lost time (s)	6.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.85
Flt Protected	1.00
Satd. Flow (prot)	1565
Flt Permitted	1.00
Satd. Flow (perm)	1565
Peak-hour factor, PHF	0.96
Adj. Flow (vph)	203
RTOR Reduction (vph)	132
Lane Group Flow (vph)	71
Confl. Peds. (#/hr)	2
Confl. Bikes (#/hr)	1
Turn Type	pm+ov
Protected Phases	1
Permitted Phases	9
Actuated Green, G (s)	62.7
Effective Green, g (s)	62.7
Actuated g/C Ratio	0.35
Clearance Time (s)	6.0
Vehicle Extension (s)	1.5
Lane Grp Cap (vph)	597
v/s Ratio Prot	0.01
v/s Ratio Perm	0.03
v/c Ratio	0.12
Uniform Delay, d1	39.9
Progression Factor	1.00
Incremental Delay, d2	0.0
Delay (s)	39.9
Level of Service	D
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Future Vol, veh/h	0	1429	39	50	1906	18	0	0	29	0	0	31
Conflicting Peds, #/hr	12	0	3	3	0	12	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	190	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	0	1458	40	51	1945	18	0	0	30	0	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1501	0	0	-	-	754	-	-	995
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	-	4.16	-	-	-	-	3.7	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	2.23	-	-	-	-	2	-	-	2
Pot Cap-1 Maneuver	0	-	-	438	-	-	0	0	1015	0	0	843
Stage 1	0	-	-	-	-	-	0	0	-	0	0	-
Stage 2	0	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	436	-	-	-	-	1010	-	-	832
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.36	8.67	9.5
HCM LOS			A	A

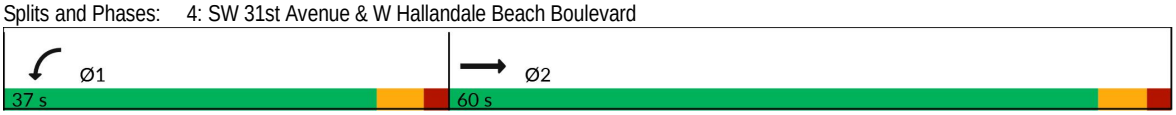
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1010	-	-	436	-	-	832
HCM Lane V/C Ratio	0.029	-	-	0.117	-	-	0.038
HCM Ctrl Dly (s/v)	8.7	-	-	14.3	-	-	9.5
HCM Lane LOS	A	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	-	0.1

Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Configurations						
Traffic Volume (vph)	52	1377	92	1855	13	121
Future Volume (vph)	52	1377	92	1855	13	121
Turn Type	custom	NA	Prot	NA	Free	Free
Protected Phases		2	1	Free		
Permitted Phases	Free				Free	Free
Detector Phase		2	1			
Switch Phase						
Minimum Initial (s)		10.0	6.0			
Minimum Split (s)		25.0	12.0			
Total Split (s)		60.0	37.0			
Total Split (%)		61.9%	38.1%			
Yellow Time (s)		4.0	4.0			
All-Red Time (s)		2.0	2.0			
Lost Time Adjust (s)		0.0	0.0			
Total Lost Time (s)		6.0	6.0			
Lead/Lag		Lag	Lead			
Lead-Lag Optimize?		Yes	Yes			
Recall Mode		Max	None			

Intersection Summary

Cycle Length: 97
Actuated Cycle Length: 82.4
Natural Cycle: 40
Control Type: Semi Act-Uncoord

Splits and Phases: 4: SW 31st Avenue & W Hallandale Beach Boulevard



Lane Group	EBL	EBT	WBL	WBT	NBR	SBR
Lane Group Flow (vph)	82	1461	97	1996	14	127
v/c Ratio	0.05	0.37	0.50	0.40	0.01	0.08
Control Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	0.1	3.9	43.3	0.2	0.0	0.1
Queue Length 50th (ft)	0	81	53	0	0	0
Queue Length 95th (ft)	0	120	90	0	0	0
Internal Link Dist (ft)		245		512		
Turn Bay Length (ft)	160		220			
Base Capacity (vph)	1758	3981	661	5017	1576	1576
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.37	0.15	0.40	0.01	0.08

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Future Volume (vph)	26	52	1377	11	92	1855	41	0	0	13	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0	6.0		6.0	4.0				4.0		
Lane Util. Factor		1.00	0.91		1.00	0.91				1.00		
Frpb, ped/bikes		1.00	1.00		1.00	1.00				0.99		
Flpb, ped/bikes		1.00	1.00		1.00	1.00				1.00		
Frt		1.00	1.00		1.00	1.00				0.87		
Flt Protected		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (prot)		1758	5028		1752	5016				1576		
Flt Permitted		0.95	1.00		0.95	1.00				1.00		
Satd. Flow (perm)		1758	5028		1752	5016				1576		
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	27	55	1449	12	97	1953	43	0	0	14	0	0
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	82	1461	0	97	1996	0	0	0	14	0	0
Confl. Peds. (#/hr)		7		5	5		7	1		1	1	
Confl. Bikes (#/hr)				7			21					
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Turn Type	custom	custom	NA		Prot	NA				Free		
Protected Phases			2		1	Free						
Permitted Phases	Free	Free								Free		
Actuated Green, G (s)		83.7	63.9		7.8	83.7				83.7		
Effective Green, g (s)		83.7	63.9		7.8	83.7				83.7		
Actuated g/C Ratio		1.00	0.76		0.09	1.00				1.00		
Clearance Time (s)			6.0		6.0							
Vehicle Extension (s)			2.0		2.0							
Lane Grp Cap (vph)		1758	3838		163	5016				1576		
v/s Ratio Prot			0.29		0.06	0.40						
v/s Ratio Perm		0.05								0.01		
v/c Ratio		0.05	0.38		0.60	0.40				0.01		
Uniform Delay, d1		0.0	3.3		36.4	0.0				0.0		
Progression Factor		1.00	1.00		1.00	1.00				1.00		
Incremental Delay, d2		0.1	0.3		3.8	0.2				0.0		
Delay (s)		0.1	3.6		40.3	0.2				0.0		
Level of Service		A	A		D	A				A		
Approach Delay (s/veh)			3.4			2.1			0.0			0.1
Approach LOS			A			A			A			A

Intersection Summary			
HCM 2000 Control Delay (s/veh)	2.6	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.46		
Actuated Cycle Length (s)	83.7	Sum of lost time (s)	12.0
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBR
Lane Configurations	
Traffic Volume (vph)	121
Future Volume (vph)	121
Ideal Flow (vphpl)	1900
Total Lost time (s)	4.0
Lane Util. Factor	1.00
Frpb, ped/bikes	0.99
Flpb, ped/bikes	1.00
Frt	0.87
Flt Protected	1.00
Satd. Flow (prot)	1576
Flt Permitted	1.00
Satd. Flow (perm)	1576
Peak-hour factor, PHF	0.95
Adj. Flow (vph)	127
RTOR Reduction (vph)	0
Lane Group Flow (vph)	127
Confl. Peds. (#/hr)	1
Confl. Bikes (#/hr)	
Heavy Vehicles (%)	3%
Turn Type	Free
Protected Phases	
Permitted Phases	Free
Actuated Green, G (s)	83.7
Effective Green, g (s)	83.7
Actuated g/C Ratio	1.00
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	1576
v/s Ratio Prot	
v/s Ratio Perm	0.08
v/c Ratio	0.08
Uniform Delay, d1	0.0
Progression Factor	1.00
Incremental Delay, d2	0.1
Delay (s)	0.1
Level of Service	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Intersection						
Int Delay, s/veh	3.4					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	18	2	46	17	29
Future Vol, veh/h	39	18	2	46	17	29
Conflicting Peds, #/hr	0	0	0	0	2	4
Sign Control	Free	Free	Yield	Yield	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	45	21	2	53	20	34

Major/Minor	Major1			Minor1	
Conflicting Flow All	0	0		58	60
Stage 1	-	-		56	-
Stage 2	-	-		2	-
Critical Hdwy	-	-		3.7	3.7
Critical Hdwy Stg 1	-	-		5.43	-
Critical Hdwy Stg 2	-	-		-	-
Follow-up Hdwy	-	-		2.9	2
Pot Cap-1 Maneuver	-	-		1197	1721
Stage 1	-	-		1167	-
Stage 2	-	-		-	-
Platoon blocked, %	-	-			
Mov Cap-1 Maneuver	-	-		1195	1721
Mov Cap-2 Maneuver	-	-		1195	-
Stage 1	-	-		1167	-
Stage 2	-	-		-	-

Approach	EB	NB
HCM Ctrl Dly, s/v	0	7.52
HCM LOS		A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR
Capacity (veh/h)	1480	-	-
HCM Lane V/C Ratio	0.036	-	-
HCM Ctrl Dly (s/v)	7.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1458	1896	110	0	79
Future Vol, veh/h	0	1458	1896	110	0	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	105	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	1585	2061	120	0	86

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	1030
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	3.7
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	2
Pot Cap-1 Maneuver	0	-	-	-	0	820
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	820
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	820
HCM Lane V/C Ratio	-	-	-	0.105
HCM Ctrl Dly (s/v)	-	-	-	9.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	23	38	66	98	0
Future Vol, veh/h	0	23	38	66	98	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	25	41	72	107	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	261	107	107	0	-	0
Stage 1	107	-	-	-	-	-
Stage 2	154	-	-	-	-	-
Critical Hdwy	3.7	3.7	4.13	-	-	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	2.227	-	-	-
Pot Cap-1 Maneuver	1053	1662	1478	-	-	-
Stage 1	1161	-	-	-	-	-
Stage 2	1126	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1022	1662	1478	-	-	-
Mov Cap-2 Maneuver	1022	-	-	-	-	-
Stage 1	1127	-	-	-	-	-
Stage 2	1126	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	7.2	2.74	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	658	-	1662	-	-
HCM Lane V/C Ratio	0.028	-	0.015	-	-
HCM Ctrl Dly (s/v)	7.5	0	7.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

Intersection						
Int Delay, s/veh	2.4					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	22	2	45	0	3	17
Future Vol, veh/h	22	2	45	0	3	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	24	2	49	0	3	18

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	74	49	0	0	49	0
Stage 1	49	-	-	-	-	-
Stage 2	25	-	-	-	-	-
Critical Hdwy	3.7	3.7	-	-	4.13	-
Critical Hdwy Stg 1	3.7	-	-	-	-	-
Critical Hdwy Stg 2	3.7	-	-	-	-	-
Follow-up Hdwy	2.9	2	-	-	2.227	-
Pot Cap-1 Maneuver	1185	1735	-	-	1552	-
Stage 1	1204	-	-	-	-	-
Stage 2	1222	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1183	1735	-	-	1552	-
Mov Cap-2 Maneuver	1183	-	-	-	-	-
Stage 1	1204	-	-	-	-	-
Stage 2	1220	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.03	0	1.1
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1215	270	-
HCM Lane V/C Ratio	-	-	0.021	0.002	-
HCM Ctrl Dly (s/v)	-	-	8	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Appendix I

Turn Lane Analysis Worksheets

A.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

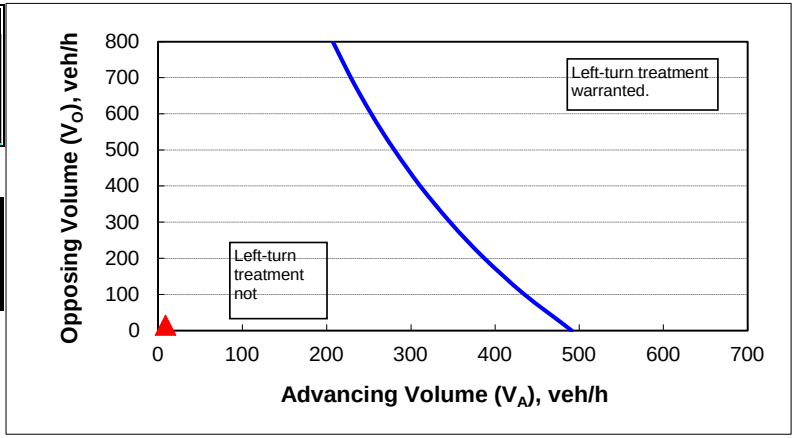
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	9
Opposing volume (V_O), veh/h:	14

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	483
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - Bryan Road and West Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

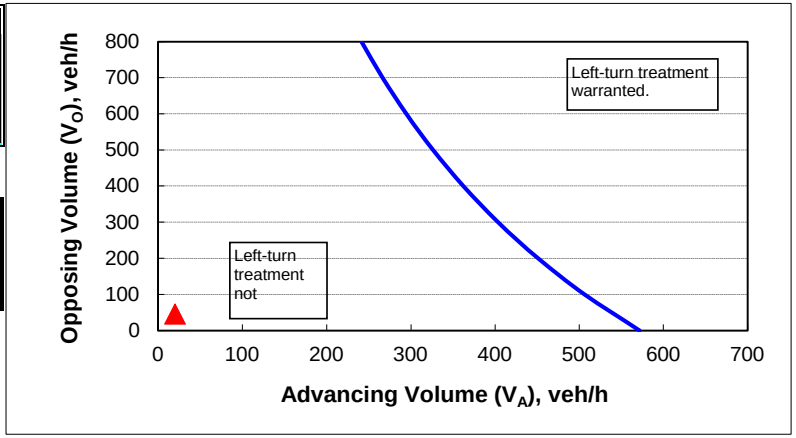
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	15%
Advancing volume (V_A), veh/h:	20
Opposing volume (V_O), veh/h:	45

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	541
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

A.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

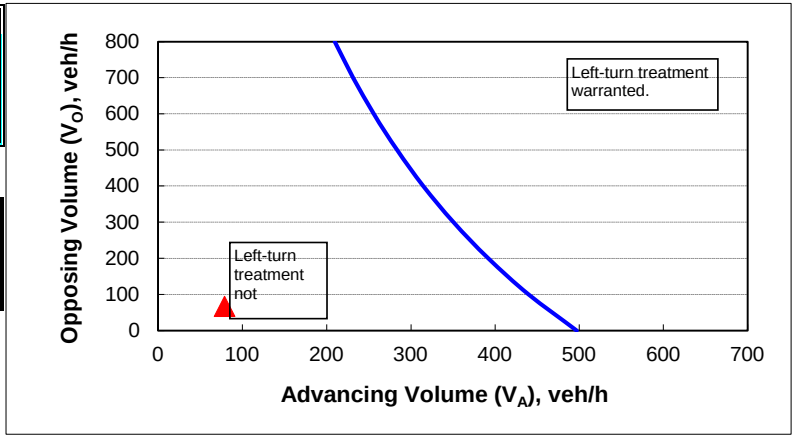
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	79
Opposing volume (V_O), veh/h:	66

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	458
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - SW 31st Avenue and East Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

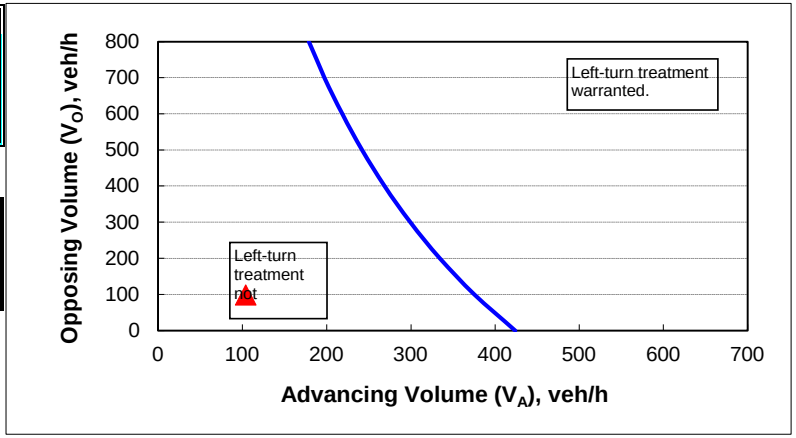
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	37%
Advancing volume (V_A), veh/h:	104
Opposing volume (V_O), veh/h:	98

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	376
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn

January 22, 2026

Town of Pembroke Park
Mr. Stanley W. Merantus, MSCE
Public Services Director
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

Re: Home Depot
Parking Demand Analysis
Town of Pembroke Park, Florida

Dear Mr. Merantus:

Kimley-Horn and Associates, Inc. has performed a parking demand analysis to determine the anticipated parking demand to support the parking ratio for the proposed home improvement store in the Town of Pembroke Park, located at 3131 W Hallandale Beach Boulevard, Florida. The proposed redevelopment will include a 107,874-sf home improvement store, a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Currently the site proposed for redevelopment is occupied by 52,084-sf of mini-warehouse space, 39,280-sf of office space, and a vacant drive-in bank. A site plan is provided in Attachment A. The following section summarizes the parking analysis.

CODE PARKING REQUIREMENTS

The proposed redevelopment consists of a 107,874-sf home improvement store with a 28,167-sf garden center, and a 7,381-sf commercial outparcel. Based on similar sites, approximately 50 employees are expected to be on site on average during any given time. Article VII- Section 28-301 of the Town of Pembroke Park Land Development Code defines the parking requirements for commercial developments in the Town of Pembroke Park. Based upon these requirements, the site parking requirements were calculated as summarized in Table 1, below. Application of the City's parking requirements identified a code-required parking supply of one (1) parking space for every 300-sf floor area. In addition, one (1) parking space must be provided for every four (4) persons employed or intended to be employed in such business. Based on these parking rates, a total of 399 parking spaces are expected to be required by City code.

Table 1: Town of Pembroke Park Required Parking

Use	Intensity	Code Parking Rate	Required Parking
Commercial Space	107,874(1) sf	1 Space / 300 sf	360
	7,381 sf	1 Space/ 300 sf	25
	50(2) Home Depot Employees	1 Space / 4 Employees	13
	4(2) Out Parcel Employees	1 Space / 4 Employees	1
Total Code-Required Parking			**399**

Note: (1) Section 28-301 applies only to square footage contained within the building. Because the garden center is not with the building, that square footage has been excluded for this calculation.
(2) Average number of expected employees on site at any given time

The current site plan proposes a total of 283 parking spaces on-site, 116 parking spaces fewer than code-required. The following sections provide the analysis that will be used in the parking study to support the parking supply variance of the project.

DATA EVALUATION OF PARKING RATIOS

We have reviewed and evaluated the parking demand data to determine the anticipated parking requirements for the proposed redevelopment in comparison to the requirements defined in the Town of Pembroke Park Code. The following evaluation has been undertaken using data obtained from Parking inventory and demand data collected at a similar facility located at 1951 S State Road 7 in West Park, FL 33023. Parking inventory and demand data collection was conducted during two (2) 17 hour periods, (6 A.M. to 11 P.M.) in one-hour increments during (1) one typical weekday (Tuesday, Wednesday, or Thursday) and one (1) weekend (Friday or Saturday).

Parking Supply Rates Derived from Local Data

An evaluation of parking demand was conducted by evaluating parking supply and demand data collected at a surrogate site located at 1951 S State Road 7 in West Park, Florida. The collected parking data is provided as Attachment B.

As discussed previously, typical weekday and weekend parking demand data was collected at the study site from 6:00 A.M to 11:00 P.M. on Thursday, May 08, 2025, and from 6:00 A.M. to 11:00 P.M. on Saturday, May 10, 2025. An inventory of existing parking spaces was also taken during data collection. Parking demand data was collected during a typical weekday and weekend for 17 hours in order to identify the overall peak parking demand and calculate the peak parking occupancy. In order to provide a conservative analysis, the appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) was applied based on the dates of data collection to the collected parking data to adjust for peak season conditions. Parking demand rates were calculated based on the observed demand at the count site and the existing commercial square footage of the study site. Table 2 summarizes the demand observations for the study site. As shown, the peak weekday and weekend demand ratio from the study sites is 2.28 spaces/ksf and 2.35 spaces/ksf.

Table 2: Local Parking Demand Rate

Site			**Surrogate Site (1951 S State Road 7)**
Total Parking Supply			**534**
Observed Parking Demand (Spaces)		Weekday	284
		Weekend	293
PSCF			1.01
Peak Season Parking Demand (Spaces)		Weekday	287
		Weekend	296
Study Site Commercial Space Area (Square feet)			125,822 sf(1)
Parking Demand Rate	**Per Ksf**	**Weekday**	**2.28 spaces/ksf**
		Weekend	**2.35 spaces/ksf**
Proposed Site Home Improvement Store Area (Square feet)			**107,874 sf**
Project Peak Home Improvement Store Parking Demand			**254 spaces**

Note: (1) It is assumed that the adjusted building square footage, which is based on Broward County's property appraiser website, excludes the garden center. This was verified by conducting a cursory review of an aerial image.

Based on the determined peak parking demand of 2.35 spaces per ksf, the proposed home improvement store is projected to have a peak parking demand of 254 spaces. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. The current site plan proposes 283 parking spaces on-site, which is equal to the projected demand of 279 spaces, as shown in Table 3.

Table 3: Parking Demand

Site	Home Improvement Store
Project Peak Home Improvement Store Parking Demand	254 spaces
Commercial Outparcel Required Parking	26 spaces
Total Projected Peak Parking Demand	**280 spaces**

CONCLUSION

Although the minimum parking required was determined to be 399 spaces based on the city code requirements, the projected peak parking demand for the proposed home improvement store was calculated to be 254 spaces based on data collected at a comparable local site. In addition, based on the city code parking requirements the outparcel requires a minimum of 26 parking spaces for a total of 280 spaces. Therefore, the provided parking supply of 283 spaces is expected to be sufficient for the sites peak parking demand. Table 4 summarizes the results of the parking demand analysis.

Table 4: Parking Demand Analysis Results

Evaluation	Proposed Parking	1: City Code Requirements	2: Total Projected Peak Parking Demand
Expected Parking Demand	283 spaces	399 spaces	280 spaces

Should you have any questions regarding this analysis, please feel free to contact me.

KIMLEY-HORN AND ASSOCIATES, INC.

Derek J. d'Adesky, P.E.



Attachments

Attachment A – Location Map
Attachment B – Parking Demand Data



Derek Jeffrey d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

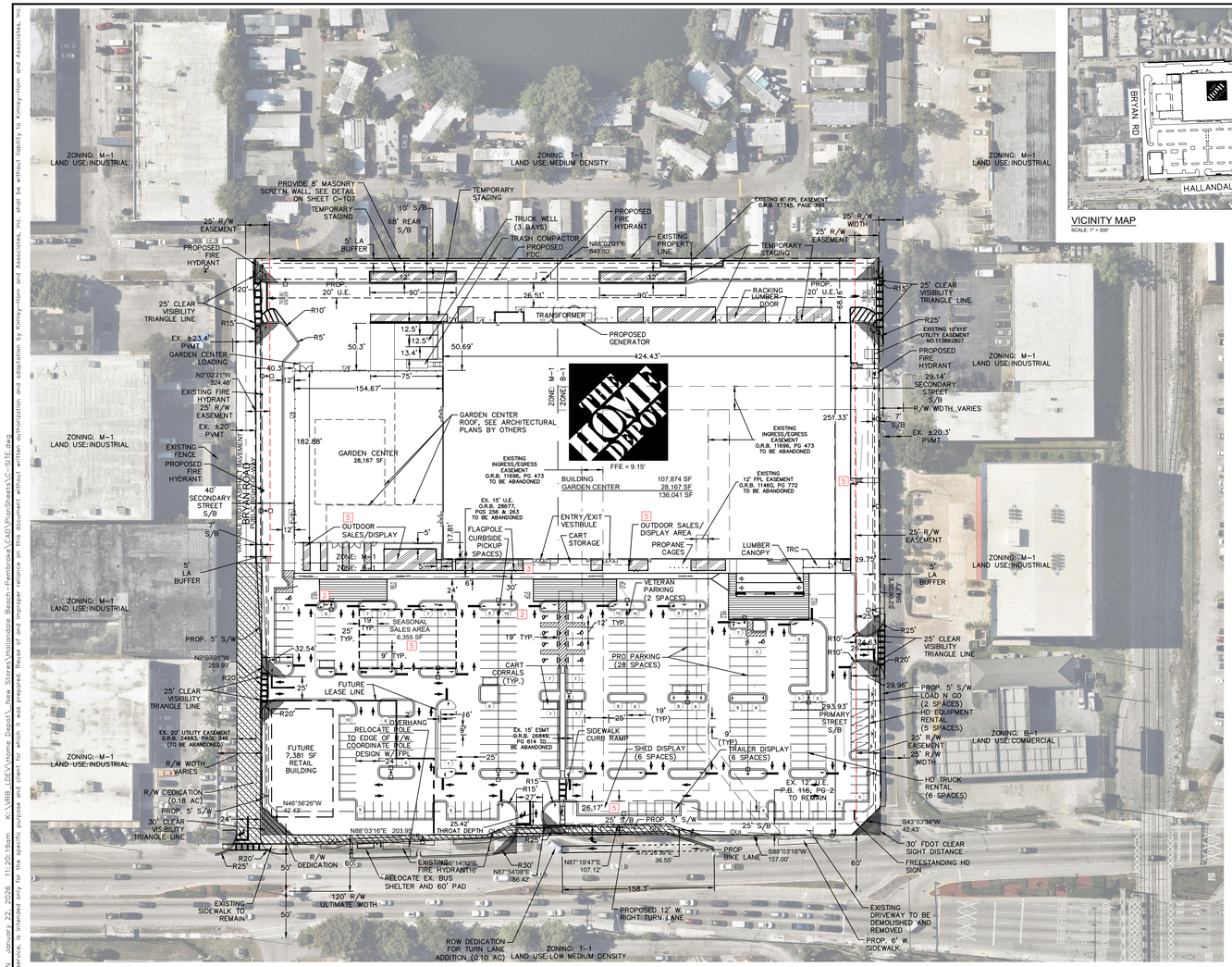
Derek d'Adesky Digitally signed by Derek d'Adesky Date: 2026.01.22 16:42:48 -05'00'

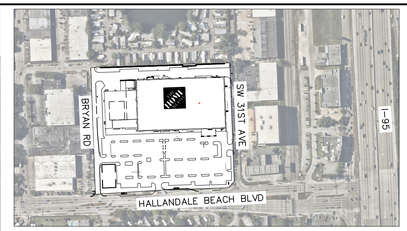
Printed copies of this document are not considered signed and sealed and the signature must be verified on

\\kimley-horn.com\fl_ftl1\ftl_tpto\047096448 hd town of pembroke park\parking\memo\2025 05 27 home depot parking demand study.docx

Attachment A

Site Plan





VICINITY MAP
SCALE: 1" = 300'

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2
25-PR-01 DRC 2
25-P-01 DRC 2
25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING, DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,167 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,422 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 / 300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1 / 300 SF	26 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADING	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	290 STALLS

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
[4] LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.93' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	290 TOTAL PROVIDED SPACES FOR HOME DEPOT FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF. WITHOUT A PROPOSED TREE. ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMP RISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

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LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS, No. 85883, STATE OF FLORIDA, PROFESSIONAL ENGINEER, DATE: 10/02/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 047096448
DATE 10/02/2025
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By: Connett, Nick Sheet Set: HALLANDALE Layout: C-100 OVERALL SITE PLAN January 22, 2026 11:20:18am K:\VRB_LSE\Home Depot_New Stores\Hallandale Beach-Pembroke\CAD\Plan Sheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment B

Parking Data

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/8/2025

Day: Thursday

Space Type	LOT-001					
	Regular	Handicap	Pro Customer Parking	Rental today	Reserved Curside Pickup	Illegal
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	116	7	3	17	2	0
7:00 AM	103	6	4	17	1	1
8:00 AM	214	11	4	17	0	0
9:00 AM	254	9	5	17	1	1
10:00 AM	269	9	5	17	1	2
11:00 AM	264	11	5	17	0	0
12:00 PM	246	12	5	16	0	0
1:00 PM	234	12	3	16	0	1
2:00 PM	212	12	4	16	1	1
3:00 PM	201	10	5	17	0	1
4:00 PM	168	8	4	16	0	0
5:00 PM	178	7	5	16	1	0
6:00 PM	162	12	5	17	1	0
7:00 PM	145	9	5	17	1	0
8:00 PM	122	3	5	17	2	0
9:00 PM	90	5	2	17	0	1
10:00 PM	89	2	3	17	1	1

Notes: ***LOT-001 (Regular) -*** *1 large vehicle occupied 2 spaces for the entire study , counted as 2 occupancy.*

1 trailer occupied 2 spaces for the entire study, counted as 2 occupancy.

Prepared by National Data & Surveying Services

Parking Study

Location: **The Home Depot -** 1951 S State Rd 7

City: West Park, FL

Date: 5/10/2025

Day: Saturday

	LOT-001					
Space Type	**Regular**	**Handicap**	**Pro Customer Parking**	**Rental today**	**Reserved Curside Pickup**	**Illegal**
Space	**511**	**14**	**5**	**29**	**4**	**-**
6:00 AM	64	1	3	15	1	1
7:00 AM	98	2	4	15	2	0
8:00 AM	145	2	4	14	0	0
9:00 AM	186	6	5	14	0	0
10:00 AM	251	11	5	12	1	0
11:00 AM	273	12	5	11	3	1
12:00 PM	256	11	5	11	2	1
1:00 PM	268	13	5	11	2	2
2:00 PM	234	10	2	11	0	1
3:00 PM	242	13	5	12	3	0
4:00 PM	178	11	5	12	1	0
5:00 PM	174	7	5	14	2	0
6:00 PM	140	7	5	13	2	0
7:00 PM	114	9	5	13	2	0
8:00 PM	115	5	4	14	1	0
9:00 PM	97	4	3	14	0	0
10:00 PM	96	4	3	14	0	0

Notes: ***LOT-001 (Regular) -*** *1 large trailer truck occupied 9 spaces from 6am-10pm, counted as 9 occupancy.*

2 food truck occupied 3 spaces each from 11am-6pm, counted as 6 occupancy.

Peak Season Conversion Factor

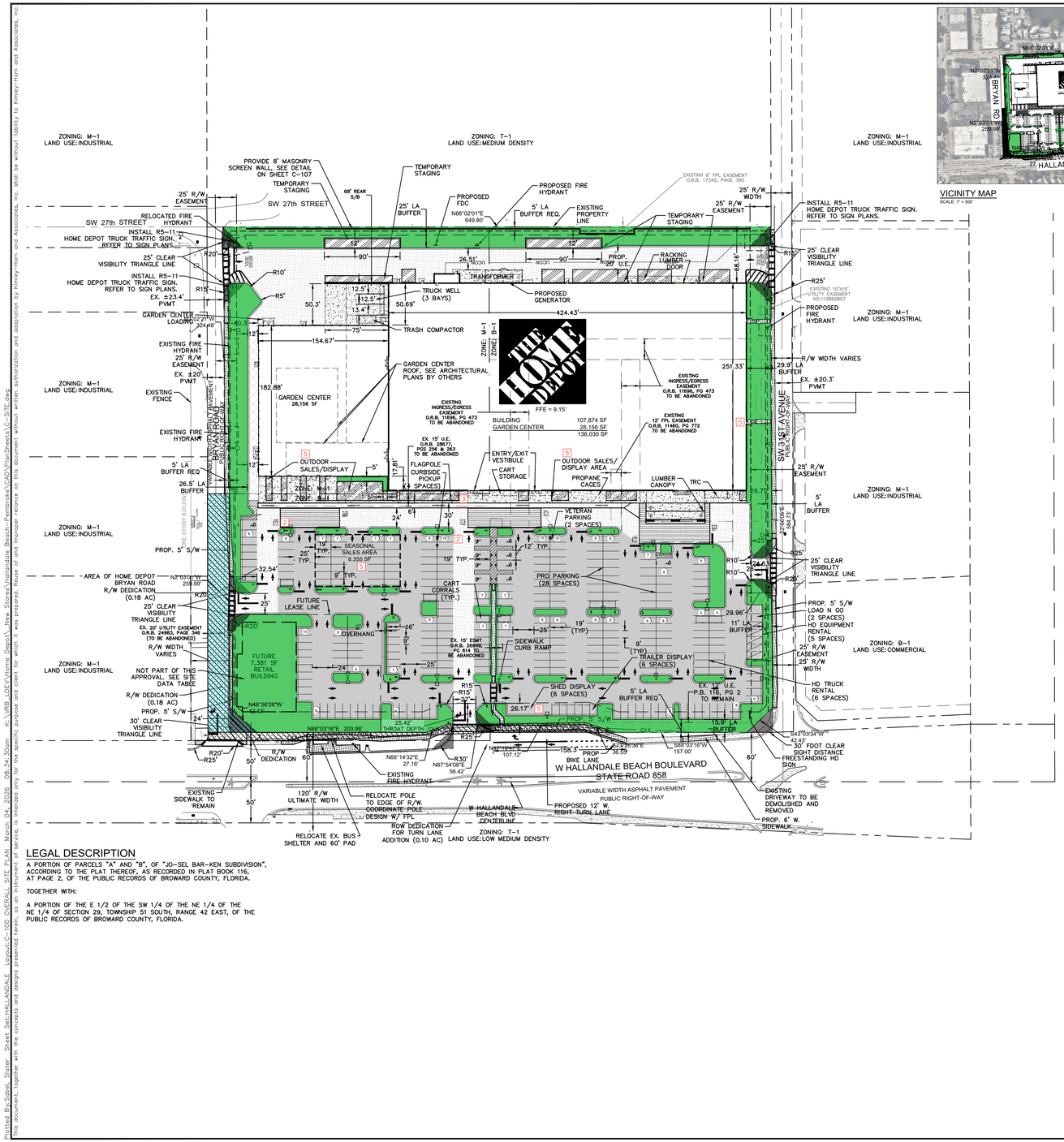
2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.99

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.00
2	01/07/2024 - 01/13/2024	1.01	1.02
3	01/14/2024 - 01/20/2024	1.04	1.05
4	01/21/2024 - 01/27/2024	1.03	1.04
5	01/28/2024 - 02/03/2024	1.02	1.03
6	02/04/2024 - 02/10/2024	1.01	1.02
7	02/11/2024 - 02/17/2024	1.00	1.01
8	02/18/2024 - 02/24/2024	1.00	1.01
9	02/25/2024 - 03/02/2024	1.00	1.01
10	03/03/2024 - 03/09/2024	0.99	1.00
11	03/10/2024 - 03/16/2024	0.99	1.00
12	03/17/2024 - 03/23/2024	0.99	1.00
13	03/24/2024 - 03/30/2024	0.99	1.00
14	03/31/2024 - 04/06/2024	0.99	1.00
15	04/07/2024 - 04/13/2024	0.99	1.00
16	04/14/2024 - 04/20/2024	0.99	1.00
17	04/21/2024 - 04/27/2024	0.99	1.00
18	04/28/2024 - 05/04/2024	1.00	1.01
19	05/05/2024 - 05/11/2024	1.00	1.01
20	05/12/2024 - 05/18/2024	1.00	1.01
21	05/19/2024 - 05/25/2024	1.01	1.02
22	05/26/2024 - 06/01/2024	1.02	1.03
23	06/02/2024 - 06/08/2024	1.03	1.04
24	06/09/2024 - 06/15/2024	1.04	1.05
25	06/16/2024 - 06/22/2024	1.04	1.05
26	06/23/2024 - 06/29/2024	1.04	1.05
27	06/30/2024 - 07/06/2024	1.04	1.05
28	07/07/2024 - 07/13/2024	1.04	1.05
29	07/14/2024 - 07/20/2024	1.04	1.05
30	07/21/2024 - 07/27/2024	1.02	1.03
31	07/28/2024 - 08/03/2024	1.01	1.02
32	08/04/2024 - 08/10/2024	1.00	1.01
33	08/11/2024 - 08/17/2024	0.99	1.00
34	08/18/2024 - 08/24/2024	0.99	1.00
35	08/25/2024 - 08/31/2024	0.99	1.00
36	09/01/2024 - 09/07/2024	1.00	1.01
37	09/08/2024 - 09/14/2024	1.00	1.01
38	09/15/2024 - 09/21/2024	1.00	1.01
*39	09/22/2024 - 09/28/2024	1.00	1.01
*40	09/29/2024 - 10/05/2024	1.00	1.01
*41	10/06/2024 - 10/12/2024	1.00	1.01
*42	10/13/2024 - 10/19/2024	1.00	1.01
*43	10/20/2024 - 10/26/2024	1.00	1.01
*44	10/27/2024 - 11/02/2024	0.99	1.00
*45	11/03/2024 - 11/09/2024	0.99	1.00
*46	11/10/2024 - 11/16/2024	0.99	1.00
*47	11/17/2024 - 11/23/2024	0.99	1.00
*48	11/24/2024 - 11/30/2024	0.99	1.00
*49	12/01/2024 - 12/07/2024	0.99	1.00
*50	12/08/2024 - 12/14/2024	0.99	1.00
*51	12/15/2024 - 12/21/2024	0.99	1.00
52	12/22/2024 - 12/28/2024	1.01	1.02
53	12/29/2024 - 12/31/2024	1.04	1.05

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 4_8601_PKSEASON.TXT





VICINITY MAP
SCALE: 1" = 300'

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2 | 25-P-01 DRC 2
25-PR-01 DRC 2 | 25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING. DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,156 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,411 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 /300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1 / 300 SF	25 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOADN-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	316 STALLS

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S):	THE PROPOSED SITE CONSISTS OF 7 PARCELS 514229020010 514229020012 514229020011 514229020013 514229020020 514229000090 514229000091
JURISDICTION:	TOWN OF PEMBROKE PARK, FL
ZONING CLASSIFICATION EXISTING:	B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
ZONING CLASSIFICATION PROPOSED:	B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)
[4] LAND USE EXISTING:	COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)
LAND USE PROPOSED:	COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.90' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA	3,177 SF	9,348 SF

(SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA. + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	267 TOTAL PROVIDED SPACES FOR HOME DEPOT. FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF, WITHOUT A PROPOSED TREE, ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
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TOGETHER WITH:

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HATCH LEGEND

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- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
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OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

Plotted By:Stiles, Richard Set:HALLANDALE Layout:C-100 OVERALL SITE PLAN March 04, 2026 08:43:39am K:\AB\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

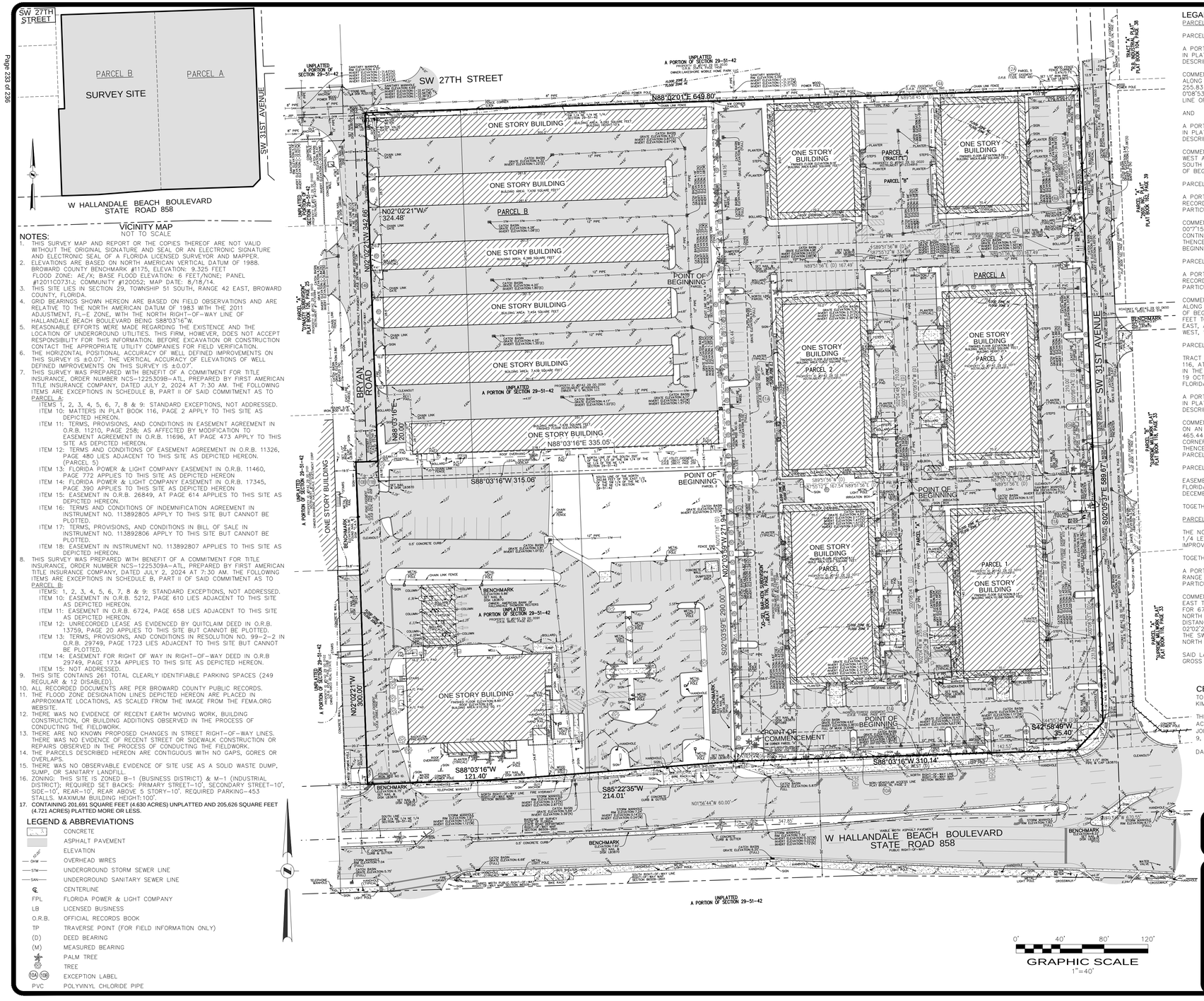
PETER J. VAN RENS — No. 85833 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 3/2/2026

KHA PROJECT 047096448
DATE 3/2/2026
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100



NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   - ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   - ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

CONC.	CONCRETE
	ASPHALT PAVEMENT
ELEV.	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
10A 10B	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID TRACT "E" IS FULLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP:

John F Pulice

Digitally signed by John F Pulice
Date: 2025.06.09 14:26:22 -04'00'

☑ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

GRAPHIC SCALE
0' 40' 80' 120'
1"=40'

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-5/19/25	AS
1	74291-ORIGINAL SURVEY-12/7/24	AS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

RESOLUTION NO. 2026-017

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING PARKING REDUCTION APPLICATION 25-PR-01 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Depot USA, INC, ("Applicant") has submitted Parking Reduction Application No. 25-PR-01 (the "Application") for Parking Reduction to the Town of Pembroke Park requesting a waiver from the parking space requirements of Section 28-301(a)(5), Pembroke Park Code of Ordinances, to allow for a reduction in the required number of parking spaces from 399 parking spaces to 283 parking spaces for certain real property located in Pembroke Park, Florida; and

WHEREAS, the Town of Pembroke Park Planning and Zoning Board reviewed the Application for Parking Reduction at their meeting held on March 5, 2026, and recommended approval of the reduction in the number of required parking spaces from 399 parking spaces to 283 parking spaces subject to the conditions cited by Consultant Planner Michael Vonder Meulen/KEITH ; and

WHEREAS, the Pembroke Park Town Commission reviewed the Application for Parking

Reduction, the information presented at the Planning and Zoning Board meeting, and the presentation of the Consultant Planner who explained the basis of the parking spaces reduction application at their meeting on March 11, 2026; and

WHEREAS, the Pembroke Park Town Commission having reviewed the evidence presented, has determined that the Applicant has met the criteria required by Section 28-301.2, Pembroke Park Code of Ordinances, and that the Application for Parking Reduction may be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2: That the Application for Parking Reduction of Home Depot USA, INC, for a waiver from the requirements of Section 28-301, Pembroke Park Code of Ordinances, to allow for a reduction in the required parking spaces from 399 parking spaces to 283 parking spaces for the property located on the northwest corner of Hallandale Beach Boulevard and John P. Lyons/Southwest 31 Avenue.

Section 3: That the approval of the Parking Reduction for Home Depot USA, INC is subject to the following development conditions, to wit:

1. This approval is granted contingent on approval of the Site Development Plan dated January 28,2026, for a retail commercial development and may not be assigned or transferred to another application without the prior written approval of the Town Commission.
2. A recordable covenant reflecting the reduced parking approval, with the legal description, shall be submitted by the owners of the property in a form acceptable to the Town Attorney. The covenant shall be recorded by the Town at the applicant's expense and shall run with the land. The covenant shall provide that the uses that justified the reduced parking requirement shall not be changed in any way without the Town's prior written approval upon submission of an updated study justifying an alternative number of parking spaces, unless additional parking is provided for the changed uses no longer requiring a parking reduction. The covenant shall also provide that the Town may collect costs and attorney fees if litigation is necessary to enforce it.

Section 4: That this Resolution approving the Parking Reduction Application for the

Applicant shall serve as the Parking Reduction Order described in Section 28-301(a)(5), Pembroke Park Code of Ordinances, and the Clerk -Commissioner is directed to record a certified copy of this Resolution in the public records of Broward County, Florida.

Section 5: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6: That all Resolutions or parts of Resolutions in conflict herewith be and the same arc hereby superseded to the extent of such conflict.

Section 7: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and approval of Site Plan Application - Town Planner Consultant Von der Meulen File No.: 25-SP-02 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,167-square-foot garden center. RESOLUTION NO: 2026-018 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant,Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road. The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

	A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

2026-018 Home Depot Site Plan Reso
01-25-SP-02 Home Depot
02- Site Plan Application
03-Site Plan Narrative - Home Depot
04-Plat Determination Letter - Home Depot
05-Colored Elevations
06- Site Plan

RESOLUTION NO. 2026-018

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SITE DEVELOPMENT PLAN FOR APPLICATION 25-SP-02 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 20-16 of the Town of Pembroke Park (the "Town") Town Code (the "Code") provides that, "No building or structure shall be erected or altered or any change of use consummated nor shall any building permit be issued therefor unless or until a site development plan for such building, structure or use shall have been approved by the Town Commission."; and

WHEREAS, the Planning and Zoning Board reviewed the Site Development Plan for application 25-SP-02 at their March 5, 2026, meeting; discussed the matter; and voted to recommend approval of the amendment to the Site Development Plan, subject to the conditions recommended by the Town Planner (planning report attached as Exhibit A); and

WHEREAS, the Town Commission desires approve the Site Development Plan application subject to the conditions set forth by the Town Planner.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2: The Site Development Plan application 25-SP-02 located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue is approved subject to the conditions set forth by the Town Planner (see Exhibit A).

Section 3: That if any clause, section, other part or application of this Resolution is

held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 4: That all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 5: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

ATTEST:

GEOFFREY JACOBS
Mayor

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 11, 2026

SUBJECT: 25-SP-02 / Home Depot Site Plan Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST:
The applicant is seeking site plan approval for a proposed 107,874-square-foot big box retail development, which includes a 28,156-square-foot garden center. The out-parcel retail is not part of this approval.

COMPANION ITEMS TO BE CONSIDERED:

- 25-PR-01 Parking Reduction
- 25-P-01 Special Permit
- 25-SV-04 Sign Variance

SITE DATA:

GENERAL LOCATION:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park
SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND
The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,156 square foot garden center. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

The site consists of seven (7) parcels with six (6) commercial/ industrial office buildings on the east, a self-storage facility, known as Armadillo Storage on the northwest and a vacant Well Fargo bank at the southwest corner of the property. All existing buildings will be demolished to accommodate the proposed project.

A majority of the project is located in the B-1 zoning district and only the northwest corner of the project area is located in the M-1 zoning district. A text amendment was approved through Ordinance 2025-004 to allow certain large retail uses under this zoning district.

PROJECT ANALYSIS
The proposed project includes one building with a garden center, with a total of 136,030 square feet.

The proposed site plan was reviewed by the Town's Development Review Committee that includes the Town Planner, Town Landscape Architect, Town Engineer, the Building Official and BSO Fire Prevention. The project was found to be substantially compliant with the Town's regulations and ordinances. The review included required water and sewer service and was found to be adequate. A final determination of concurrency will be made prior to Town Council approval. The project will be required to pay impact fees at the time of building permit.

Comprehensive Plan and Zoning Analysis
The subject land is identified on the Town's Official Zoning Map in the B-1 Business District and M-1 Industrial District. The B-1 zoning district is intended primarily for business establishments that serves the local neighborhood and service needs for the surrounding areas, the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "C" Commercial.

The M-1 zoning district is intended for industrial uses certain large retail uses; the proposed use is aligned with the zoning intention and consistent with the adopted FLUM designation of "I" Industrial. The M-1 Industrial Zoning District was amended per Ordinance No. 2025-004 to allow for certain large retail uses within the district. A commercial flex allocation application was submitted concurrently with the site plan application to allow for commercial uses within the M-1 zoning district. Per Sec. 28-211.5.m, commercial flexibility can be requested for retail uses with a minimum building square footage of 75,000 square feet as part of a unified development site with direct access to Hallandale Beach Boulevard.

Site Zoning Requirements
The maximum height allowed on the site is 100 feet. The proposed height of the big box retail is 37'.

Use	Front Setback (W. Hallandale Beach Blvd.)		Side Setback (Bryan Road)		Side Setback (SW 31st Ave)		Rear Setback	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
Big Box Retail	10 ft	293.93 ft	10 ft	40 ft	10 ft	29.14 ft	10 ft	68.16 ft

Waivers
Using Section 13.5-38.e.2.- Impervious surface requirements for all uses, the applicant is requesting a wavier for the maximum impervious requirement of 0.80. The applicant is proposing 84.2% of impervious area coverage.

Architecture
The proposed project is compatible with the surrounding parcels. Section 5-103(p) of the Code of Ordinances addresses building design in the Town. A relatively wide variety of architectural designs and materials are permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.

The proposed project follows design guidelines from Home Depot corporation; the applicant has worked closely with the Town Planner to achieve an architectural style that aligns with the Town's building design and Home Depot's aesthetic.

Parking/Traffic
A parking reduction is being requested under application 25-PR-01. The proposed development will provide 283 parking spaces. An additional 33 accessory parking spaces—used for Load-N-Go, truck rental, trailer displays, equipment rental, and the cart corral—are not included in the 283-space total. The project's primary access point is from W. Hallandale Beach Boulevard, with Bryan Road and SW 31st Avenue serving as secondary access points. The applicant has submitted an FDOT letter for W. Hallandale Beach Boulevard and has complied with all FDOT requirements.

Traffic Impact Analysis
As part of the application the applicant provided a Traffic Impact Analysis. The Traffic Impact Analysis details the projected vehicle trip the proposed uses on site will generate. The report determined that the proposed project will not degrade the level of service on W. Hallandale Beach.

Plat
A platting determination letter from the Broward County Planning Council, dated February 24, 2025, for a "non-residential development" confirmed that replatting is not required.

RECOMMENDATION

The Planning and Zoning Board unanimously recommended approval of this project subject to staff conditions on March 5, 2026. The Consultant Town planner recommends approval subject to the following conditions.

1. The Site Development Plan approval will expire 18 months from the date of Town Commission approval unless extended in accordance with Section 20-25 of the Code if no valid building permit for site work or a principal building has been issued and kept in force.
2. At time of application for a Building Permit, the Property Owner shall provide a copy of all approved plans associated with the Home Depot development to the Building Department.
3. The Project will be required to pay impact fees at the time of building permit.
4. Provide copies of the recorded right-of-way easement of Bryan Road and SW 31st Avenue, prior to the issuance of the building permit.
5. Left turn subject to approval by FDOT prior to the issuance of the Certificate of Occupancy (CO).
6. Provide right-of-way dedication and/or right-of-way easement to Broward County to comply with the Broward Trafficways Plan prior to the issuance of the Certification of Occupancy (CO).
7. The site is a combination of seven (7) parcels. Provide a Unity of Title Agreement or Lot Combination; Unity of Title or Lot combination, prior to the issuance building permit.
8. All existing easements that are proposed to be abandoned and that are encroaching onto the proposed building must be abandoned prior to the issuance of the building permit.
9. All DRC comments must be satisfied prior to issuance of building permit.

ATTACHMENTS

Application
Project Narrative
Plat Letter from Broward County
Color Elevations
Site Plan

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	9.13 ac	Site Plan Review
Address		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		5142 2900 0090, -0091, -0020, -0013
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Request for Site Plan approval to redevelop the above-described Property with a 106,651 square foot Home Depot store with a 28,156 square foot garden center and a 7,400 square foot commercial outparcel.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:06:48 -04'00' _____ 08 / 11 / 2025
Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

_____ _____ ____/____/_____
Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

August 12, 2025 (Last Updated March 6, 2026)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave.
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Site Plan Narrative

Dear Mr. Vonder-Meulen:

INTRODUCTION

Home Depot USA, Inc. (the "Applicant") is requesting development approvals to build a 107,874 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,381 square foot commercial outparcel (the "Project") on a 9.35-acre parcel of land (the "Property"). The uses within the 7,381 square foot commercial building have not been determined as of this time; however, any future development on the outparcel will be subject to review by the Town in accordance with the regulations in effect at the time applications are submitted.

PROJECT CONTACT

Tracy Lautenschlager
Greenberg Traurig, P.A.
401 E. Las Olas Blvd., Suite 2000,
Fort Lauderdale, FL 33301
Tel. 954.768.8270
Email: tracy.lautenschlager@gtlaw.com

LOCATION AND PROPERTY CONTROL NUMBER

The Property is comprised of seven (7) folio numbers, which are listed below:

- 2701 Bryan Road (Folio No. 5142 2900 0090) (the "**NW Parcel**")
- 3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)

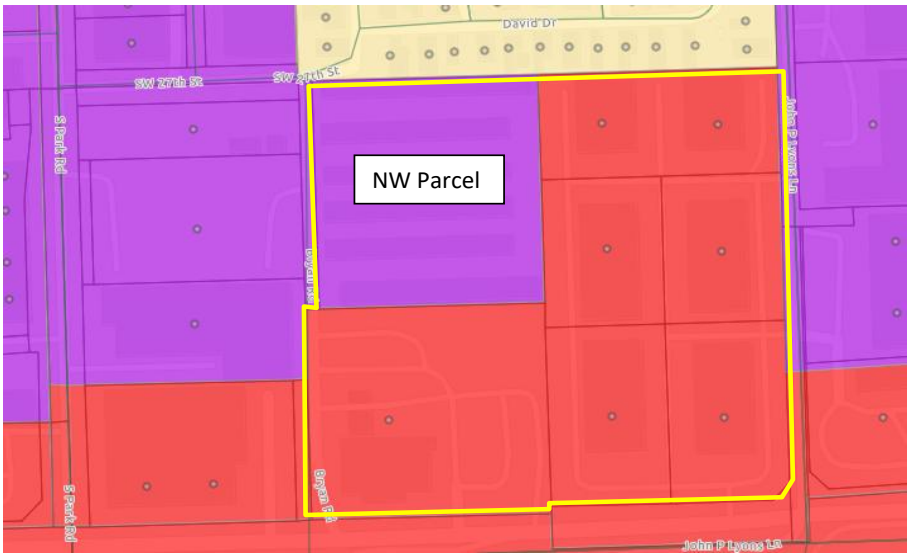
- 3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
- 3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
- 3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
- 3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
- 3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

An aerial of the Property is shown below. The Property is north of Hallandale Beach Boulevard, west of I-95, near Bryan Road and SW 31 Avenue.



LAND USE AND ZONING

As shown on the map below, the Property, with the exception of the NW Parcel, has a B-1 zoning designation and a "Commercial" land use designation. The NW Parcel has a M-1 zoning designation and an "Industrial Land Use" designation. The M-1 zoning regulations were recently amended to permit a large retail use such as the proposed Home Depot store.



SUBJECT REQUEST

To allow for the development of the Project, the Applicant is requesting the following approvals from the Town Commission:

1. Site Plan approval for the Project;
2. An allocation of commercial flexibility to the NW Parcel;
3. A Special Permit to allow for the outdoor sale and display of certain items sold or rented as part of the Project; and
4. Sign variance and parking reduction.

HISTORY

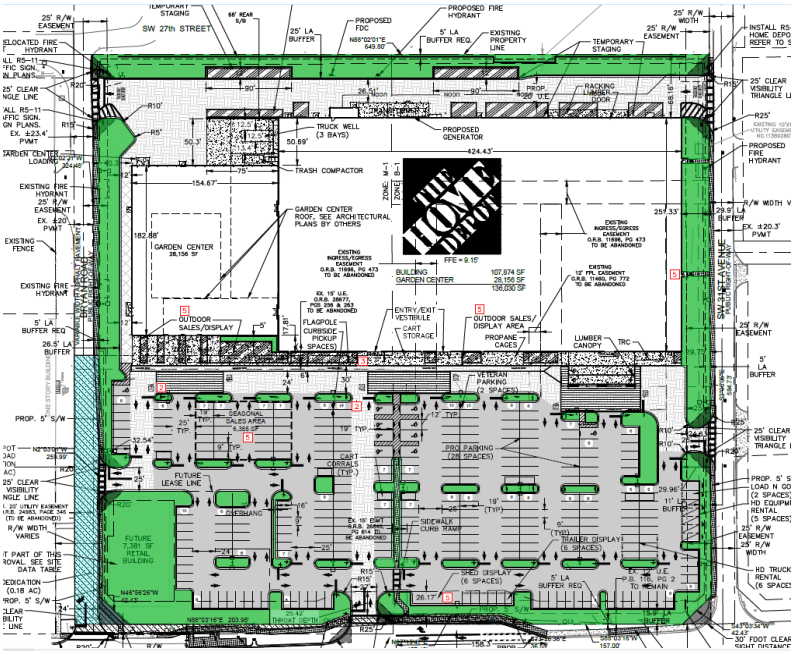
As shown in the aerial above, the Property is developed with 6 commercial/industrial office buildings to the east, 6 self-storage buildings to the northwest of the Property, and a bank at the southwest corner of the Property. All of these buildings will be demolished to accommodate the Project.

SURROUNDING PROPERTIES

To the east and west of the Property are industrial and commercial buildings, including a self-storage facility, a RaceTrac gas station, and Goodwill. To the north of the Property is the Lakeshore Mobile Home Park.

SITE PLAN

The Site Plan for the Home Depot proposes a 107,874 square foot Home Depot store with a 28,156 square foot garden center and an approximately 7,381 square foot commercial outparcel at the southwest corner of the Property.



Parking for the Home Depot will be in the front of the building with approximately 257 parking spaces. In addition to the 257 parking spaces, the parking area will include load-n-go parking spots, truck rental spaces, trailer and shed display spaces, equipment rental spaces and cart corrals. These features are unique to a Home Depot type of use and enhance and improve the efficient operation of the site.

The Property will have one main entry along Hallandale Beach Boulevard as well as two supplemental curb cuts along Bryan Road and SW 31st Avenue for access to the parking field. The Project is proposing a 12' wide right turn into the Property from Hallandale Beach Boulevard. Loading and racking for the Project will be in the rear of the Property and will be accessible through two additional curb cuts along Bryan Road and SW 31st Avenue.

CONCLUSION

The Project will provide a significant beneficial redevelopment of the area and economic impact for the Town of Pembroke Park. As noted in the Economic Impact Analysis prepared by consulting group EY, the Project will create 115 one-year construction jobs, 184 long-term jobs with an average salary of $44,500 per employee, approximately $2,000,000.00 in new property tax in the first 10 years, and approximately $180,000.00 in annual taxes to the Town.

If you have any questions or need anything further to process this request, please feel free to contact me.

Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

BROWARD COUNTY Planning Council

February 24, 2025

Cushla E. Talbut
Greenberg Traurig
401 East Las Olas Boulevard, Suite 2000
Fort Lauderdale, Florida 33301

Via Email Only

Dear Ms. Talbut:

Re: Platting requirements for a parcel legally described as Parcels A and B, "Jo-Sel Bar-Ken Subdivision," according to the Plat thereof, as recorded in Plat Book 116, Page 2, of the Public Records of Broward County, Florida, together with a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the northwest corner of Hallandale Beach Boulevard and John P-Lyons Lane/Southwest 31 Avenue, in the Town of Pembroke Park.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Regarding the portion of the proposed development located within the "Jo-Sel Bar-Ken Subdivision," Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 31, 1983. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. It is noted that per BCLUP Policy 2.17.6, to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require development is set back from identified rights-of-way while providing an administrative relief process to ensure the set back does not deny all beneficial use of the property.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. Jo-Sel Bar-Ken Subdivision) is combined with unplatted lands (i.e. a portion of the East ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 51 South, Range 42 East), BCLUP Policy 2.13.1 **would not require platting** if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the post-1953 portion constitutes a majority of the enlarged parcel (4.7 acres) and the development parcel is less than 10 acres total (9.3 acres).

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The Town of Pembroke Park's platting requirements should be investigated.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

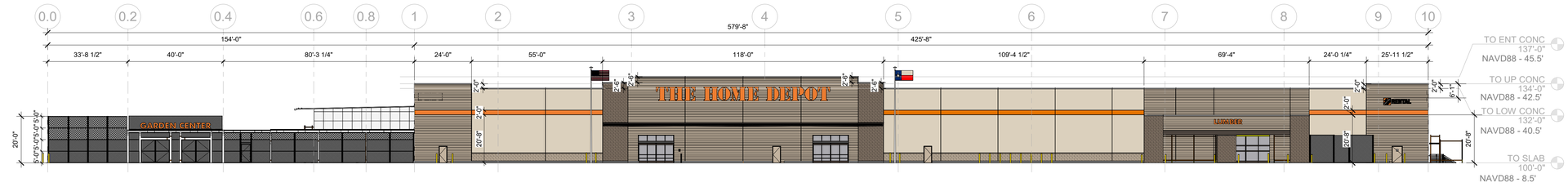
Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

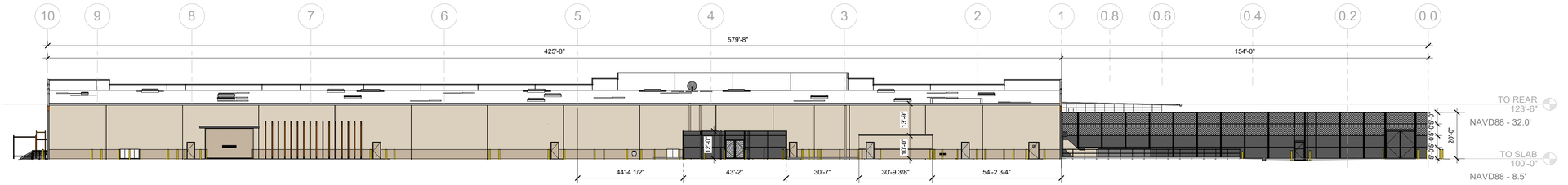
cc/email: David Lynch, Town Manager
Town of Pembroke Park

Mike Vonder Meulen, AICP, Town Planning Consultant
Town of Pembroke Park



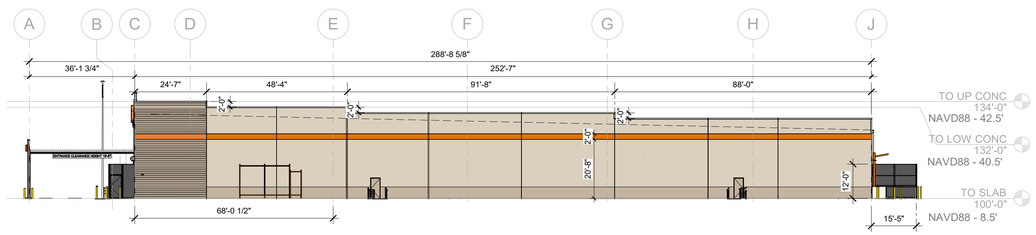
1 exterior elevation - front (south)

SCALE | 3/64" = 1'-0"



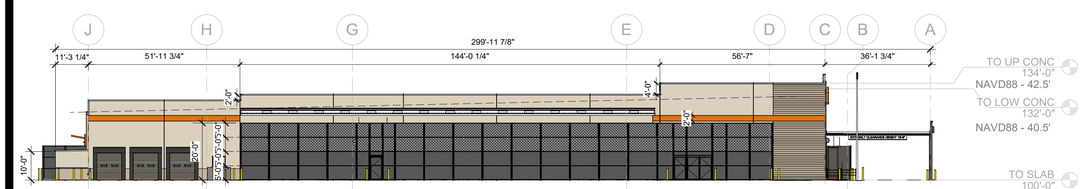
2 exterior elevation - rear (north)

SCALE | 3/64" = 1'-0"



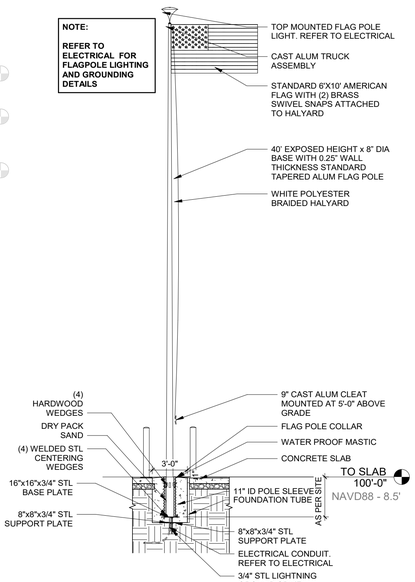
3 exterior elevation - trc side (east)

SCALE | 3/64" = 1'-0"



4 exterior elevation - garden center side (west)

SCALE | 3/64" = 1'-0"



5 detail - flag pole

SCALE | 3/16" = 1'-0"

exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	METAL	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	TILT PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	TILT PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	TILT PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	TILT PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED	DARK GREY	STANDARD
9	SECURITY FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
10	CHAIN LINK FENCE	METAL	PRE-FINISHED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	NATURAL	STANDARD
14	SIGNAGE	METAL	PRE-FINISHED	ORANGE	CUSTOM
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRONZE ANODIZED	STANDARD
16	LIGHTING	METAL	PRE-FINISHED	BRONZE	STANDARD
17	EQUIPMENT	STEEL	PRE-FINISHED	GRAY	STANDARD
18	OVERHEAD COILING DOOR PERFORATED	STEEL	PRE-FINISHED	GRAY	STANDARD
19	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD
20	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD

paint finish schedule

MARK	PITT COLOR NAME AND NO.
P-1	THD HOMER BUCKET ORANGE*
P-2	THD BEIGE*
P-3	THD SUEDE*
P-4	"WICKER BASKET" PPG1020-6
P-5	THD BRONZE*
P-6	CLOUDY SLATE PPG0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	PACKAGED WHITE (NO TINT)
P-10	STARLESS SKY PPG0995-7
P-11	
P-12	PREFINISHED STANDARD MANUFACTURER'S WHITE

*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR CODE



Concrete Tilt-up Color Palette



Concrete Tilt-Up Textures

architect + engineer

ARCHITECT:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

STRUCTURAL:
Greenbergfarrow
92 East Main Street,
Suite 410
Somerville, NJ 08876

MEP ENGINEER:
Acies Engineering
400 N. McCarthy Blvd.,
Suite 250
Milpitas, CA 95035

FP & FA ENGINEER:
Code Consultants, INC.
2043 Woodland Parkway
Suite 300
St. Louis, MO 63146

owner

THE HOME DEPOT
2455 PACES FERRY ROAD,
C-19
ATLANTA, GA 30339-4024
PHONE: (770) 433-8211

project info

PEMBROKE PARK

HALLANDALE BEACH
BOULEVARD
PEMBROKE PARK, FL 33021

project no. | 202404100

issue dates

#	Description	Date
	SITE PLAN COMMENTS	09/22/25
	SITE PLAN COMMENTS	10/13/25
	SITE PLAN COMMENTS	01/09/26

designed by: AS
checked by: JB
prototype version: 26H1

seal

SITE PLAN REVIEW FOR REFERENCE ONLY NOT FOR CONSTRUCTION

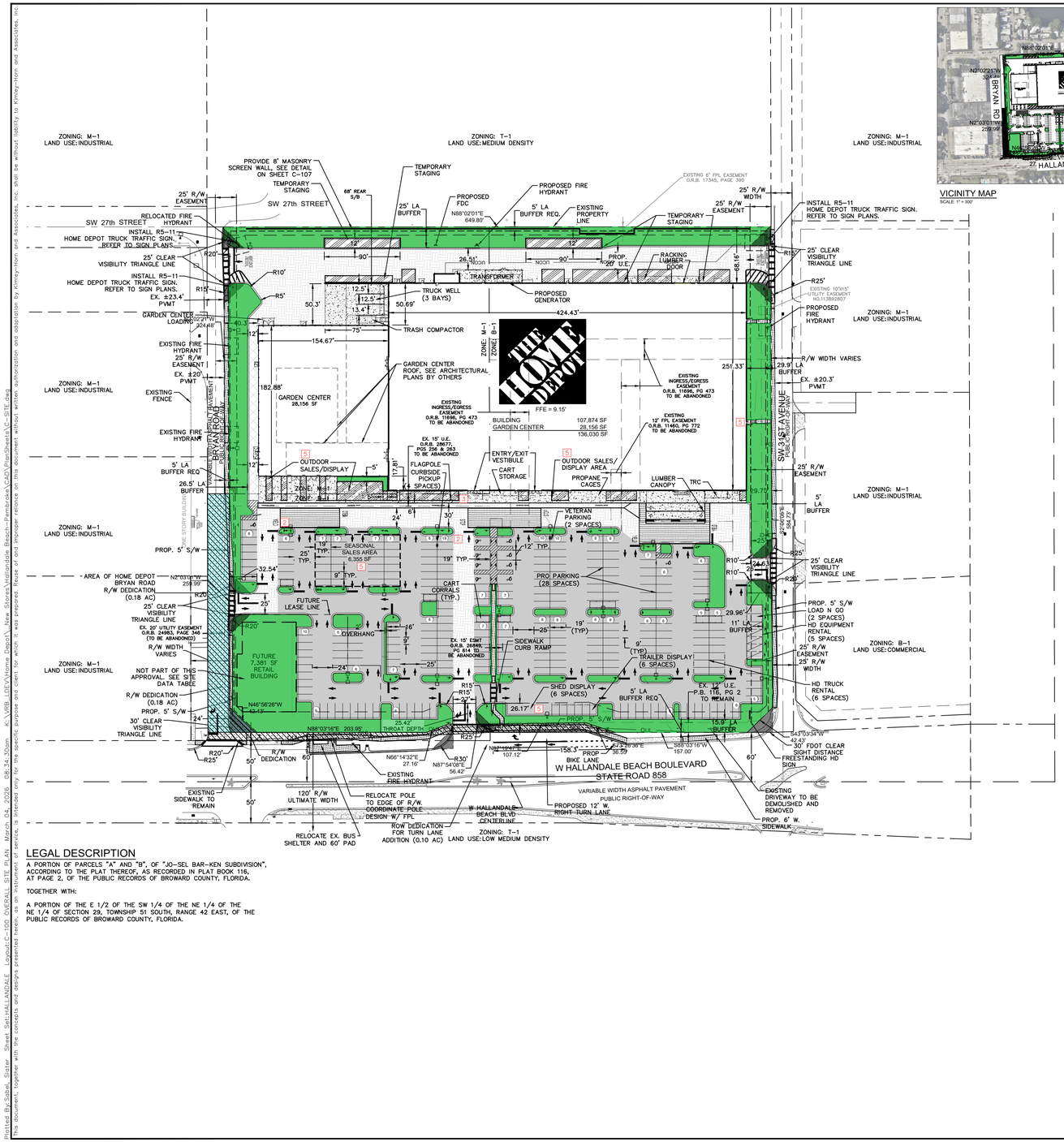
sheet info

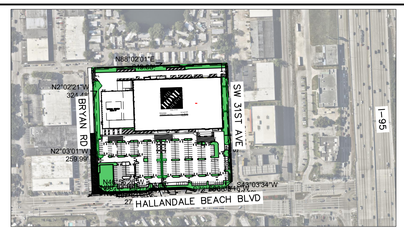
EXTERIOR ELEVATIONS

_A2.03

general | civil | landscaping | structural | architectural | interiors | equipment | plumbing | mechanical | electrical | technology | refrigeration | fire protection | fire alarm

1/9/2026 10:57:55 AM





VICINITY MAP
SCALE: 1" = 300'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

SITE AREA

GROSS AREA	9.35 AC	407,360 SF
LESS R/W DEDICATION(BRYAN RD)	0.18 AC	7,971 SF
LESS R/W DEDICATION (SR 858)	0.10 AC	4,544 SF
FUTURE RETAIL PARCEL	0.53 AC	22,786 SF
PARCEL NET AREA	8.54 AC	372,059 SF

BUILDING AREA

THE HOME DEPOT	107,874 SF
GARDEN CENTER	28,156 SF
FUTURE RETAIL	7,381 SF
TOTAL BUILDING AREA	143,411 SF

PARKING REQUIRED

THE HOME DEPOT (107,874 SF)	1 /300 SF	360 STALLS
+ 1/ 4 EMPLOYEES (50 EMPLOYEES MAX. SHIFT)		13 STALLS
FUTURE RETAIL (7,381 SF)	1 / 300 SF	25 STALLS
[1] + 1/4 EMPLOYEES (4 EMPLOYEES MAX. SHIFT)		1 STALLS
TOTAL PARKING		399 STALLS

PARKING PROVIDED

HD FRONT FIELD	257 STALLS *
FUTURE RETAIL	26 STALLS
TOTAL PARKING	283 STALLS *

*PARKING VARIANCE REQUIRED. REFER TO PROVIDED PARKING STUDY FOR DETERMINATION OF PARKING PROVIDED.

INCLUDED IN HD PARKING PROVIDED

ACCESSIBLE STALLS	10 STALLS (9 REQUIRED)
PRO PARKING	28 STALLS
VETERANS PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	28 STALLS

NOT INCLUDED IN HD PARKING PROVIDED

LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	6 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	5 STALLS
CART CORRAL	8 STALLS
ACCESSORY PARKING NOT INCLUDED	33 STALLS
TOTAL THD PARKING PROVIDED	316 STALLS

VEHICULAR USE AREAS PROVIDED

PARKING (HD):	47,777 SF
PARKING (FUTURE RETAIL):	3,906 SF
AISLES (HD):	105,089 SF
AISLES (FUTURE RETAIL):	4,368 SF
TOTAL:	161,140 SF

TOWN OF PEMBROKE PARK PROJET CASE NUMBERS:

24-SP-02 DRC 2 — 25-P-01 DRC 2
25-PR-01 DRC 2 — 25-SV-04 DRC 2

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. PARKING STRIPING TO BE ALKYD-READY MIXED RAPID DRYING TRAFFIC PAVEMENT STRIPING. DRY FILM THICKNESS (DFT) SHALL BE A TOTAL OF 9 MILS APPLIED IN TWO COATS PER HOME DEPOT STANDARD CRITERIA.

ZONING DATA

PARCEL IDENTIFICATION NUMBER(S): THE PROPOSED SITE CONSISTS OF 7 PARCELS
514229020010, 514229020012, 514229020011, 514229020013, 514229020020, 514229000090, 514229000091

JURISDICTION: TOWN OF PEMBROKE PARK, FL

ZONING CLASSIFICATION EXISTING: B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)

ZONING CLASSIFICATION PROPOSED: B-1 BUSINESS, M-1 INDUSTRIAL (TEXT AMENDMENT)

[4] LAND USE EXISTING: COMMERCIAL (295,417 SF/ 6.78 AC) & INDUSTRIAL - COMMERCIAL FLEX (102,226 SF/ 2.35 AC)

LAND USE PROPOSED: COMMERCIAL (397,019 SF/ 9.11 AC)

BULK REGULATIONS

	REQUIRED	PROPOSED
PRIMARY STREET	10'	293.90' (S)
SECONDARY STREET	10'	29.14' (E)
SIDE SETBACK	10'	N/A
REAR SETBACK	10'	68.16' (N)
REAR ABOVE 5 STORY	10'	N/A
MAXIMUM IMPERVIOUS COVERAGE	80% (316,114 SF)	84.2% (314,096 SF)
MINIMUM PERVIOUS COVERAGE	20% (79,028 SF)	15.8% (58,934 SF)*
MAXIMUM BUILDING HEIGHT	100'	37'
INTERIOR LANDSCAPE AREA (SEE CODE SECTION DIV 2., SEC. 27-39 (A) FOR INTERIOR LANDSCAPE AREA REQUIREMENT CALCULATIONS.)	3,177 SF	9,348 SF

*ANTICIPATES THE IMPACT FROM THE DEVELOPMENT OF A FUTURE 7,381 SF RETAIL BUILDING AND INCLUDES 4,397 SF OF PERVIOUS ASPHALT IN THE PARKING FIELD (SEE PLAN FOR LOCATIONS).

PEMBROKE PARK - WAIVERS REQUESTED

	CODE SECTION	REQUIRED	PROPOSED
[1]	CHAPTER 28, SEC. 28-301 (5) MINIMUM PARKING REQUIREMENTS	(1) SPACE PER 300 SF OF GFA. + (1) SPACE FOR EVERY 4 EMPLOYEES = 360 SPACES + 13 SPACES = 373 TOTAL SPACES REQUIRED.	267 TOTAL PROVIDED SPACES FOR HOME DEPOT. FUTURE OUTPARCEL TO MEET CODE
[2]	CHAPTER 27, SEC. 27-39 (B) PARKING AREA INTERIOR LANDSCAPING	EACH SEPARATE LANDSCAPE AREA SHALL HAVE A MIN. DIMENSION OF 5' AND HAVE A MIN. AREA OF 50 SF WITH AT LEAST 1 TREE HAVING A CLEAR TRUNK OF AT LEAST 5'. ADDITIONALLY, PLANTER ISLANDS SHALL BE LOCATED AN AVERAGE OF 10 PARKING STALLS APART WITH A MAXIMUM OF 14 CONTINUOUS SPACES IN A ROW.	MIN. PROPOSED LANDSCAPE ISLAND HAS AN AREA GREATER THAN 50 SF, WITHOUT A PROPOSED TREE, ADDITIONALLY, ONE ROW OF PARKING EXCEEDS 14 CONTINUOUS SPACES IN A ROW WITHOUT A LANDSCAPE ISLAND.
[3]	CHAPTER 27, SEC. 27-39 (A) PARKING AREA INTERIOR LANDSCAPING	VEHICULAR USE AREAS SHALL BE SEPARATED FROM BUILDINGS AND STRUCTURES BY AN AVERAGE OF TEN (10) FEET OF LANDSCAPED AREA. NOT MORE THAN FIFTY (50) PERCENT OF THE WIDTH OF THIS AREA MAY BE COMPRISED OF SIDEWALKS. THIS CRITERIA SHALL NOT APPLY TO THOSE PORTIONS OF A SITE AREA WITHIN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS WHERE LOADING AREAS WITH OVERHEAD DOORS EXIST.	PROPOSED REDUCTION TO 0 FEET.
[4]	CHAPTER 13.5, SEC. 13.5-38 (D) IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES	THE MAXIMUM IMPERVIOUS SURFACE RATIO FOR GENERAL COMMERCIAL LAND USE IS 0.80.	THE MAXIMUM IMPERVIOUS AREA COVERAGE OF THE SITE IS 84.2% (314,096 SF) INCLUDING THE FUTURE RETAIL
[5]	CHAPTER 12, SEC. 12-48 OUTDOOR STORAGE PROHIBITED	THE TOWN PROHIBITS THE STORAGE OF OUTDOOR MATERIALS INCLUDING BUT NOT LIMITED TO MERCHANDISE, MANUFACTURED ITEMS, BOXES, APPLIANCES, DILAPIDATED FURNITURE, PALLETS, COMMERCIAL EQUIPMENT, BUILDING CONSTRUCTION MATERIALS AND SUPPLIES, ETC.)	OUTDOOR STORAGE IS PROPOSED IN THE FRONT OF THE BUILDING, EAST SIDE AND SHED/TRAILER DISPLAY AREA

LEGAL DESCRIPTION

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HATCH LEGEND

- AREA OF EXISTING CONCRETE
- AREA OF NEW CONCRETE SIDEWALK PAVEMENT (SEE DETAIL ON SHT C-108)
- CONCRETE PAVING PER ARCHITECTURAL PLANS BY OTHERS
- AREA OF NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW REGULAR DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- AREA OF NEW PERVIOUS ASPHALT PAVEMENT (SEE DETAIL ON SHT C-108)
- LANDSCAPE AREA, SEE LANDSCAPE PLANS SHEETS L-100 THRU L-451
- RIGHT OF WAY DEDICATION

OUTDOOR STORAGE

DESIGNATED AREA OF OUTDOOR STORAGE AND/OR SALES – NOT A PAVEMENT MARKING

FLOOD INFORMATION

FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 07/31/2024.

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PETER J. VAN RENS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PETER J. VAN RENS — No. 85833 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 3/2/2026

KHA PROJECT 047096448
DATE 3/2/2026
SCALE AS SHOWN
DESIGNED BY KB
DRAWN BY KB
CHECKED BY PVR

OVERALL SITE PLAN

HALLANDALE BEACH BLVD
PREPARED FOR
THE HOME DEPOT
PEMBROKE PARK FLORIDA

SHEET NUMBER
C-100

Plotted By:Stiles, Richard Set:HALLANDALE Layout:C-100 OVERALL SITE PLAN March 04, 2026 08:43:39am K:\VAB-LDEV\Home Depot\New Stores\Hallandale Beach-Pembroke\CAD\PlanSheets\C-SITE.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agenda Item Report

Subject:	Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen File No.: 25-SV-04 Applicant: Home Depot USA Inc. Address: North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road Request: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs. RESOLUTION NO: 2026-019 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center and a 7,400 square foot commercial out parcel. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

(Home Depot Sign Variance) 2026-019
01-25-SV-04 Home Depot Sign Variance
02- Sign Variance Application
03-Justification Statement
04-Sign Exhibit
05-Survey - Home Depot
06-Reso (Home Depot Sign Variance)

RESOLUTION NO. 2026-019

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Depot USA Inc., the ("Applicant") has applied for a sign variance pursuant to Chapter 21, Division 4 of the Town of Pembroke Park ("Town") code, the application is attached hereto and incorporated herein as **Exhibit "A."**; and

WHEREAS, the Applicant is requesting the following five (5) sign variances:

1. A variance from §21-20(c)(1) to allow for four (4) wall signs in lieu of the one (1) wall sign permitted by the Town code;
2. A variance from §21-20(c)(1)(A) to allow for a 36" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
3. A variance from §21-20(c)(1)(A) to allow for a 72" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
4. A variance from §21-20(c)(1)(B) to allow for a 28'-9" long sign in lieu of the 20' foot length permitted by the Town code;
5. A variance from §21-20(c)(1)(B) to allow for a 72'-11" long sign long sign in lieu of the 20' foot length permitted by the Town code;

WHEREAS, §21-72 of the Town code provides that a variance may be granted whenever the enforcement of the applicable Town code results in an undue hardship upon a party and does not endanger the health, safety, and welfare of the resident of the Town; and

WHEREAS, §21-73 of the Town code provides that the application for a variance shall contain all the information required in a sign permit, the variance requested, and the reasons why the variance is desired and the details of the resulting hardship; and

WHEREAS, the Town Commission held a public hearing and considered the input of the public; and,

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida, finds the Applicant's variance application, attached hereto and incorporated herein as **Exhibit "A,"** is sufficient and that the enforcement of the applicable Town code results in an undue hardship upon the applicant and does not endanger the health, safety, and welfare of the resident of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1. The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2. The Town Commission of the Town of Pembroke Park, Florida, hereby approves and authorizes Home Depot USA Inc's variance application for the property located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park, Florida, attached hereto and incorporated herein as **Exhibit "A,"** that the enforcement of the applicable Town code results in an undue hardship upon the applicant, and variances do not endanger the health, safety, and welfare of the resident of the Town.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 11,2026

SUBJECT: 25-SV-04 / Home Depot Sign Variance Application
North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road

APPLICANT: Home Depot USA, Inc.

REQUEST: The applicant is requesting five (5) variances from the sign code to increase the length, letter height and total number of signs. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20(c)(1) limiting the maximum number of signs.

COMPANION ITEMS TO BE CONSIDERED:

- 25-SP-02 Site Plan
- 25-P-01 Special Permit
- 25-PR-01 Parking Reduction

SITE DATA:

ADDRESS:	North of W. Hallandale Beach Blvd., west of SW 31st Ave and east of Bryan Road
FOLIO:	514229000090, 514229000091, 514229020020, 514229020013, 514229020011, 514229020012, 514229020010
PARCEL SIZE:	9.35 Acres (gross)
EXISTING USE:	Commercial/Industrial office buildings, self-storage facility and a bank.
ZONING:	B-1 Business District, M-1 Industrial District
FUTURE LAND USE:	C- Commercial, I- Industrial

ADJACENT PROPERTY DESCRIPTION:
NORTH: T-1/ Mobile Home Park

SOUTH: T-1/ Mobile Home Park (W Hallandale Beach)
EAST: M-1/ Warehouse
WEST: M-1/ Warehouse

PROJECT BACKGROUND:

The applicant, Home Depot USA, Inc., is requesting Site Plan approval for a new development consisting of a 107,874 square foot Home Depot store with a 28,167 square foot garden center and a 7,400 square foot commercial out parcel. The property is located on the north side of W. Hallandale Beach Blvd, east of SW 31st Ave and west of Bryan Road.

STAFF ANALYSIS:

The applicant proposes the installation of four wall-mounted signs facing W. Hallandale Beach Boulevard. These signs are designed to identify key building entrances and enhance visibility from the roadway, while also maintaining consistent branding across the site.

The building is set back approximately 283 feet from W. Hallandale Beach Boulevard. All signage included in this variance request is located along the building's primary frontage.

The applicant is requesting five (5) variances from the sign code for this property to increase the number of signs, the letter height and to increase the length of the sign. The applicant is proposing the following:

Maximum Number of Signs

Code Section	Max Allowed	Proposed	Variance
21-20.(c).1	1 wall sign	4 wall signs	+ 3 signs



Maximum Letter Height

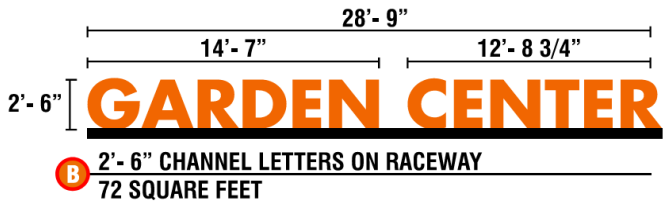
Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.A	30"	Sign A: 72"	+42"
		Sign D: 36"	+6"



Maximum Sign Length



Code Section	Max Allowed	Proposed	Variance
21-20.(c).1.B	20’	Sign A: 72’-11 13/16”	+52’-11 13/16”
		Sign B: 28’-9”	+8’-9”



SPECIFIC VARIANCE CRITERIAS

Pursuant to Section 21-72 of the Town’s Code the Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town. The Project meets these requirements as follows:

i. The enforcement of the sign code would result in an undue hardship upon a party.
This proposed project is unique within the Town’s commercially zoned properties, as it features a single-user tenant on a site of unprecedented size. The existing sign code does not account for developments of this scale. The proposed signage reflects Home Depot’s national standards and supports the building’s multiple functional areas—including a garden center and lumber yard—by providing clear identification at various entrances. This enhances customer experience.

ii. The variance does not endanger the health, safety and welfare of the residents of the Town.
The requested variances do not compromise the health, safety, or welfare of the Town’s residents. The Project is set back approximately 321.75 feet from the right-of-way, providing ample separation from public access points. The proposed signage enhances site safety by allowing customers to clearly identify the entrance from Hallandale Beach Boulevard and efficiently navigate to designated parking areas for convenient access to the main entrance, garden center, lumber yard, and rental zone.

Pursuant to Section 21-73 of the Town’s Code, for a variance to be approved the Town Commission must find that the application meets the following criteria:

1. All the information required in an application for a sign permit.
Yes, the applicant submitted all the information required in the application.

2. The variance requested from the provisions of sign code.
Yes, the variances requested are from specific provisions of the sign code.

3. The reason why the variance is desired and the detail of hardship which would result from the denial of same.
   The consultant Town Planner believes that the applicant has demonstrated a hardship for the multiple variances.

RECOMMENDATION:
The Consultant Town planner recommends approval subject to the following conditions.

1. At time of application for a Building Permit for the sign, the Property Owner shall provide a copy of the Sign Variance Resolution and copies of the final approved plans to the Building Department.
2. Sign variance approval is only for signage matching drawings attached to this application.

ATTACHMENTS:
Application
Justification Statement
Sign Renderings
Survey
Legal Description

Town of Pembroke Park

Planning and Zoning Division

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

Master Application

Consideration of a parking reduction application by the Town does not in of itself in any way create a right to obtain a permit from a County, State or Federal Agency. Applicants must comply with all legal requirements and obtain all requisite approvals imposed by County, State and Federal Agencies and the Town bears no legal responsibility for Applicant's failure to do so.

Project Name	Parcel Size	Application Type
Home Depot - Pembroke Park	9.13 ac	Sign Variance
Address		**Parcel ID**
3121 W Hallandale Beach Blvd, Hallandale Beach, FL 33009		514229020010
Owner / Applicant Name(s)	**Phone**	**Email**
Home Depot USA, Inc.	(770) 433-8211 x84888	connie_rockwell@homedepot.com

Code Information	Yes	No
Is this an after-the-fact request or Town code violation? (If yes, attach a copy of any related information)		✓
Is this request the result of a site plan application or other application? (If yes, please attach site plan)	✓	
Has this same or similar request been proposed previously on the property?		✓

Project Description

Signage variance request in connection with the proposed 106,651 square foot Home Depot store with a 28,156 square foot garden center. See attached detailed signage request.

Agent

Name	Company/Firm
Tracy Lautenschlager	Greenberg Traurig, P.A.
Address	**City, State, Zip**
401 E Las Olas Blvd., Suite 2000	Fort Lauderdale, FL 33301
Phone	**E-mail**
954.768.8270	tracy.lautenschlager@gtlaw.com

This is to certify that I am the agent of this application for the subject property(s) and the statements contained herein are accurate to the best of my knowledge and I will be present at any required hearings to represent this application.

Tracy Lautenschlager Digitally signed by Tracy Lautenschlager Date: 2025.08.11 16:04:05 -04'00' 08 / 11 / 2025

Agent's Signature *Date*

SEE OWNER CONSENT LETTERS ATTACHED

Property Owner Certification

This is to certify that I am the owner of the subject property(s) described in this application. By signing this application, I hereby authorize the above signatory to serve as agent for this project. The agent is authorized by me to agree to any and all binding conditions throughout the review of this application. I hereby agree to be bound by any and all conditions, or amendments required by this application.

Printed Name of Property Owner *Signature of Property Owner* *Date*

State of _____ , County of _____
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization.
This _____ day of _____ , 20____ , by _____ (name of person making statement)
Personally known: OR Produced Identification, Type
_____ My Commission Expires:
Notary Public Signature

TOWN USE ONLY	*Submittal Date:*	*Project Number:*
Review Staff:	*Decision Date:*	*Decision:*

2455 Paces Ferry Road, C-20, Atlanta, GA 30339

May 19, 2025

Re: 2701 Bryan Road (Folio No. 5142 2900 0090)
3131 W Hallandale Beach Blvd (Folio No. 5142 2900 0091)
3129 W Hallandale Beach Blvd (Folio No. 5142 2902 0020)
3127 W Hallandale Beach Blvd (Folio No. 5142 2902 0013)
3107 W Hallandale Beach Blvd (Folio No. 5142 2902 0011)
3121 W Hallandale Beach Blvd (Folio No. 5142 2902 0012)
3101 W Hallandale Beach Blvd (Folio No. 5142 2902 0010)

To Whom It May Concern:

The above-described property ("Property"), with the exception of 2701 Bryan Road, is owned by Home Depot USA, Inc. ("Home Depot"). Home Depot has a ground lease over 2701 Bryan Road. The Home Depot authorizes Tracy Lautenschlager of Greenberg Traurig, P.A., to act as its agent with respect to the development approvals necessary for the development of a Home Depot on the Property.

Yours truly,

Home Depot U.S.A., Inc.

Name: Thomas E. Best
Title: VP, Deputy GC + Asst. Secretary

STATE OF GA)
)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 19th day of May, 2025, by Thomas E. Best as VP, Deputy GC + Asst. Secretary of Home Depot USA, Inc.

[SEAL]

Ivelisse Guadalupe
Notary Public
Dekalb County, Georgia
My Commission Expires 03/06/2027

Ivelisse Guadalupe
Signature of Notary

Ivelisse Guadalupe
Print Name

Expires: 03/06/2027

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)

7/24, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

The above-described property ("Property") is owned by M. G. Wilson, LLC ("Owner"), which Property is subject to a ground lease that Home Depot USA, Inc. has a contract to purchase. The Owner consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

M. G. Wilson, LLC

Name: Jessica Stacistill
Title: Managing Director

[Notarization on next page]

STATE OF MA)
)
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24th day of July, 2025, by Jessica Stockstill as managing director of M. G. Wilson, LLC.

[SEAL]

Kayanna M Black
Signature of Notary

Kayanna Black
Print Name

Expires: 06/07/2031

Personally Known ____ (OR) Produced Identification License (Type of Identification Produced)

Kayanna M Black
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
06/07/2031

7/7, 2025

Re: 2701 Bryan Road
(Folio No. 5142 2900 0090)

To Whom It May Concern:

WFS Armadillo Limited ("Ground Lessee") has a ground lease for the above-described property ("Property"). Home Depot USA, Inc. has a contract to purchase the ground lease from the Ground Lessee. The Ground Lessee consents to the filing of the following development approvals necessary for the development of a Home Depot on the Property:

- Allocation of commercial flexibility to allow for commercial uses within the Property's existing M-1 industrial zoning and land use designation.
- Site Plan approval.
- Sign variances, special permit, parking variances, and other variances in connection with the Home Depot site plan.
- No changes to the zoning shall be made or requested that would in any way prevent the current or future use of the property from continuing to operate as a mini storage facility without Landlord and Ground Lessee's prior written consent.

Yours truly,

WFS Armadillo Limited, a Texas limited partnership

By: H.C. Weil Properties, Inc., a Texas corporation,
its general partner

_____
Name: H.C. Weil
Title: President

[Notarization on next page]

STATE OF Texas)
)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 7th day of July, 2025, by H.C. Weil as President of H.C. Weil Properties, Inc., as general partner of WFS Armadillo Limited, a Texas limited partners.

SEAL

SANDRA S. CUEVAS
My Notary ID # 3380264
Expires January 15, 2028

Sandra S. Cuevas
Signature of Notary

Sandra S. Cuevas
Print Name

Expires: January 15, 2028

Personally Known ✓ (OR) Produced Identification _____ (Type of Identification Produced)

ACTIVE 711726077v4

GT GreenbergTraurig

Tracy H. Lautenschlager
Tel 954.768.8270
tracy.lautenschlager@gtlaw.com

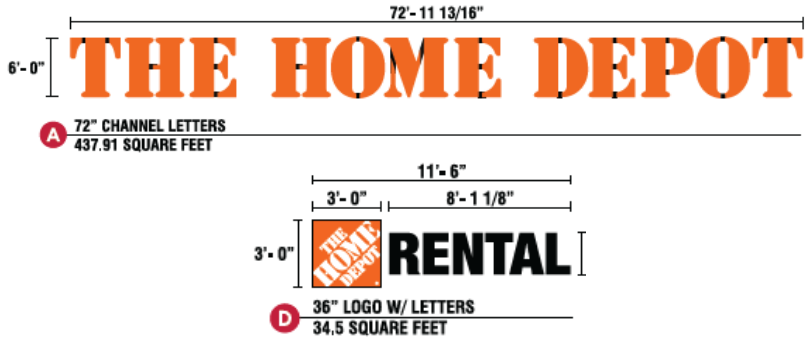
August 12, 2025 (Last Updated October 16, 2025)

Michael Vonder-Meulen
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33203
mvondermeulen@keithteam.com

Re: Home Depot – Sign Variance Request

Dear Mr. Vonder-Meulen:

In connection with the site plan request for a 106,651 square foot Home Depot store with a 28,156 square foot garden center (the "Project") on the 9.35-acre property located at 3131 W Hallandale Beach Boulevard, Home Depot is requesting 7 variances from 3 of the Town's signage code requirements:

VARIANCE REQUESTS			
Code Section	***Signage Standard***	***Permitted under Code***	***Requested Variance***
21-20(c)(1)	Max. # of Wall Signs	1 wall sign	4 wall signs
			
21-20(c)(1)(A)	Max. Height of Letters	30"	36" and 72"
			

VARIANCE REQUESTS			
Code Section	***Signage Standard***	***Permitted under Code***	***Requested Variance***
21-20(c)(1)(B)	Max. Length	20’	72’-11 13/16” and 28’-9”



Pursuant to Section 21-72 of the Town’s signage code, the Commission may grant a variance from the provisions of this chapter whenever the enforcement of same would result in an undue hardship upon a party and not endanger the health, safety and welfare of the residents of the Town. The Project meets these requirements as follows:

i. **The enforcement of the sign code would result in an undue hardship upon a party.**

None of the Town’s other commercially zoned properties have a single development site of this size with a single-user tenant, like this Project. As such, the sign code parameters do not contemplate a development like the Home Depot. The sign proposal that Home Depot has put together for this Project is typical of their sites across the United States. Given the square footage of the building, as well as the multiple features and complementary uses of a typical Home Depot, such as a garden center and a lumber area, having multiple wall signs creates a better customer experience with clear identification of the various building entrances. Additionally, similar variances have been granted by the Commission in connection with smaller commercial developments.

ii. **The variance does not endanger the health, safety and welfare of the residents of the Town.**

The requested variances do not endanger the health, safety and welfare of the residents of the Town. The Project is set back approximately 321.75 feet away from the right-of-way. Adequate signage for the site will create a safer environment by enabling customers to easily identify the entrance to the Project from Hallandale Beach Boulevard and navigate to the most convenient parking area for easy access to either the main entrance, the garden center, the lumber area or rentals.

As demonstrated above, the Project meets the requirements for a variance under Section 21-72 of the Town's signage code. If you have any questions or need anything further to process this request, please feel free to contact me.

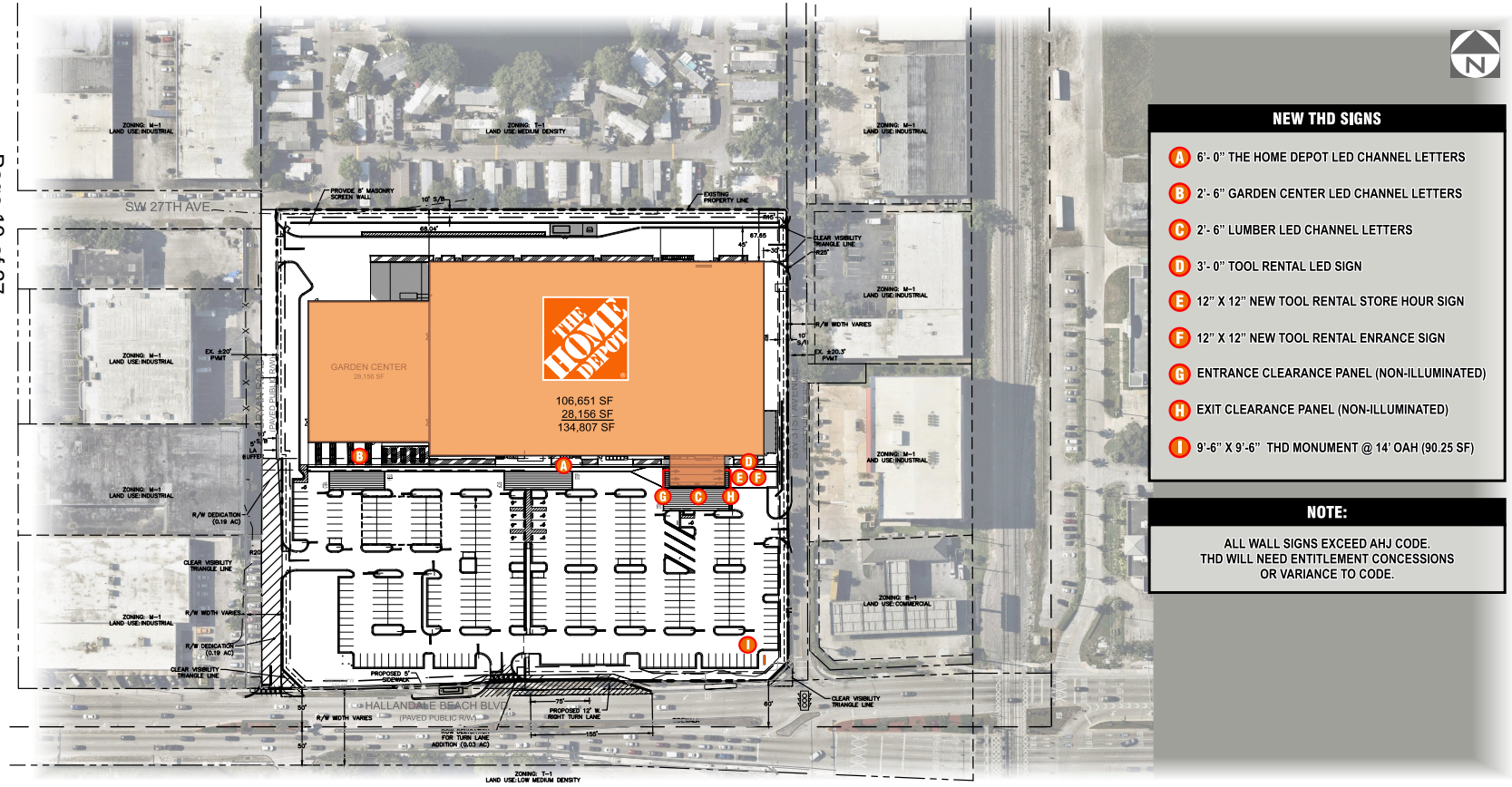
Yours truly,

Tracy H. Lautenschlager

Tracy H. Lautenschlager

PAGE 1

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009



NEW THD SIGNS

- A 6'- 0" THE HOME DEPOT LED CHANNEL LETTERS
- B 2'- 6" GARDEN CENTER LED CHANNEL LETTERS
- C 2'- 6" LUMBER LED CHANNEL LETTERS
- D 3'- 0" TOOL RENTAL LED SIGN
- E 12" X 12" NEW TOOL RENTAL STORE HOUR SIGN
- F 12" X 12" NEW TOOL RENTAL ENRANCE SIGN
- G ENTRANCE CLEARANCE PANEL (NON-ILLUMINATED)
- H EXIT CLEARANCE PANEL (NON-ILLUMINATED)
- I 9'-6" X 9'-6" THD MONUMENT @ 14' OAH (90.25 SF)

NOTE:

ALL WALL SIGNS EXCEED AHJ CODE.
THD WILL NEED ENTITLEMENT CONCESSIONS
OR VARIANCE TO CODE.

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www.idassociatesinc.com

CLIENT: THE HOME DEPOT	**STORE NO:** TBD	**REV:** R1 06/10/25 JAS	**REV:**	**REV:**
LOCATION: PEMBROKE PARK, FLORIDA	**DATE:** 06/03/25	**REV:**	**REV:**	**REV:**
ACCOUNT REP: KEVIN CRAMER	**DRAWN BY:** JAS	**REV:**	**REV:**	**REV:**
DRAWING NO: THD-PEMBROKE PARK FL #TBD-SIGN EXHIBIT				

EXHIBIT APPROVED BY:

PAGE 2

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009

NOTE: INSTALL DIMENSIONS SUBJECT TO CHANGE WHEN SCALABLE ELEVATIONS BECOME AVAILABLE.



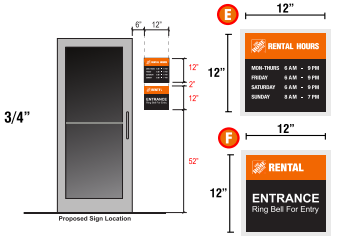
FRONT ELEVATION

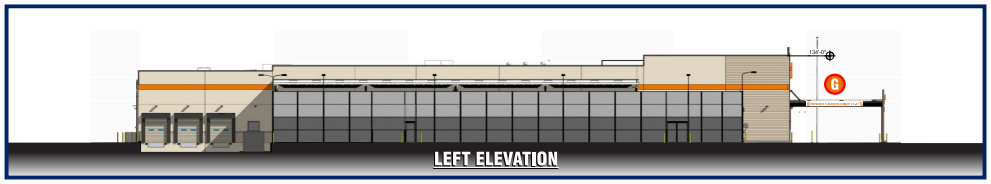
72'- 11 13/16"
16'- 6 5/8" | 22'- 10 316" | 26'- 9 7/16"
6'- 0"
THE HOME DEPOT
A 6'- 0" CHANNEL LETTERS
437.91 SQUARE FEET

28'- 9"
2'- 6"
GARDEN CENTER
B 2'- 6" CHANNEL LETTERS ON RACEWAY
72 SQUARE FEET

13'- 7 7/16"
2'- 6"
LUMBER
C 2'- 6" CHANNEL LETTERS
34 SQUARE FEET

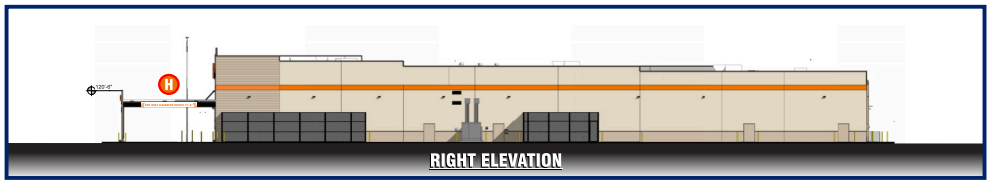
11'- 6"
3'- 0" | 8'- 1 1/8"
3'- 0"
RENTAL
1'- 10 3/4"
D 3'- 0" LOGO W/ LETTERS
34.5 SQUARE FEET





LEFT ELEVATION

20'- 0"
1'- 6" | 8"
ENTRANCE CLEARANCE HEIGHT 13'-6"
G CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET



RIGHT ELEVATION

20'- 0"
1'- 6" | 8"
EXIT ONLY CLEARANCE HEIGHT 13'-6"
H CANOPY CLEARANCE SIGNS (NON-ILLUMINATED)
30 SQUARE FEET

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Underwriters Laboratories Inc.

CLIENT: THE HOME DEPOT	**STORE NO:** TBD	**REV:** R1 06/10/25 JAS	**REV:**	**REV:**
LOCATION: PEMBROKE PARK, FLORIDA	**DATE:** 06/03/25	**REV:**	**REV:**	**REV:**
ACCOUNT REP: KEVIN CRAMER	**DRAWN BY:** JAS	**REV:**	**REV:**	**REV:**
DRAWING NO: THD-PEMBROKE PARK FL #TBD-SIGN EXHIBIT				

EXHIBIT APPROVED BY:

PAGE 3

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009

72'- 11 13/16"

16'- 6 5/8" | 22'- 10 316" | 26'- 9 7/16"

6'- 0"

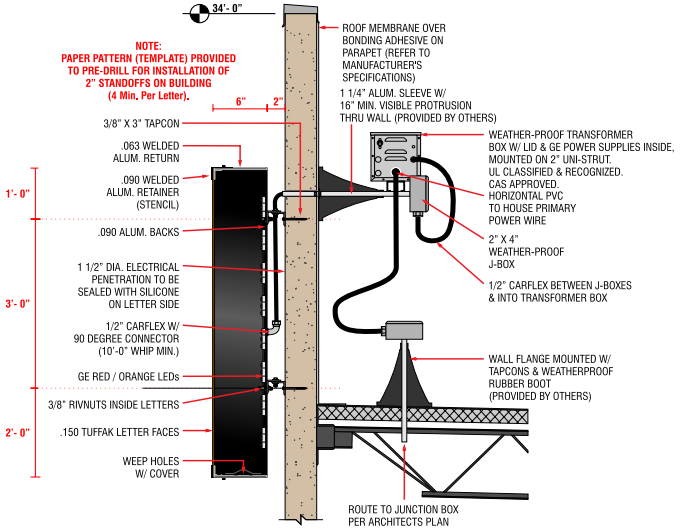
THE HOME DEPOT

A 6'- 0" CHANNEL LETTERS
437.91 SQUARE FEET

1" Black Trimcap

Aluminum Retainers

A	B	C	D	E	A X B = SQ. FT.
3'- 0"	36'- 5 15/16"	8'- 3 3/16"	11'- 5 1/16"	13'- 4 11/16"	109.48
3'- 6"	42'- 6 7/8"	9'- 7 11/16"	13'- 3 15/16"	15'- 7 1/2"	149.01
4'- 0"	48'- 7 7/8"	11'- 0 3/16"	15'- 2 3/4"	17'- 10 1/4"	194.63
4'- 6"	54'- 8 7/8"	12'- 4 3/4"	17'- 1 5/8"	20'- 1 1/16"	246.33
5'- 0"	60'- 9 7/8"	13'- 9 1/4"	19'- 0 1/2"	22'- 3 13/16"	304.11
5'- 6"	66'- 10 13/16"	15'- 1 13/16"	20'- 11 5/16"	24'- 6 5/8"	367.96
6'- 0"	72'- 11 13/16"	16'- 6 5/16"	22'- 10 3/16"	26'- 9 7/16"	437.91
6'- 6"	79'- 0 13/16"	17'- 10 13/16"	24'- 9"	29'- 0 3/16"	513.94
7'- 0"	85'- 1 13/16"	19'- 3 3/8"	26'- 7 7/8"	31'- 3"	596.06



28'- 9"

14'- 7" | 12'- 8 3/4"

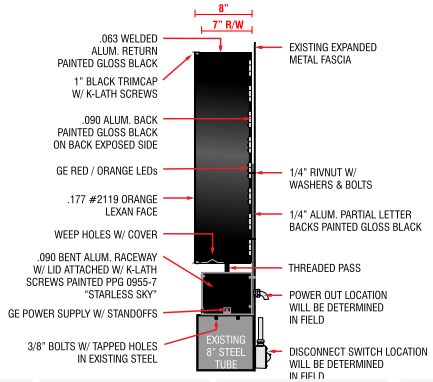
2'- 6"

GARDEN CENTER

B 2'- 6" CHANNEL LETTERS ON RACEWAY
72 SQUARE FEET

A	B	C	D	A X B = SQ. FT.
1'- 0"	11'- 6"	5'- 10"	5'- 1 3/8"	11.5
1'- 6"	17'- 3"	8'- 9"	7'- 7 11/16"	25.88
2'- 0"	23'- 0"	11'- 8"	10'- 2 3/16"	46
*2'- 6"	28'- 9"	14'- 7"	12'- 8 3/4"	71.88
3'- 0"	34'- 6"	17'- 6"	15'- 3 5/16"	103.5

*STANDARD SIZE



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PAGE 4

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009

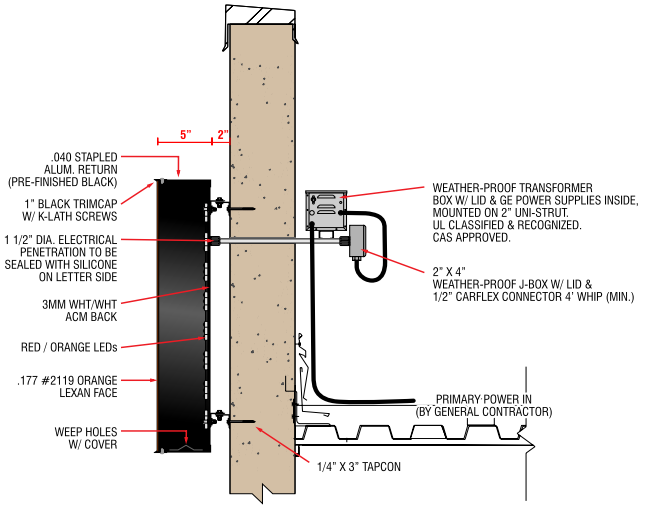
13'- 7 7/16"

2'- 6" **LUMBER**

C 2'- 6" CHANNEL LETTERS
34 SQUARE FEET

A	B	A X B = SQ. FT.
1'- 0"	5'- 5 3/8"	5.45
1'- 6"	8'- 2 1/16"	12.26
2'- 0"	10'- 10 3/4"	21.8
*2'- 6"	13'- 7 7/16"	34
3'- 0"	16'- 4 1/8"	49

*STANDARD SIZE



11'- 6"
3'- 0" 8'- 1 1/8"

3'- 0" THE HOME DEPOT **RENTAL** 1'- 10 3/4"

D 3'- 0" LOGO W/ LETTERS
34.5 SQUARE FEET

A	B	C	D	A X D = SQ. FT.
1'- 0"	7 1/2"	2'- 8 3/8"	3'- 10"	3.8
1'- 8"	12 1/2"	4'- 6"	6'- 4 5/8"	10.6
2'- 0"	1'- 3 3/16"	5'- 4 3/4"	7'- 8"	15.33
*3'- 0"	1'- 10 3/4"	8'- 1 1/8"	11'- 6"	34.5
4'- 0"	2'- 6 3/8"	10'- 9 7/16"	15'- 4"	61.33

*STANDARD SIZE

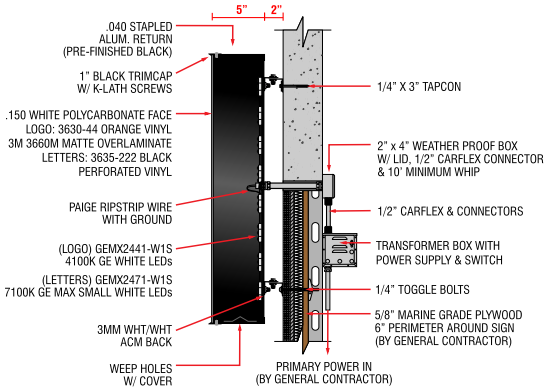


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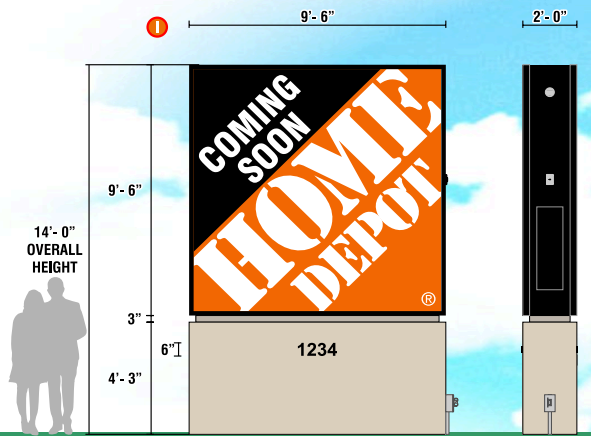
EXHIBIT APPROVED BY:

PAGE 5

Hallandale Beach Blvd. & Southwest 31st Avenue - Pembroke Park, Florida 33009



SIGN CABINET:
-Frame is 2" x 2" x 16 Gauge Square Tube Steel Frame w/ 2" x 2" x 3/16" Steel Angle.
-Filler is .063 Exterior Aluminum Painted Polyurethane Gloss Black
-Retainer is .063 Aluminum (2" Face Side-4" Return Side) Painted Polyurethane Gloss Black
-Faces are 3M Panagraphics III Flexible Substrate w/ 3M 3630-44 Orange Vinyl First Surface (White Copy Weeded Out) & 3M 3660m Matte Over Laminate. **For Printed Graphics: Contact a 3M MCS Warranty Printer Certified For Flex-Face Printing.**
-Illumination by GE 4100K Snap White LEDs Mounted on Vertical Rails.
-Power Supplies are GE Tetra Ti-10 (10 Year Warranty).

REVEAL:
-3" Tall .063 Aluminum Painted PPG Fly Ash (Matt Finish)

BASE:
Fabricated Aluminum Painted PPG Sawdust (Texcoated)

SIGN NOTES:
-All exterior aluminum surfaces (excluding backs) must be painted Gloss Black or Pre-Finish Black.
-All interior aluminum surfaces (excluding backs) must be painted white or Pre-Finish White.
-LED Illumination-Must follow specifications provided by GE.

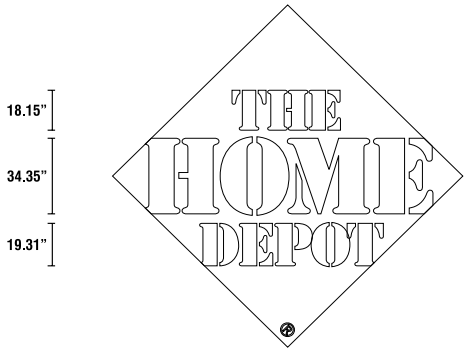
90.25 SQUARE FEET

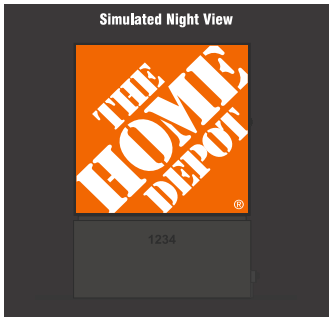
STEEL STRUCTURE & CONCRETE FOUNDATIONS:
-Sized Within Accordance With Local Wind Load & Other Requirements.
-Must be Approved By Atlantic / SSC Construction.
-All Exposed Steel Must Be Painted Polyurethane Gloss Black.

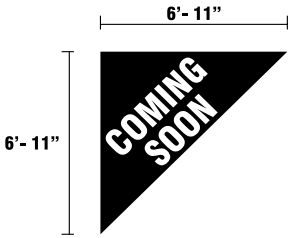
ELECTRICAL SPECIFICATIONS:
-277 Volts
-20 Amp Primary Power to be Privided By Others to Within 6'- 0" (72") of Sign Location. General Contractor and/or Electrician to Coordinate with Sign Contractor the Exact Location Before Sign Placement. Final Connection to Primary Power by Sign Contractor.

COLORS:

3M PANAGRAPHICS III FLEXIBLE FACES	3M 7725-12 BLACK VINYL
3M 3630-44 ORANGE VINYL	3M 3660M MATTE OVERLAMINATE







NOTES: (QTY:2)
First Surface Print on 3M IJ 46-20 (temp vinyl)
White Copy / Black Background

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CLIENT: THE HOME DEPOT	**STORE NO:** TBD	**REV:** R1 06/10/25 JAS	**REV:**	**REV:**
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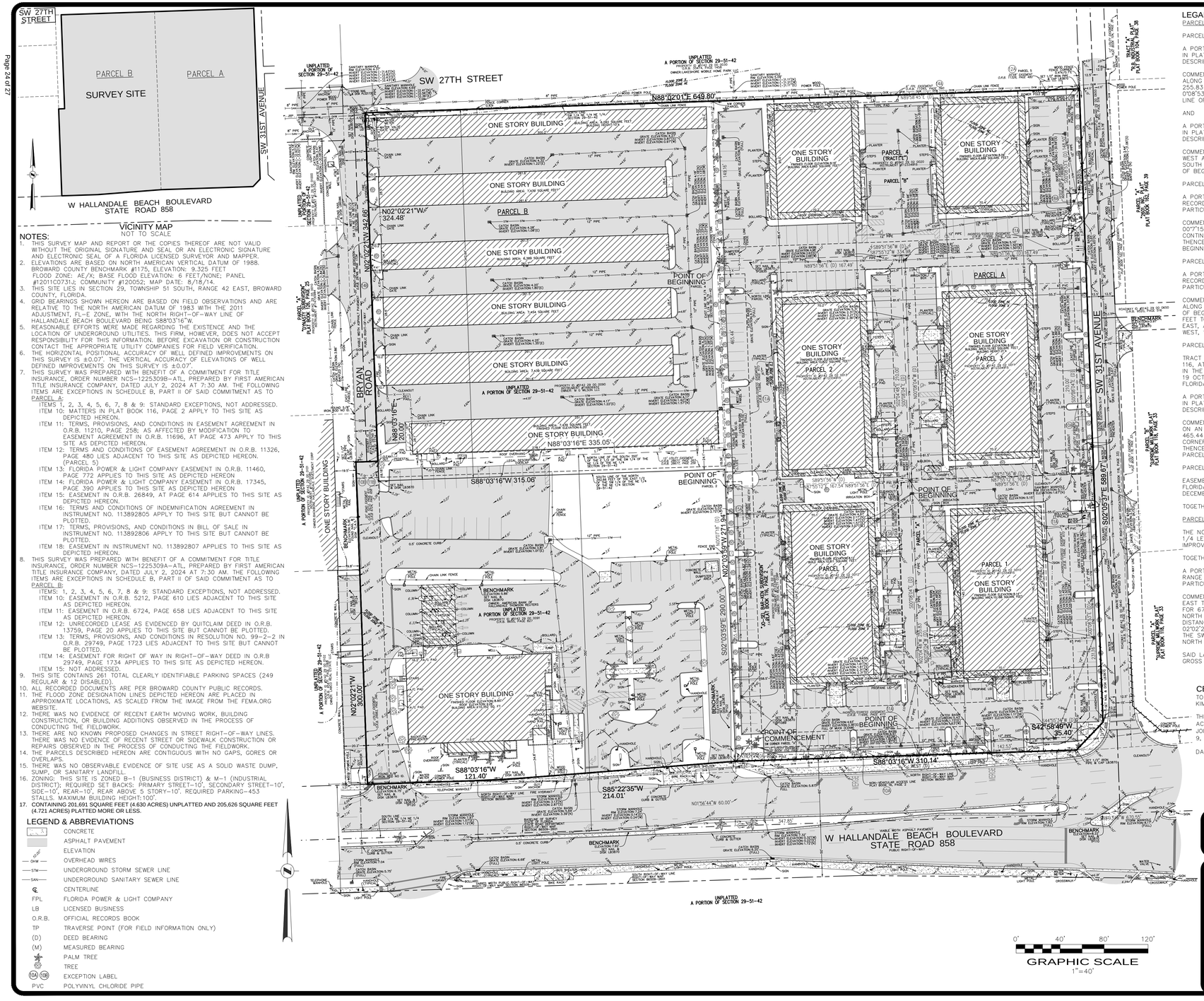
EXHIBIT APPROVED BY:



NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1175, ELEVATION: 9.325 FEET. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 6 FEET/NONE; PANEL #12011C0731J; COMMUNITY #120052; MAP DATE: 8/18/14.
3. THIS SITE LIES IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
4. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD BEING S88°03'16"W.
5. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309B-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL A:
   - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: MATTERS IN PLAT BOOK 116, PAGE 2 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: TERMS, PROVISIONS, AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 11210, PAGE 258; AS AFFECTED BY MODIFICATION TO EASEMENT AGREEMENT IN O.R.B. 11696, AT PAGE 473 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 11326, PAGE 480 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON. (PARCEL 5)
   - ITEM 13: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 11460, PAGE 772 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17345, PAGE 390 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: EASEMENT IN O.R.B. 26849, AT PAGE 614 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 16: TERMS AND CONDITIONS OF INDEMNIFICATION AGREEMENT IN INSTRUMENT NO. 113892805 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 17: TERMS, PROVISIONS, AND CONDITIONS IN BILL OF SALE IN INSTRUMENT NO. 113892806 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: EASEMENT IN INSTRUMENT NO. 113892807 APPLIES TO THIS SITE AS DEPICTED HEREON.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER NCS-1225309A-ATL, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 2, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT AS TO PARCEL B:
   - ITEMS: 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 10: EASEMENT IN O.R.B. 5212, PAGE 610 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: EASEMENT IN O.R.B. 6724, PAGE 658 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: UNRECORDED LEASE AS EVIDENCED BY QUITCLAIM DEED IN O.R.B. 13759, PAGE 20 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: TERMS, PROVISIONS, AND CONDITIONS IN RESOLUTION NO. 99-2-2 IN O.R.B. 29749, PAGE 1723 LIES ADJACENT TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: EASEMENT FOR RIGHT OF WAY IN RIGHT-OF-WAY DEED IN O.R.B 29749, PAGE 1734 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
9. THIS SITE CONTAINS 261 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (249 REGULAR & 12 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THE PARCELS DESCRIBED HEREON ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.
15. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
16. ZONING: THIS SITE IS ZONED B-1 (BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT); REQUIRED SET BACKS: PRIMARY STREET-10', SECONDARY STREET-10', SIDE-10', REAR-10', REAR ABOVE 5 STORY-10'. REQUIRED PARKING-453 STALLS. MAXIMUM BUILDING HEIGHT:100'.
17. **CONTAINING 201,691 SQUARE FEET (4.630 ACRES) UNPLATTED AND 205,626 SQUARE FEET (4.721 ACRES) PLATTED MORE OR LESS.**

LEGEND & ABBREVIATIONS

x.x	CONCRETE
	ASPHALT PAVEMENT
ELEV	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
(D)	DEED BEARING
(M)	MEASURED BEARING
	PALM TREE
	TREE
10A 10B	EXCEPTION LABEL
PVC	POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

PARCEL A: PLATTED EAST SIDE

PARCEL 1:

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°08'04" WEST, 255.83 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET TO THE EAST LINE OF PARCEL "A"; THENCE SOUTH 0°08'53" EAST ALONG SAID EAST LINE, 231.16 FEET; THENCE SOUTH 44°55'34" WEST, 35.40 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST, 142.53 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "A", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF NORTH 0°07'15" WEST ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET; THENCE NORTH 89°51'56" EAST, 167.54 FEET; THENCE SOUTH 0°08'04" EAST, 255.83 FEET TO THE SOUTH LINE OF PARCEL "A"; THENCE WEST 167.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°7'15" WEST, ALONG THE WEST LINE OF PARCEL "A", 255.44 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°7'15" WEST ALONG SAID WEST LINE, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET; THENCE SOUTH 00°8'04" EAST, 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF PARCELS "A" AND "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", RUN ON AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF PARCEL "A", 167.60 FEET; THENCE NORTH 00°08'04" WEST, 255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'04" WEST, 210.00 FEET; THENCE NORTH 89°51'56" EAST, 167.49 FEET TO THE EAST LINE OF SAID PARCEL "B"; THENCE (SOUTH 00°08'04" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", 210.00 FEET; THENCE SOUTH 89°51'56" WEST, 167.54 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TRACT "E", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID TRACT "E" IS FULLY DESCRIBED IN THE EASEMENT AGREEMENT AND LEGAL DESCRIPTION OF TRACTS FOR "JO-SEL BAR-KEN SUBDIVISION", RECORDED 19 OCTOBER 1983 IN OFFICIAL RECORDS BOOK 11210, AT PAGE 258 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "B", OF "JO-SEL BAR-KEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID "JO-SEL BAR-KEN SUBDIVISION", THENCE RUN ON AN ASSUMED BEARING OF NORTH 00°07'15" WEST, ALONG THE WEST LINE OF SAID PARCELS "A" AND "B", 465.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'15" WEST, 149.16 FEET TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE NORTH 89°58'45" EAST, 334.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE (SOUTH 00°08'53" EAST, AS PER DEED) (SOUTH 00°08'53" EAST, AS MEASURED) ALONG THE EAST LINE OF PARCEL "B" 148.50 FEET; THENCE SOUTH 89°51'56" WEST, 334.98 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENTS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY PARK ROAD MOBILE MANOR, INC., A FLORIDA CORPORATION AND BETWEEN AND PARK PLAZA 95, LIMITED, A FLORIDA LIMITED PARTNERSHIP, FILED DECEMBER 9, 1983, IN OFFICIAL RECORDS BOOK 11326, AT PAGE 480, AS MORE PARTICULARLY DESCRIBED THEREIN.

TOGETHER WITH

PARCEL B: UNPLATTED WEST SIDE

THE NORTH 342.66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 20' THEREOF OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ANY INTEREST IN ANY AND ALL LEASES UPON THE PROPERTY.

TOGETHER WITH:

A PORTION OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 51 SOUTH, RANGE 42 EAST THENCE SOUTH 88°03'16" WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29 FOR 670.55 FEET; THENCE NORTH 01°56'44" WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF F.D.O.T. RIGHT-OF-WAY MAP SECTION 86509-2601 THE FOLLOWING 2 COURSES AND DISTANCES: 1) SOUTH 85°22'35" WEST 214.01 FEET; 2) SOUTH 88°03'16" WEST 121.40 FEET; THENCE NORTH 02°02'21" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 350.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29; THENCE NORTH 88°03'16" EAST ALONG SAID NORTH LINE 335.05 FEET; THENCE SOUTH 02°03'59" EAST 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF PEMBROKE PARK, BROWARD COUNTY, FLORIDA AND CONTAINING A GROSS OF 452,062 SQUARE FEET (10.378 ACRES), A NET OF 407,317 SQUARE FEET (9.351).

CERTIFICATION:

TO HOME DEPOT U.S.A, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/7/24.

DATE OF PLAT OR MAP:

John F Pulice

Digitally signed by John F Pulice
Date: 2025.06.09 14:26:22 -04'00'

BY: JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	74247-INVERT INFO-5/19/25	AS
1	74291-ORIGINAL SURVEY-12/7/24	AS

PROPOSED HOME DEPOT
3101, 3107, 3121, 3127 & 3129 WEST HALLANDALE BEACH BOULEVARD AND 2701 BRYAN ROAD
PEMBROKE PARK, FLORIDA 33009
(TOWN OF PEMBROKE PARK, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 12/7/24	ORDER NO.: 74247

RESOLUTION NO. 2026-___

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION 25-SV-04 AND GRANTING FIVE (5) SIGN VARIANCES FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF HALLANDALE BEACH BOULVARD AND JOHN P LYONS/SOUTHWEST 31 AVENUE, PEMBROKE PARK, FL/ HOME DEPOT RETAIL DEVELOPMENT SUPERSEDING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Home Depot USA Inc., the ("Applicant") has applied for a sign variance pursuant to Chapter 21, Division 4 of the Town of Pembroke Park ("Town") code, the application is attached hereto and incorporated herein as **Exhibit "A."**; and

WHEREAS, the Applicant is requesting the following five (5) sign variances:

1. A variance from §21-20(c)(1) to allow for four (4) wall signs in lieu of the one (1) wall sign permitted by the Town code;
2. A variance from §21-20(c)(1)(A) to allow for a 36" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
3. A variance from §21-20(c)(1)(A) to allow for a 72" letter height in lieu of the 30" letter height permitted by the Town code for the north elevation;
4. A variance from §21-20(c)(1)(B) to allow for a 28'-9" long sign in lieu of the 20' foot length permitted by the Town code;
5. A variance from §21-20(c)(1)(B) to allow for a 72'-11" long sign long sign in lieu of the 20' foot length permitted by the Town code;

WHEREAS, §21-72 of the Town code provides that a variance may be granted whenever the enforcement of the applicable Town code results in an undue hardship upon a party and does not endanger the health, safety, and welfare of the resident of the Town; and

WHEREAS, §21-73 of the Town code provides that the application for a variance shall contain all the information required in a sign permit, the variance requested, and the reasons why the variance is desired and the details of the resulting hardship; and

WHEREAS, the Town Commission held a public hearing and considered the input of the public; and,

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida, finds the Applicant's variance application, attached hereto and incorporated herein as **Exhibit "A,"** is sufficient and that the enforcement of the applicable Town code results in an undue hardship upon the applicant and does not endanger the health, safety, and welfare of the resident of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1. The aforementioned "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein.

Section 2. The Town Commission of the Town of Pembroke Park, Florida, hereby approves and authorizes Home Depot USA Inc's variance application for the property located on the Northwest corner of Hallandale Beach Boulevard and John P Lyons Lane/Southwest 31 Avenue, Pembroke Park, Florida, attached hereto and incorporated herein as **Exhibit "A,"** that the enforcement of the applicable Town code results in an undue hardship upon the applicant, and variances do not endanger the health, safety, and welfare of the resident of the Town.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration and Approval of Locally Funded Agreement with FDOT for Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Sponsored by Public Services Director Odoms RESOLUTION NO: 2026-015 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park is advancing the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) in partnership with the Broward MPO and FDOT. The project has entered the design phase, and the Town previously approved an additional design funding allocation of $501,000 to incorporate the SW 25th Street Second Phase Drainage Design for efficiency and cost savings. This combined design effort ensures consistent standards, eliminates duplication, and supports coordinated construction scheduling. Purpose of Item: To approve execution of the Locally Funded Agreement (LFA) with FDOT, which formalizes the Town's commitment to provide additional financial assistance for design services related to multimodal improvements along South Park Road from Hallandale Beach Boulevard (SR-858) to Pembroke Road (SR-824).
Staff Recommendations:	To approve agreement with FDOT.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-015
Agenda Item Report - AIR-25-411
LF Agreement 448287-1 Pembroke Park_Redacted

RESOLUTION NO. 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE SOUTH PARK ROAD COMPLETE STREETS AND LOCALIZED INITIATIVES PROJECT (CSLIP), INCLUDING THE SW 25TH STREET DRAINAGE DESIGN; PROVIDING FOR THE PAYMENT OF THE TOWN'S SHARE OF DESIGN COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park is advancing the South Park Road CSLIP Project in partnership with the Broward MPO and FDOT to provide multimodal improvements along South Park Road from Hallandale Beach Boulevard (SR-858) to Pembroke Road (SR-824); and

WHEREAS, the Town previously approved an additional design funding allocation of $501,000 to incorporate the SW 25th Street Second Phase Drainage Design for efficiency and cost savings; and

WHEREAS, FDOT has prepared a Locally Funded Agreement (FM No. 448287-1-32-01) requiring the Town to contribute $469,381.84 toward the design phase of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1. The Town Commission hereby approves the Locally Funded Agreement with FDOT for the South Park Road CSLIP Project, including SW 25th Street drainage design, as set forth in Exhibit A attached hereto.

Section 2. The town staff are authorized to execute the Agreement and any related documents on behalf of the Town.

Section 3. The Town shall remit $469,381.84 to FDOT within thirty (30) days of execution of the Agreement, as required therein.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of March 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Discussion and Consideration of Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design) - Public Works Director Odoms
Meeting Date:	Regular Commission Meeting - Nov 07 2025
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park continues to advance the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) through the Broward MPO and Florida Department of Transportation (FDOT) partnership program. On October 28, Town staff attended the design negotiation meeting with representatives from FDOT, MPO, and the project consultant team. The project has now officially entered the design phase, marking a major milestone toward implementation. **Project Scope and Funding Alignment** Following consultation among CAS Engineering, the MPO, and FDOT, the Town has agreed to a revised project scope that limits the CSLIP-funded improvements to the South Park Road segment. CAS utilized the original Keith & Associates design quantities and updated them using the FDOT Basis of Estimates (BOE) to reflect July 2025 construction pricing. The revised cost analysis produced a new construction estimate of $6,403,203.08, representing approximately a 100% increase from the 2020 preliminary estimate of $3,207,753. To align the project with available grant funding, the construction scope being presented to the MPO has been refined to target a $2.5 million construction budget, which matches the full CSLIP grant allocation. Design Phase Funding ($501,000) The $501,000 currently programmed represents the Town's design-phase funding allocation for engineering and plan development under FDOT/MPO coordination.

	In the interest of time and cost efficiency, Town staff recommended incorporating the SW 25th Street Drainage Project – Second Phase design into this same design effort. Combining the two related drainage and roadway design projects provides several strategic benefits: • Ensures consistent design standards and compatibility between the CSLIP and Town drainage systems. • Eliminates duplication of consultant design efforts and administrative costs. • Supports coordinated construction scheduling, reducing disruption to the South Park Road corridor. The inclusion of the SW 25th Street drainage design explains the higher-than-typical design allocation of $501K. This amount is dedicated solely to design activities and does not affect construction funding or the $1.2 million construction-phase funding identified for concurrent stormwater work. Stormwater Coordination and Funding Gap In parallel with the CSLIP improvements, the Town is planning approximately $3.7 million in stormwater system upgrades along South Park Road. These improvements are currently programmed in the Capital Improvement Plan as follows: • FY 2025-26: $1,026,000 (to be assigned to a specified project account) • FY 2026-27: $1,026,000 (to be assigned to a specified project account) • FY 2027: $513,000 (aligned with CSLIP construction schedule, these funds have been requested via appropriation. To complete both the roadway and stormwater improvements concurrently, the Town will need to identify approximately $1.2 million in additional funding to fully fund the stormwater construction portion. Undertaking both projects simultaneously will minimize future disruption, reduce long-term costs, and ensure the corridor's underground and surface infrastructure are constructed in one coordinated effort. Next Steps • Upon MPO approval, Tetra Tech will proceed with final design development under FDOT coordination. • Town staff will return to the Commission for the agreement with between FDOT and the Town.
Staff Recommendations:	Staff recommends the Town Commission approve the additional design funding allocation for the South Park Road CSLIP Project, inclusive of the SW 25th Street Second Phase Drainage Design, in the amount of $501,000, to advance the project through the FDOT-approved design phase.
Procurement:	

Financial Implications:	
Alternatives:	

ATTACHMENTS:

S.Park Rd CSLIP Project Narrative

Town Commission Workshop – October 29, 2025

Agenda Item: Discussion and Consideration of Additional Design Funding – South Park Road CSLIP Project (Inclusive of SW 25th Street Drainage Design)

Background

The Town of Pembroke Park continues to advance the South Park Road Complete Streets and Localized Initiatives Project (CSLIP) through the Broward MPO and Florida Department of Transportation (FDOT) partnership program. On October 28, Town staff attended the design negotiation meeting with representatives from FDOT, MPO, and the project consultant team. The project has now officially entered the design phase, marking a major milestone toward implementation.

Project Scope and Funding Alignment

Following consultation among CAS Engineering, the MPO, and FDOT, the Town has agreed to a revised project scope that limits the CSLIP-funded improvements to the South Park Road segment. CAS utilized the original Keith & Associates design quantities and updated them using the FDOT Basis of Estimates (BOE) to reflect July 2025 construction pricing.

The revised cost analysis produced a new construction estimate of $6,403,203.08, representing approximately a 100% increase from the 2020 preliminary estimate of $3,207,753. To align the project with available grant funding, the construction scope being presented to the MPO has been refined to target a $2.5 million construction budget, which matches the full CSLIP grant allocation.

Design Phase Funding ($501,000)

The $501,000 currently programmed represents the Town's design-phase funding allocation for engineering and plan development under FDOT/MPO coordination.

In the interest of time and cost efficiency, Town staff recommended incorporating the SW 25th Street Drainage Project – Second Phase design into this same design effort. Combining the two related drainage and roadway design projects provides several strategic benefits:

• Ensures consistent design standards and compatibility between the CSLIP and Town drainage systems.

• Eliminates duplication of consultant design efforts and administrative costs.

• Supports coordinated construction scheduling, reducing disruption to the South Park Road corridor.

The inclusion of the SW 25th Street drainage design explains the higher-than-typical design allocation of $501K. This amount is dedicated solely to design activities and does

not affect construction funding or the $1.2 million construction-phase funding identified for concurrent stormwater work.

Stormwater Coordination and Funding Gap

In parallel with the CSLIP improvements, the Town is planning approximately $3.7 million in stormwater system upgrades along South Park Road. These improvements are currently programmed in the Capital Improvement Plan as follows:

• FY 2025-26: $1,026,000 (to be assigned to a specified project account)

• FY 2026-27: $1,026,000 (to be assigned to a specified project account)

• FY 2027: $513,000 (aligned with CSLIP construction schedule, these funds have been requested via appropriation.

To complete both the roadway and stormwater improvements concurrently, the Town will need to identify approximately $1.2 million in additional funding to fully fund the stormwater construction portion. Undertaking both projects simultaneously will minimize future disruption, reduce long-term costs, and ensure the corridor's underground and surface infrastructure are constructed in one coordinated effort.

Next Steps

• Upon MPO approval, Tetra Tech will proceed with final design development under FDOT coordination.

• Town staff will return to the Commission for the agreement with between FDOT and the Town.

Requested Action

Staff recommends the Town Commission approve the additional design funding allocation for the South Park Road CSLIP Project, inclusive of the SW 25th Street Second Phase Drainage Design, in the amount of $501,000, to advance the project through the FDOT-approved design phase.

FM No: 448287-1-32-01
FEID No: F-590-968-454-001

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
LOCALLY FUNDED AGREEMENT

THIS Locally Funded Agreement ("Agreement"), entered into this _____ day of _____ 20_____, by and between the State of Florida Department of Transportation hereinafter called the DEPARTMENT, and The Town of Pembroke Park, located at 3150 SW 52 Avenue, Pembroke Park, Florida 33023, hereinafter called the PARTICIPANT.

WITNESSETH

WHEREAS, the DEPARTMENT and the PARTICIPANT are desirous of having the PARTICIPANT provide additional financial assistance to the DEPARTMENT for continued development (design) efforts to provide Multimodal Improvements within the Town of Pembroke Park along South Park Road from SR-858/ Hallandale Beach Boulevard to SR-824/Pembroke Road (Financial Management (FM) No(s). 448287-1-32-01; Funded in Fiscal Year 2025) as set forth in **Exhibit A,** attached hereto and made a part hereof and hereinafter referred to as the Project; and

WHEREAS, the PARTICIPANT has agreed to provide the DEPARTMENT with the additional funding needed for the Project; and

WHEREAS, the improvements are in the interest of both the PARTICIPANT and the DEPARTMENT and it would be more practical, expeditious, and economical for the DEPARTMENT to perform such activities; and

WHEREAS, the PARTICIPANT by Resolution Item No. _____ dated the ___ day of 20_____, a copy of which is attached hereto and made a part hereof, as Exhibit B, authorizes the Director, or designee to execute this agreement.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the parties agree to the following:

1. The recitals set forth above are true and correct and are deemed incorporated herein.

2. The DEPARTMENT shall be responsible for assuring that the Project complies with all applicable Federal, State and Local laws, rules, regulations, guidelines, and standards.

3. The PARTICIPANT agrees to make all previous studies, maps, drawings, surveys and other data and information pertaining to the Project available to the DEPARTMENT at no cost to the DEPARTMENT.

4. The DEPARTMENT shall have the sole responsibility for resolving claims and requests for additional work for the Project. The DEPARTMENT will make reasonable efforts to obtain the PARTICIPANT'S input in its decisions.

5. The total cost for the DEPARTMENT'S Design Project is estimated to be EIGHT HUNDRED SIXTY-SEVEN THOUSAND FOUR HUNDRED AND EIGHTY-ONE DOLLARS AND EIGHTY-FOUR CENTS ($867,481.84). The PARTICIPANT'S cost of the Project is estimated to be FOUR HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS

AND EIGHTY-FOUR CENTS ($469,381.84), which sum shall be paid to the DEPARTMENT. In the event the actual cost of the Project is less than the funds paid by the PARTICIPANT the difference will be refunded to the PARTICIPANT. In the event that the actual cost of the Project, without modifications, results in a sum greater than that paid by the PARTICIPANT, then any additional cost shall be the sole responsibility of the PARTICIPANT and shall be paid to the DEPARTMENT.

A. The PARTICIPANT agrees that it will, within thirty (30) days of execution of this Agreement, furnish the DEPARTMENT with a wire transfer in the amount of FOUR HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS AND EIGHTY-FOUR CENTS($469,381.84) for the project.

In the event payment is not received by the DEPARTMENT within thirty (30) calendar days of execution of this Agreement, the DEPARTMENT reserves the right to terminate this Agreement and remove the Project from the DEPARTMENT's work program.

Remittance shall be made payable to the Department of Transportation. Payment shall be clearly marked to indicate that it is to be applied to FM No. 448287-1-32-01. The DEPARTMENT shall utilize this amount towards the costs of Project No. 448287-1-32-01.

Wire transfer/Payments are to be made to:

Wells Fargo Bank, N.A.
[redacted]
State of Florida Department of Financial Services
Bureau of Collateral Management
Re: DOT – K 11-78, Financial project # 448287-1-32-01.

In order for DEPARTMENT to receive credit for the funds due to the DEPARTMENT, the reference line must contain "FDOT" and an abbreviated purpose, financial project number or LFA account number.

Once the wire transfer is complete, please contact Ms. Morgan Harris at Morgan.Harris@dot.state.fl.us. In addition to contacting Ms. Harris, the PARTICIPANT shall send an email notification to D4-lfa@dot.state.fl.us stating the day and time the wire transfer was sent.

6. In the event it becomes necessary for either party to institute suit for the enforcement of the provisions of this Agreement, each party shall be responsible to pay their own attorney fees and court costs. Venue with respect to any such litigation shall be in Broward County, Florida.

7. This Agreement and any interest herein shall not be assigned, transferred, or otherwise encumbered by the PARTICIPANT under any circumstances without the prior written consent of the DEPARTMENT. However, this Agreement shall run to the DEPARTMENT and its successors.

8. Except as otherwise set forth herein, this Agreement shall continue in effect and be binding to both the PARTICIPANT and the DEPARTMENT until the Project (FM# 448287-1-32-01) is completed as evidenced by the written acceptance of the DEPARTMENT.

9. The PARTICIPANT warrants that it has not employed or obtained any company or person, other than bona fide employees of the PARTICIPANT, to solicit or secure this Agreement, and it has not paid or agreed to pay any company, corporation, individual or firm, other than a bona fide employee employed by the PARTICIPANT. For breach or violation of this provision, the DEPARTMENT shall have the right to terminate the Agreement without liability.

10. The PARTICIPANT:

    (A) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the PARTICIPANT/ Vendor/Contractor during the term of the contract; and

    (B) shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

11. This Agreement is governed by and construed in accordance with the laws of the State of Florida.

12. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment, or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

13. Any or all notices (except invoices) given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledged or sent by certified mail, return receipt requested. All notices delivered shall be sent to the following addresses:

If to the DEPARTMENT:
Florida Department of Transportation - District Four
3400 West Commercial Blvd.
Fort Lauderdale, Florida 33309-3421
Attn: Patrick Nash, Local Program Coordinator
With a copy to: Landy Ductan, Local Program Coordinator
A second copy to: Office of the District Counsel

If to the PARTICIPANT:
The Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
Attn: Jeff Odoms, M.A., CSSBB, Director, Public Works
With a copy to: Town Attorney

The remainder of this page was intentionally left blank.

IN WITNESS WHEREOF, this agreement is to be executed by the parties below for the purposes specified herein. Authorization has been given to enter into and execute this agreement by Resolution No.____ hereto attached.

TOWN OF PEMBROKE PARK	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
BY: _____	BY: _____
NAME: _____	JOHN P. KRANE, P.E.
TITLE: _____	DIRECTOR OF TRANSPORTATION DEVELOPMENT
ATTEST:	LEGAL REVIEW:
_____	BY: _____
TOWN CLERK (SEAL)	FRANCINE STEELMAN OFFICE OF THE GENERAL COUNSEL
APPROVED:	APPROVED:
BY: _____	BY: _____
TOWN ATTORNEY	DISTRICT PROGRAM MGMT. ADMINISTRATOR

EXHIBIT A

SCOPE OF SERVICES

FM# 448287-1-32-01

PROJECT DESCRIPTION

The purpose of this project is for the additional design effort to provide multimodal improvements within the Town of Pembroke Park along South Park Road from SR-858/Hallandale Beach Boulevard to SR-824/Pembroke Road. The improvements are intended to promote safer and more accessible neighborhoods while providing access to local schools, parks, and transit routes.

EXHIBIT B

TOWN OF PEMBROKE PARK

RESOLUTION

Agenda Item Report

Subject:	Consideration and Approval of FDOT Funding Agreement - I-95 Stormwater Pump Station Rehabilitation - Sponsored by Public Services Director Odoms RESOLUTION NO: 2026-025 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FUNDING AGREEMENT PROVIDING FOUR HUNDRED THOUSAND DOLLARS ($400,000) IN CAPITAL FUNDING FOR THE REHABILITATION OF THE I 95 STORMWATER PUMP STATION; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	Staff recommend that the Town Commission approve the FDOT funding agreement providing $400,000 toward the capital improvement rehabilitation of the 1-95 Stormwater Pump Station and authorize the Town Manager to execute the agreement.
Background Information:	In November 2024, the 1-95 Stormwater Pump Station experienced a major operational failure. Under the prior interlocal agreement, the City of Hallandale Beach was responsible for operation and maintenance of the facility. Upon failure notification, the Town and Hallandale Beach agreed to share emergency repair costs on a 50/50 basis. Emergency repairs have been completed and paid. The prior interlocal agreement governing operations and maintenance has expired and must be renegotiated. The current FDOT agreement provides capital funding for full rehabilitation and modernization of the station. 3. Scope of Rehabilitation • Improvements are anticipated to include: • Pump replacement/refurbishment • Electrical system upgrades

	• Control system modernization • Structural improvements • Resiliency enhancements The FDOT contribution supports long-term system reliability beyond emergency repair measures.
Staff Recommendations:	**Legal / Compliance Considerations** • Engineering certification is required for regulatory closeout. • Professional oversight reduces liability exposure associated with non-conforming construction. • Addendum maintains all terms and conditions of the original agreement. • This action does not expand the project scope beyond construction oversight and certification. **Strategic Considerations** **Strategic Considerations** This project: • Strengthens stormwater resiliency • Reduces emergency repair exposure • Demonstrates intergovernmental coordination • Protects interstate and municipal infrastructure Staff recommend executing the FDOT agreement while negotiating a new interlocal agreement with Hallandale Beach to clarify long-term responsibilities.
Procurement:	
Financial Implications:	FDOT Contribution: **$400,000** • Town Contribution: To be determined based on total project cost • Hallandale Beach Contribution: To be determined based on total project cost Acceptance of funding reduces Town capital exposure but does not resolve future operation and maintenance cost allocation.
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-025
Pump_station_letter of understanding_02-23-26
Agenda Item Report - Emergency Generator

RESOLUTION NO. 2026-025

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FUNDING AGREEMENT PROVIDING FOUR HUNDRED THOUSAND DOLLARS ($400,000) IN CAPITAL FUNDING FOR THE REHABILITATION OF THE I-95 STORMWATER PUMP STATION; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in November 2024, the I-95 Stormwater Pump Station experienced a major operational failure, triggering emergency repairs which were completed and paid for jointly by the Town of Pembroke Park and the City of Hallandale Beach on a 50/50 basis; and

WHEREAS, the prior interlocal agreement governing the operation and maintenance of the pump station has expired and must be renegotiated; and

WHEREAS, the Florida Department of Transportation (FDOT) has offered a funding agreement providing $400,000 toward the capital rehabilitation, modernization, and resiliency improvements of the I-95 Stormwater Pump Station; and

WHEREAS, the rehabilitation scope is anticipated to include pump replacement or refurbishment, electrical system upgrades, control system modernization, structural improvements, and resiliency enhancements; and

WHEREAS, the Town Commission finds that accepting the funding agreement strengthens stormwater resiliency, reduces exposure to emergency repairs, and supports the protection of municipal and interstate infrastructure; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the FDOT Funding Agreement providing $400,000 for the rehabilitation of the I-95 Stormwater Pump Station.

Section 3: The Town Manager is hereby authorized to execute the FDOT Funding Agreement and any necessary documents to implement the terms of the agreement.

Section 4: Staff is directed at continuing negotiations with the City of Hallandale Beach for a new interlocal agreement addressing long-term operational and maintenance responsibilities.

Section 5: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 7: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

JACOB G. HOROWITZ
Town Attorney

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

February 24, 2026

Mr. Marc Gambrill
City Engineer
City of Hallandale Beach
630 NW 2nd St
Hallandale Beach, FL 33009

Mr. Jeff Odoms
Public Services Director
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: **FM# 457718-1-58-01**
LETTER OF UNDERSTANDING
Between City of Hallandale Beach, Town of Pembroke Park, and Florida Department of Transportation for I-95 Pump Station

The I-95 Pump Station was funded and built by the Florida Department of Transportation (the Department) in or around 2002. The Pump Station is located within the Department's right-of-way and aids both the City of Hallandale Beach (the City) and the Town of Pembroke Park (the Town) with their drainage within their respective agencies.

Subsequently, the Department, the Town, and the City previously entered into a tri-party Joint Participation Agreement (JPA) in 2008, which identified operations and maintenance responsibilities. The agreement has since expired. Nevertheless, in good faith, the Department, the City, and the Town have continued to work together to ensure the Pump Station remains operational.

This letter serves as an effort to agree on financial parameters for permanent repairs that are currently needed to the Pump Station and to memorialize long-term operations and maintenance responsibilities of the Pump Station.

The City has agreed to perform the design, construction, and Construction Engineering & Inspection (CEI) of the permanent repairs. As such, the Department agrees to contribute a maximum of

$400,000 of the cost of the repairs, to be formalized into with a construction Joint Participation Agreement (JPA) with the City. This agreement will be structured as a reimbursement agreement. The Town and City will each contribute the remaining costs as a separate agreement between the Town and City respectively.

A tri-party Memorandum Maintenance of Agreement (MMOA) would be entered into between the Department, the City, and the Town concurrently with the JPA, confirming that the responsibilities for the operations and maintenance of the Pump Station will rest with the City and Town in perpetuity.

This letter serves to clarify the above, so that a formal JPA and MMOA may be finalized, per the above.

The following representatives from the Department, the City, and the Town acknowledge and agree upon the financial contribution above from the Department and the maintenance and operations responsibilities of the City and Town.

X

Tony Castro
FDOT District 4 Maintenance Engineer

X

Marc Gambrill
City of Hallandale Beach City Engineer

X

Jeff Odoms
Town of Pembroke Park Public Services Director

Cc: Jessica Rubio, District FDOT Program Management Administrator

Agenda Item Report

Subject:	**Approval of Procure 350 kW Emergency Generator and 1200A Automatic Transfer Switch (ATS)**
Meeting Date:	Regular Commission Meeting - MAR 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Services
Recommendation for Counsel to consider:	Staff recommend that the Town Commission authorize procurement of a 350 kW standby generator and 1200-amp Automatic Transfer Switch (ATS) under Florida Sheriff's Association Contract No. FSA23-EQU21.1 and authorize the Town Manager to execute associated purchase documents consistent with FDEM Hazard Mitigation Grant Program requirements
Background Information:	The emergency generator project is partially funded through the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP), with required local match funds provided by the Town. The project will provide backup electrical power in the event of loss of Florida Power & Light (FPL) service due to hurricanes or other emergency conditions. The system will: • Automatically detect utility power loss • Initiate generator startup • Transfer electrical load via Automatic Transfer Switch • Restore utility power upon stabilization • This investment strengthens continuity of government operations and emergency response capability. **Equipment Overview -** Generator 350 kW standby capacity • 120/240V, 3-phase • 500-gallon subbase fuel tank • NFPA 110 compliant • Sound-attenuated enclosure rated 175 mph wind load • 2-year/1500-hour warranty **Automatic Transfer Switch (ATS)** • 1200A capacity • UL 1008 certified for Emergency Systems • 100% continuous current rating • Microprocessor-based controller • NEMA 3R outdoor enclosure **Estimated lead times:** • Generator: approximately 32 weeks • ATS: approximately 29 weeks

Staff Recommendations:	**Compliance Considerations** • Grant reimbursement contingent upon strict documentation • Installation must meet NFPA and local code standards **Strategic Considerations** • **The project enhances:** • Infrastructure resiliency • Emergency preparedness • FEMA mitigation alignment • Long-term disaster recovery cost reduction Acceptance of hazard mitigation funding reflects proactive capital planning. **Risk Considerations** • Operational Risk (If Not Approved) • Loss of critical facility power during storms • Disruption to emergency operations • Fiscal Risk • Price validity windows are limited • Long lead times may expose Town to cost escalation
Financial Impact	• Generator Cost: $158,613 • ATS Cost: $33,395 • Total Equipment Cost: $192,008
ATTACHMENTS	TRADEWINDS QUOTE

Agenda Item Report

Subject:	Consideration and Application for Enhanced Allocation for FY 2026 Rehabilitation & Maintenance (R&M) Projects – MAP Broward Program - Public Services Director Odoms RESOLUTION NO: 2026-020 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The Town of Pembroke Park is eligible to receive formula based Transportation Surtax funding for FY 2026 under the MAP Broward Program. The standard allocation for the Town is $70,767. MAP Broward allows small municipalities to request an enhanced allocation through the waiver option on the application form. For FY 2026, the enhanced allocation available to the Town is $32,433, bringing the total potential allocation to $103,200. The Town has identified several high-priority R&M projects including roadway repairs and upgrades that require funding beyond the standard allocation. Selecting the waiver option on the application form will allow the Town to access the enhanced allocation needed to fully fund critical safety and infrastructure improvements.

Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

MT&RM Funding Application Form_Template
Resolution No: 2026-020

MAP Broward
Mobility Advancement Program
Brought to you by the Penny For Transportation

BROWARD COUNTY FLORIDA

Surtax Funding Request Form
Rehabilitation and Maintenance Projects & Micro-Transit

The process for Surtax Municipal Rehabilitation and Maintenance Projects (R&M) and Micro-Transit (MT) was established pursuant to Section 4.3 of the Third Amendment to and Restatement of the Transportation Surtax System Interlocal Agreement, effective July 2025. If funding requests are accepted and eligible, they will be governed by funding agreement terms and conditions.

FY 2026

Municipality & Formula Allocation Amount: ***Select Municipality***

☐ Small Municipality Waiver *(Sec 4.3.8) – include waiver approved by the elected body of Municipality with submission*

☐ Defer funding to Fiscal Year (*Sec 4.3.5*): _____ *– include notification of intention to defer with submission*

I. Funding Request: Micro-Transit (Sec. 4.3.6)

☐ Check if your municipality will **not** request funding in this category

Micro-Transit Service Provider: _____ Contract amount for current Fiscal Year: _____ Micro-Transit Surtax Funding Request: _____

Municipality must submit Micro-Transit contract and Provider's Certificate of Insurance, consistent with the Third Amendment to and Restatement of the Transportation Surtax Interlocal Agreement.

II. Rehabilitation & Maintenance – Project #1

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

III. Rehabilitation & Maintenance Project #2

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

MAP Broward
Mobility Advancement Program
Brought to you by the Penny For Transportation

BROWARD COUNTY FLORIDA

IV. Rehabilitation & Maintenance Project #3

☐ Check if your municipality will **not** request funding in this category

Project Description: _____ Location(s) and Limits: _____

Point of Contact Name: _____ Contact Title: _____ email: _____

Project Scope: _____

Project Budget: Non-Surtax Amount: _____ Surtax Amount: _____ Total Amount: $ 0

Estimated Schedule: Project Start: _____ Project Completion: _____

Does this project require permit approval(s) from regulatory agencies? Select If Yes (include with submittal)

Solicitation type: Select Is this project receiving federal assistance: Select

Total estimated value of optional services: _____ Total amount reimbursable to prime: _____

Licenses, certification, experience and/or specialized equipment required: _____

Breakdown of each specialty required for the project (*visit Census.gov to find NAICS Codes*)		
Specialty	**NAICS Code**	**Percentage**
		%
		%
		%
		%
		%
		%
		%
	Total	0.00 %

V. Funding Request Summary and Municipal Certification

Name/Description	**Surtax Amount Requested**
Micro-Transit: _____	$ 0
R&M Project #1: _____	$ 0
R&M Project #2: _____	$ 0
R&M Project #3: _____	$ 0
TOTAL (must not exceed municipality's formula allocation amount)	**$ 0**

I certify that I am authorized to submit this application on behalf of the municipality. All information and accompanying documentation submitted is true and accurate, and consistent with all requirements of the Third Amendment to and Restatement of the Transportation Surtax Interlocal Agreement. No surtax funds being requested will be used to supplant the municipal budget. This form is considered signed upon submission.

Date: _____ **Name:** _____ **Title:** _____

FOR COUNTY USE ONLY

Funding Request Description	**OESBD Review – CBE Goal**		**Legal Review – Eligibility**	
	CBE Goal (%)	**Reviewed by**	**Eligibility**	**Reviewed by**
Micro-Transit	N/A	N/A	Select	
R&M Project #1	%		Select	
R&M Project #2	%		Select	
R&M Project #3	%		Select	

MAP Admin Review

Funding Request Description	**Amount Approved**	**MAP ID**	**Road Jurisdiction**	**Permitting**	**Conflicts w/projects**	**Alignment w/ Strategic Plan**		**Alignment w/ Program Goals**				
						2.1	**4.2**	**1**	**2**	**3**	**4**	**5**
Micro-Transit			N/A	N/A	N/A	☐	☐	☐	☐	☐	☐	☐
R&M Project #1			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
R&M Project #2			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
R&M Project #3			Select	Select	Select	☐	☐	☐	☐	☐	☐	☐
Total	**$ 0**											
Reviewed by												

Comments

RESOLUTION NO. 2026-020

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE SUBMISSION OF THE FY 2026 MAP BROWARD FUNDING APPLICATION FOR REHABILITATION AND MAINTENANCE (R&M) PROJECTS; SELECTING THE SMALL MUNICIPALITY WAIVER OPTION TO REQUEST AN ENHANCED ALLOCATION; AUTHORIZING TOWN OFFICIALS TO EXECUTE THE APPLICATION AND TRANSMIT ALL REQUIRED DOCUMENTS ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park is eligible to receive formula-based Transportation Surtax funding under the MAP Broward Program for Fiscal Year 2026; and

WHEREAS, the standard allocation for the Town is $70,767, and the MAP Broward Program allows small municipalities to request an enhanced allocation through the waiver option; and

WHEREAS, the enhanced allocation available to the Town for FY 2026 is $32,433, bringing the total potential allocation to $103,200; and

WHEREAS, the Town has identified high-priority Rehabilitation and Maintenance (R&M) projects, including roadway repairs and upgrades, that require funding beyond the standard allocation to ensure public safety and infrastructure improvements; and

WHEREAS, the Town Commission finds it in the best interest of the residents to approve the submission of the MAP Broward application and select the waiver option to request the enhanced allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the submission of the FY 2026 MAP Broward application for Rehabilitation and Maintenance projects and authorizes the selection of the waiver option to request the enhanced allocation.

Section 3. The Town Officials are authorized to execute the MAP Broward application form and any related documents, and Town staff is authorized to transmit the completed application and this resolution to MAP Broward.

Section 4. The Town requests a total FY 2026 allocation of $103,200, consisting of Standard Allocation: $70,767 and Enhanced Allocation: $32,433.

Section 5: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 6: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 7: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

Agenda Item Report

Subject:	Consideration of Resolutions Establishing Administrative Transparency Procedures for Development Review Communications, Revising Impact Fee Administration Procedures, and Establishing a Community Benefit Fund Sponsored by Commissioner Mohammed RESOLUTION NO: 2026-028 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK ESTABLISHING TRANSPARENCY AND ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT REVIEW COMMUNICATIONS; PROVIDING FOR DEVELOPMENT APPLICANT REGISTRATION, DISCLOSURE OF DEVELOPMENT-RELATED COMMUNICATIONS, CONSULTANT DISCLOSURE REQUIREMENTS, AND COORDINATION OF DEVELOPMENT AGREEMENT NEGOTIATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. RESOLUTION NO: 2026-029 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A COMMUNITY BENEFIT FUND AND COMMUNITY DEVELOPMENT AGREEMENT FRAMEWORK; PROVIDING A PROCESS FOR DEVELOPMENT REGISTRATION, PRE-APPLICATION REVIEW, COMMUNITY IMPACT ANALYSIS, AND NEGOTIATED COMMUNITY BENEFITS ASSOCIATED WITH DEVELOPMENT APPROVALS; PROVIDING FOR TRANSPARENCY IN DEVELOPMENT REVIEW; PROVIDING FOR ADMINISTRATION AND REPORTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. RESOLUTION NO: 2026-030 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FRAMEWORK FOR THE ADMINISTRATION OF IMPACT FEES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT; PROVIDING FOR IMPACT FEE CATEGORIES; PROVIDING FOR APPLICABILITY TO NEW DEVELOPMENT, REDEVELOPMENT, AND CHANGE OF USE; PROVIDING FOR PAYMENT TIMING, CREDITS, AND ACCOUNTING; PROVIDING FOR COMPLIANCE WITH FLORIDA LAW; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS;

	AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Fiscal Impact Review Requirement
memo for item 13 to be attached to agenda item
pembroke_park_development_transparency_forms
pembroke_park_additional_development_forms
2026-028 - DEVELOPMENT AGREEMENT
2026-029- community benefit fund
2026-030 - IMPACT FEES
Memorandum on Impact Fees

Town Clerk

From: ashira mohammed <ashira.ann@gmail.com>
Sent: Wednesday, February 18, 2026 7:05 PM
To: Jacob Horowitz; Town Clerk; Michael Vonder Meulen; Jeff Odoms
Subject: Fiscal impact

PART I

DRAFT ORDINANCE

FISCAL IMPACT REVIEW REQUIREMENT

ORDINANCE NO. ___

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FISCAL IMPACT REVIEW REQUIREMENT FOR CERTAIN DEVELOPMENT APPLICATIONS; PROVIDING LEGISLATIVE FINDINGS; ESTABLISHING APPLICABILITY THRESHOLDS; REQUIRING SUBMISSION OF A FISCAL IMPACT ANALYSIS; PROVIDING FOR INDEPENDENT REVIEW; PROVIDING FOR COST RECOVERY; PROVIDING FOR CONCURRENCY AND MITIGATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. LEGISLATIVE FINDINGS

The Town Commission finds:

A. The Town of Pembroke Park is geographically limited and contains mixed residential and industrial uses in close proximity.

B. Certain high-intensity development may impose measurable fiscal impacts on municipal services including police, fire rescue, emergency management, infrastructure maintenance, and administrative oversight.

C. The Town has a legitimate governmental interest in ensuring that development approvals do not create long-term fiscal deficits or require subsidy by existing taxpayers.

D. Article VIII, Section 2 of the Florida Constitution grants municipalities broad home rule authority to regulate land use and protect fiscal stability.

SECTION 2. APPLICABILITY

A Fiscal Impact Review shall be required for:

1. Any development exceeding ___ square feet.
2. Any project requiring a rezoning, comprehensive plan amendment, or special exception.
3. Any industrial or high-intensity use exceeding ___ kilowatts of projected electrical load.
4. Any development projected to generate more than ___ daily vehicle trips.
5. Any project requiring municipal infrastructure expansion or upgrade.

The review shall apply to new development and to expansions exceeding 25% of existing square footage.

SECTION 3. REQUIRED FISCAL IMPACT ANALYSIS

The applicant shall submit a report prepared by a qualified financial professional including:

A. Revenue Projections

• Ad valorem revenue

• Franchise and utility fees

• Business tax receipts

• Permit revenue

B. Municipal Service Cost Projections

• Police calls for service

• Fire rescue and emergency response

• Public works and infrastructure maintenance

• Code enforcement and administrative costs

C. Infrastructure Impact Assessment

• Road capacity and maintenance impact

• Water and sewer system capacity

• Stormwater system impact

• Electrical load coordination

D. Long-Term Net Fiscal Analysis

• 10- to 20-year projection

• Net positive, neutral, or negative fiscal impact

SECTION 4. INDEPENDENT REVIEW

The Town may retain an independent fiscal consultant to review the submitted analysis.

Costs shall be borne by the applicant.

SECTION 5. MITIGATION

If the Fiscal Impact Review identifies a projected net negative impact, the Town may require:

• Development agreement

• Infrastructure contribution

• Phased buildout

• Impact fee adjustment

• Other lawful mitigation measures

SECTION 6. SEVERABILITY

If any portion of this ordinance is preempted or held invalid, the remaining sections shall remain in full force and effect.

PART II

MEMO TO TOWN ATTORNEY

Subject: Request for Legal Review – Fiscal Impact Review Ordinance and Existing Code Authority

Date: 2/18/2026

Dear Jacob,

I am requesting a legal review regarding the Town's current Code of Ordinances and Comprehensive Plan provisions to determine whether Pembroke Park presently has any formal Fiscal Impact Review requirement applicable to new development or major expansion of existing uses.

Specifically, please advise:

1. Whether current concurrency provisions or impact fee ordinances require a long-term municipal fiscal neutrality analysis.
2. Whether the Town has authority under existing code to require a net fiscal impact projection prior to development approval.
3. Whether any prior ordinances establish cost recovery mechanisms for independent fiscal review.
4. Whether adoption of a formal Fiscal Impact Review ordinance, as attached in draft form, would be consistent with Florida Statutes and municipal home rule authority.
5. Whether any pending state legislation could affect municipal authority in this area.

Given ongoing redevelopment interest within industrial corridors and potential high-intensity uses, it is important that the Town proactively evaluate fiscal exposure to long-term service costs.

Please provide written guidance prior to scheduling this item for workshop discussion.

Respectfully,

Commissioner Ashira Mohammed

District 5

Sent from my iPhone

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From: ashira mohammed
To: Town Clerk; Town Attorney
Subject: memo for item 13 to be attached to agenda item
Date: Saturday, March 7, 2026 9:46:37 PM

MEMORANDUM

To:
Town Commission
Town Attorney

From:
Ashira Mohammed
Commissioner, District 5
Town of Pembroke Park

Date:
March 11, 2026

Subject:
Development Governance Policy Package: Transparency Procedures, Impact Fee Administration, and Community Benefit Fund

Purpose

The purpose of this memorandum is to present for consideration a coordinated set of policy initiatives intended to strengthen transparency, administrative structure, and community investment associated with development activity in the Town of Pembroke Park.

The Town operates under a **commission form of government**, under which legislative authority and policy direction are vested in the Town Commission. As development activity increases within the Town and surrounding areas, it is **essential that administrative procedures governing development coordination remain transparent, clearly documented, and consistent with the legislative authority of the Town Commission.**

To support these objectives, three policy initiatives are proposed for consideration:

1. Development Review Communication Transparency Resolution
2. Impact Fee Administration Resolution
3. Community Benefit Fund Resolution

Together, these items establish clearer procedures governing development communications, infrastructure funding associated with growth, and community benefit contributions related to development approvals.

As the Town continues to experience increased development interest, including major commercial and residential proposals, it is important that policies governing development negotiations, infrastructure funding, and community impacts are clearly defined and administered in a transparent and consistent manner.

Governance and Transparency Framework

The proposed policies are consistent with widely recognized municipal governance practices designed to strengthen transparency and oversight in development negotiations and review processes.

Municipal governments frequently interact with private development applicants regarding land use approvals, development agreements, and site planning matters. While such communication is necessary for administrative review, best governance practices require safeguards to ensure that:

• municipal staff do not imply authority over Commission decisions
• development approvals are not perceived as negotiable outside public processes
• communications remain transparent and properly documented.

The proposed framework is intended to clarify authority boundaries between administrative staff and the Town Commission, reinforce compliance with applicable Florida statutes governing ethics and public office, and establish procedures for documenting development-related communications.

These measures are designed to support good governance practices, ensure that development approvals remain clearly within the authority of the Town Commission, and provide additional transparency in the development review process.

Development Review Communication Transparency

The first resolution establishes administrative procedures designed to improve transparency and documentation of development-related communications between development applicants and Town officials.

The resolution introduces administrative practices commonly used by municipalities, including:

• registration of development inquiries through the Public Works Department
• coordination of pre-application meetings through Public Works
• documentation of substantive development communications
• disclosure requirements for consultants and contractors involved in development review
• procedures governing development agreement negotiations

• clarification that development approvals remain solely within the authority of the Town Commission.

These procedures are intended to ensure that development coordination occurs in a consistent and transparent manner while preserving the legislative authority of the Town Commission.

Impact Fee Administration

Impact fees are an important tool used by municipalities to ensure that new development contributes its proportionate share toward infrastructure improvements necessary to support growth.

The proposed impact fee resolution clarifies administrative procedures governing the collection, accounting, and use of impact fees associated with development.

Impact fee revenues are typically used to support capital infrastructure improvements such as:

• transportation infrastructure
• water and wastewater systems
• public facilities
• parks and recreational infrastructure.

The resolution ensures that impact fee revenues are administered in a transparent manner and utilized for infrastructure improvements consistent with adopted capital planning policies.

Community Benefit Fund

The third policy initiative establishes a **Community Benefit Fund** intended to address localized impacts associated with development activity.

Many municipalities require or negotiate developer contributions as part of development approvals, rezonings, or development agreements in order to support improvements in neighborhoods impacted by development.

The Community Benefit Fund would provide a structured mechanism for receiving and administering such contributions.

Funds received through the Community Benefit Fund may be used for community improvements such as:

• neighborhood infrastructure improvements
• parks and recreational facilities
• public safety initiatives
• traffic mitigation and streetscape improvements
• community programs and neighborhood enhancements.

The policy would apply to development applications involving:

• rezonings or land use amendments
• density or intensity increases
• development agreements
• requests for incentives or variances
• major new developments such as multi-family residential or large commercial projects.

Community benefit contributions are intended to address localized impacts associated with development approvals and are negotiated in connection with discretionary land use decisions of the Town Commission. Such contributions are distinct from statutory impact fees and may be incorporated into development agreements, rezoning approvals, or other legislative actions of the Town Commission.

Community benefit contributions may include monetary payments, infrastructure improvements, public amenities, or other community enhancements deemed appropriate by the Town Commission.

In evaluating rezonings, development agreements, density increases, or other discretionary land use approvals, the Town Commission may consider the extent to which proposed development mitigates impacts on surrounding neighborhoods and contributes to community improvements through infrastructure investments, public amenities, or community benefit contributions.

Nothing in this policy framework is intended to conflict with or supersede applicable provisions of Florida law, the Town's Comprehensive Plan, or the Town's Land Development Regulations.

Municipal Precedents

Many municipalities have implemented development contribution programs to address the impacts of growth.

Examples include:

Tamarac, Florida
Through the Woodlands development agreement, the developer contributed approximately $925,000 to the City, which was distributed among homeowner associations located within the project's impact area.

Bay Harbor Islands, Florida
Bay Harbor Islands incorporates community benefit contributions into development approvals and development agreements to support parks, infrastructure improvements, and neighborhood enhancements.

Doral, Florida
Doral has incorporated negotiated developer contributions into development agreements associated with major redevelopment projects, funding roadway improvements, parks, and municipal facilities.

Aventura, Florida
Aventura frequently incorporates community contributions into development approvals and redevelopment projects to support infrastructure improvements and public amenities associated with growth.

Sunny Isles Beach, Florida
Sunny Isles Beach utilizes development agreements associated with rezonings and density increases that include developer contributions used for parks, public safety facilities, infrastructure improvements, and community programs.

These examples demonstrate that developer community benefit contributions are widely used municipal planning tools for addressing the impacts of development.

Administrative Coordination and Development Agreement Process

Under the proposed framework, development inquiries and pre-application coordination will be administered through the Public Works Department.

When development projects require negotiation of development agreements, infrastructure commitments, or other project conditions, the process would occur as follows:

1. The Public Works Director will coordinate development inquiry registration and the pre-application review process.

2. Project review and technical coordination will occur in conjunction with the Development and Building Official team to ensure compliance with land development regulations and infrastructure capacity requirements.

3. The Town Attorney will review proposed development agreement terms as necessary to ensure compliance with applicable laws.

4. Proposed development agreement terms will be transmitted for review prior to consideration by the Town Commission.

5. Final approval of development agreements, negotiated development conditions, rezonings, and other land use decisions shall remain solely within the authority of the Town Commission in a duly noticed public meeting.

No development agreement terms, negotiated development conditions, or community benefit contributions shall be considered final or binding unless approved by the Town Commission in a duly noticed public meeting. Any discussions between development applicants and Town officials prior to such approval shall be considered preliminary and non-binding.

No statement or communication by any Town official, employee, consultant, or contractor shall be construed as a commitment or approval unless formally approved by the Town Commission. Development applicants proceed with any planning or financial commitments at

their own risk unless and until formal approval is granted by the Town Commission.

Implementation and Administration

Upon adoption of the proposed resolutions, the administrative procedures established herein shall be implemented by the appropriate Town departments in coordination with the Town Attorney.

The **Public Works Director** shall coordinate development inquiry registration, pre-application meetings, and documentation of development-related communications.

The **Development and Building Official team** shall continue to perform technical review of development applications.

The **Finance Department** shall maintain appropriate accounting procedures for impact fee revenues and Community Benefit Fund contributions.

The **Town Attorney** may review development agreement terms as necessary to ensure compliance with applicable laws.

Final approval of development agreements and related legislative land use actions shall remain solely within the authority of the Town Commission.

Legal Authority Summary

Policy	Legal Authority
Impact Fee Resolution	§163.31801 Florida Impact Fee Act
Development Transparency Ordinance	§166.021 Home Rule + ethics statutes
Community Benefit Fund	Home Rule + Development Agreements

Recommended Action

It is recommended that the Town Commission review and consider adoption of the following resolutions:

1. Resolution Establishing Development Review Communication Transparency Procedures
2. Resolution Revising Impact Fee Administration Procedures
3. Resolution Establishing the Community Benefit Fund

Community Interest Consideration

The Town of Pembroke Park continues to evolve as new development opportunities arise within and around the community. Establishing clear procedures governing development communications, infrastructure funding, and community benefit contributions helps ensure that growth occurs in a manner that is transparent, responsible, and aligned with the long-term interests of Town residents.

These policies are intended to strengthen public confidence in the development review process while ensuring that future growth contributes positively to the Town's infrastructure, neighborhoods, and overall quality of life.

Attachments

1. Development Review Communication Transparency Resolution
2. Impact Fee Administration Resolution
3. Community Benefit Fund Resolution
4. Development Applicant Registration Form
5. Development Communication Disclosure Log
6. Pre-Application Meeting Request Form
7. Development Meeting Summary Form

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Town of Pembroke Park
Development Transparency Administrative Forms

Form 1: Development Applicant Registration Form

Developer / Entity Name:	
Property Owner (if different):	
Property Address / Parcel ID:	
Project Name (if applicable):	
Description of Proposed Project:	
Primary Contact Name:	
Contact Phone:	
Contact Email:	
Representatives (Attorney / Planner / Engineer):	
Requested Meeting Type (Pre■Application / Information):	
Date Submitted:	

Instructions: This form must be submitted to the Public Works Department prior to any substantive development meeting. Submission of this form establishes a project intake record in accordance with the Town's Development Transparency Resolution.

Form 2: Development Communication Disclosure Log

	Project Name / Location	Development Applicant	Town Officials / Consultants Present	Meeting Type / Location	Summary of Discussion	Follow-■

Instructions: Public Works shall record all substantive development communications in this log in accordance with Town transparency procedures. Entries should be completed within five (5) business days of the meeting.

Town of Pembroke Park
Additional Development Review Administrative Forms

Form 3: Pre■Application Meeting Request

Project Name:	
Property Address / Parcel ID:	
Developer / Applicant:	
Primary Contact Name:	
Contact Phone:	
Contact Email:	
Project Description:	
Requested Meeting Type:	Pre■Application / Concept Review / Technical Review
Preferred Meeting Dates:	
Representatives Attending (Attorney, Engineer,	Planner, etc.):

Instructions: Submit this form to the Public Works Department to request a pre■application or concept review meeting. Projects must be registered prior to scheduling substantive development discussions.

Form 4: Development Meeting Summary

Meeting Date:	
Project Name / Location:	
Development Applicant:	
Town Staff / Consultants Present:	
Meeting Type / Location:	
Topics Discussed:	
Infrastructure / Technical Issues Identified:	
Follow■Up Actions:	
Prepared By:	
Date Submitted:	

Instructions: This summary must be submitted within five (5) business days of any substantive development meeting and provided to the Public Works Director for inclusion in the Development Communication Disclosure Log.

RESOLUTION NO. 2026-028

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK ESTABLISHING TRANSPARENCY AND ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT REVIEW COMMUNICATIONS; PROVIDING FOR DEVELOPMENT APPLICANT REGISTRATION, DISCLOSURE OF DEVELOPMENT-RELATED COMMUNICATIONS, CONSULTANT DISCLOSURE REQUIREMENTS, AND COORDINATION OF DEVELOPMENT AGREEMENT NEGOTIATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Municipal governments regularly interact with private development applicants regarding zoning approvals, site plans, development agreements, variances, land use amendments, and other development-related matters; and

WHEREAS, communication between Town officials, staff, consultants, and development applicants is necessary to facilitate administrative review and ensure compliance with the Town's development regulations; and

WHEREAS, development approvals, rezonings, development agreements, and land use decisions are legislative or quasi-judicial matters that may only be decided by the Town Commission during duly noticed public meetings; and

WHEREAS, the Town of Pembroke Park operates under a commission form of government, under which legislative authority and policy direction are vested in the Town Commission; and

WHEREAS, the Town Commission recognizes that transparency and consistency in development-related communications help preserve public confidence in the municipal decision-making process; and

WHEREAS, the Town Commission finds it appropriate to establish administrative procedures ensuring that development-related communications, negotiations, and disclosures are properly coordinated and documented while preserving the legislative authority of the Town Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Definitions

Development Applicant

Any individual, property owner, corporation, partnership, developer, investor, attorney, engineer, planner, consultant, or representative seeking or discussing potential approval for:

- Rezoning
- Site plan approval
- Development agreements
- Variances
- Land use amendments
- Density or intensity increases
- Public incentives or development-related agreements.

Substantive Development Meeting

A Substantive Development Meeting means any meeting or communication in which a development applicant and Town officials, employees, contractors, or consultants discuss:

- Potential development approvals
- Development agreements
- Zoning or land use amendments

• Density or intensity changes

• Infrastructure commitments

• Public incentives

• Major site plan proposals.

Administrative inquiries limited solely to application procedures or scheduling shall not constitute a substantive development meeting.

Section 1: The Town Commission reaffirms that all development approvals, including but not limited to:

• Rezoning

• Site plan approval

• Development agreements

• Variances

• Land use amendments

• Incentives or public funding related to development remain solely within the authority of the Town Commission acting in a duly noticed public meeting.

No Town employee, officer, contractor, consultant, or retained professional has authority to promise, guarantee, or imply approval of any development application.

No administrative officer or employee of the Town shall represent, imply, or suggest that development approvals, negotiated terms, or development agreement provisions have been authorized or agreed to without consideration and approval by the Town Commission in a duly noticed public meeting.

Section 2: Nothing in the development review or administrative coordination process shall be interpreted as delegating legislative authority of the Town Commission to any administrative officer, employee, contractor, or consultant of the Town.

All legislative decisions relating to land use, zoning, development approvals, development agreements, public incentives, infrastructure commitments, or other negotiated development terms remain exclusively within the authority of the Town Commission.

Administrative review, coordination with development applicants, and technical evaluation of development proposals shall not be construed as authorization to determine policy outcomes, negotiate binding terms, or commit the Town to development approvals absent formal consideration and approval by the Town Commission in a duly noticed public meeting.

Section 3: Town employees, including the Town Manager, shall not enter into informal agreements, negotiations, or commitments with development applicants that imply or suggest that development approvals have been secured or predetermined.

Town staff may provide:

- Code interpretation
- Application guidance
- Technical review

Town staff shall not:

- Represent the voting intentions of the Town Commission
- Suggest that development approvals may be privately negotiated
- Commit the Town Commission to approval outcomes.

Section 4: No Town employee, officer, or contractor shall negotiate, commit to, or represent approval terms of any development application, zoning action, development

agreement, incentive, or land use entitlement unless such negotiation has been expressly authorized by the Town Commission in a duly noticed public meeting.

Administrative discussions with development applicants shall be conducted solely for purposes of technical coordination, regulatory review, and project feasibility and shall not include commitments or assurances regarding legislative action by the Town Commission.

Section 5: Any contractor, consultant, planner, engineer, or professional providing services to the Town who participates in the review or presentation of a development application shall disclose whether they are simultaneously providing services to the development applicant associated with the project.

Disclosure shall include:

- Existence of any contractual relationship
- Nature of services being provided
- Whether compensation is received from the development applicant.

Disclosure shall occur within written agenda backup materials and orally during the public meeting prior to providing analysis.

Section 6: Any consultant, planner, engineer, or professional appearing before the Town Commission who is providing services to both the Town and a development applicant on the same project shall disclose such dual representation in writing prior to the meeting and orally during the meeting.

Section 7: Consultants or contractors retained by development applicants shall clearly identify the party they represent when appearing before the Town Commission.

Section 8: No contractor or consultant presenting information regarding a development application shall receive undisclosed compensation from a development applicant related to the same project.

Section 9: The Public Works Director shall administer implementation of this Resolution and maintain development communication procedures.

The Public Works Director may report directly to the Town Commission regarding compliance.

Section 10: Any developer or representative seeking to discuss a development project shall first register the proposed project with the Public Works Department.

Registration shall include:

• Developer name

• Property location

• Project description

• Names of project representatives.

No substantive development meeting shall occur unless the project has been registered.

Section 11: Pre-application meetings regarding potential development projects shall be coordinated through the Public Works Department to ensure proper documentation and technical review.

Section 12: The Public Works Director shall maintain a Development Communication Disclosure Log documenting substantive communications between development applicants and Town officials.

Entries shall include:

• Date

- Attendees
- Project discussed
- General subject matter.

Section 13: Substantive development meetings shall be summarized in writing within five (5) business days and submitted to Public Works for inclusion in the disclosure log.

Section 14: Negotiations involving development agreements, public incentives, infrastructure commitments, or other negotiated development terms shall be coordinated by the Public Works Director in conjunction with the Town's Development and Building Official team.

The Town Attorney shall participate in review of proposed development agreement terms where legal review is necessary.

Following administrative coordination and technical review, any proposed development agreement shall be transmitted to the Town Manager for administrative review and subsequently presented to the Town Commission for approval in a duly noticed public meeting.

Nothing in this section authorizes any Town employee to bind the Town to a development agreement without approval of the Town Commission.

Section 15: This Resolution applies to all Town employees, officers, contractors, consultants, and individuals acting on behalf of the Town in development review matters.

Section 16: The Public Works Director and the Town Attorney are authorized to develop administrative forms and procedures necessary to implement this Resolution.

Section 17: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 18: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 19: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 20: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

RESOLUTION NO. 2026-029

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A COMMUNITY BENEFIT FUND AND COMMUNITY DEVELOPMENT AGREEMENT FRAMEWORK; PROVIDING A PROCESS FOR DEVELOPMENT REGISTRATION, PRE-APPLICATION REVIEW, COMMUNITY IMPACT ANALYSIS, AND NEGOTIATED COMMUNITY BENEFITS ASSOCIATED WITH DEVELOPMENT APPROVALS; PROVIDING FOR TRANSPARENCY IN DEVELOPMENT REVIEW; PROVIDING FOR ADMINISTRATION AND REPORTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park operates under a commission form of government in which legislative authority and policy direction are vested in the Town Commission; and

WHEREAS, responsible development can strengthen the Town's tax base, provide jobs and services for residents, and support long-term economic vitality; and

WHEREAS, development activity may create impacts on transportation infrastructure, drainage systems, public safety services, and surrounding neighborhoods; and

WHEREAS, municipalities throughout Florida commonly address such impacts through development agreements, mitigation measures, and negotiated community improvements associated with discretionary development approvals; and

WHEREAS, the Town Commission desires to establish a transparent and consistent framework to evaluate development impacts and support community improvements benefiting residents of the Town of Pembroke Park.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

SECTION 1. The Town Commission hereby establishes the Town of Pembroke Park Community Benefit Fund. The purpose of the fund is to receive and administer community benefit contributions associated with development approvals in order to support improvements and programs benefiting the residents of the Town. The Community Benefit Fund shall be maintained as a separate account within the Town's financial records.

SECTION 2. The Town encourages development applicants to work collaboratively with the Town to identify reasonable measures that address community and infrastructure impacts associated with development projects. Such measures may include infrastructure improvements, public amenities, or other community benefits that support the long-term needs of the Town and its residents.

SECTION 3. For purposes of this Resolution, a Major Development shall include:

- Commercial development exceeding twenty-five thousand (25,000) square feet
- Multi-family residential development exceeding thirty (30) dwelling units
- Mixed-use development exceeding forty thousand (40,000) square feet
- Any development determined by the Town Commission to have significant potential impacts on infrastructure or surrounding neighborhoods.

SECTION 4. Development proposals that are phased, subdivided, or submitted as multiple applications for contiguous or related properties shall be considered a single development project where such applications are part of a common development plan. The Town Commission may evaluate cumulative impacts of such related development applications.

SECTION 5. Prior to initiating development discussions with Town staff, consultants, or contractors regarding a project requiring discretionary approval, the development applicant shall register the proposed project with the Public Works Department.

SECTION 6. Applicants seeking discretionary development approval may participate in a pre-application meeting coordinated by the Public Works Department in conjunction with the Development and Building Official team. The purpose of the meeting is to review project concepts and identify potential infrastructure or community impacts.

SECTION 7. The Development Review Committee shall include representatives of relevant Town departments, including Public Works, Planning, Building, Engineering, Fire, and Police. The Committee shall provide technical comments regarding regulatory compliance, infrastructure capacity, and potential mitigation measures.

SECTION 8. Major development projects may be required to submit a Community Impact Analysis evaluating potential impacts to traffic, drainage systems, public safety services, infrastructure capacity, and surrounding neighborhoods. The Town may require independent peer review where necessary.

SECTION 9. When evaluating discretionary development approvals, the Town Commission may consider mitigation measures addressing impacts associated with the proposed development. Such measures may include improvements related to transportation infrastructure, drainage systems, public safety services, parks and recreational facilities, neighborhood improvements, and streetscape enhancements.

SECTION 10. For development projects that may create substantial impacts on the Town's infrastructure or surrounding neighborhoods, the Town Commission may require the

negotiation of a Community Development Agreement as part of the development approval process. Such agreements may address measures designed to mitigate or offset impacts associated with the proposed development and may include community improvements, infrastructure enhancements, public amenities, or other community benefit contributions. Community Development Agreements shall be coordinated by the Public Works Director in conjunction with the Development and Building Official team, with legal review by the Town Attorney as appropriate, and shall be presented to the Town Commission for consideration and approval in a duly noticed public meeting.

SECTION 11. The Town Commission may provide policy direction regarding development negotiations or mitigation measures prior to consideration of a development application. Final approval of development agreements or negotiated conditions shall remain solely within the authority of the Town Commission.

SECTION 12. Development discussions conducted by Town officials, employees, consultants, or contractors regarding mitigation measures or development agreements shall be documented and made available to the Town Commission.

SECTION 13. Any consultant participating in development review on behalf of the Town shall disclose any professional relationship with the development applicant or property owner associated with the proposed project. Where conflicts exist, the Town may require independent third-party review.

SECTION 14. Presentations of development applications to the Town Commission shall clearly identify whether the presenter is acting in the capacity of Town staff, independent consultant to the Town, or representative of the development applicant.

SECTION 15. Community Benefit Fund revenues may be used to support:

• Roadway and transportation improvements

• Drainage and stormwater infrastructure

• Parks and recreational facilities

• Public safety improvements

• Neighborhood beautification and streetscape enhancements

• Youth programs and senior services

• Community facilities and public spaces.

Members of the Town Commission may recommend projects within their districts for consideration.

SECTION 16. Community benefit contributions may be paid prior to issuance of a building permit, certificate of occupancy, or in accordance with a schedule approved as part of a development agreement.

SECTION 17. The Town Commission may request additional studies or information related to potential infrastructure or community impacts prior to taking final action on a development application.

SECTION 18. The principles of this Resolution may be considered in connection with development applications currently under review that have not yet received final discretionary approval by the Town Commission.

SECTION 19. Nothing in this Resolution shall prevent a development applicant from voluntarily proposing mitigation measures, infrastructure improvements, or community benefit contributions associated with a development proposal.

SECTION 20. The Finance Department shall maintain records of Community Benefit Fund revenues and expenditures and shall present an annual report summarizing funds to the Town Commission.

SECTION 21. Nothing in this Resolution shall be construed to establish a mandatory development fee or tax. Community benefit contributions described herein may be considered as part of development agreements or voluntary proposals associated with discretionary development approvals.

SECTION 22. Nothing in this Resolution shall limit the authority of the Town Commission to evaluate each development application on a case-by-case basis or to approve, approve with conditions, continue, or deny any development application in accordance with applicable law.

SECTION 23: That the foregoing "**WHEREAS**" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

SECTION 24: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 25: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

SECTION 26: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____

MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

RESOLUTION NO. 2026-030

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ESTABLISHING A FRAMEWORK FOR THE ADMINISTRATION OF IMPACT FEES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT; PROVIDING FOR IMPACT FEE CATEGORIES; PROVIDING FOR APPLICABILITY TO NEW DEVELOPMENT, REDEVELOPMENT, AND CHANGE OF USE; PROVIDING FOR PAYMENT TIMING, CREDITS, AND ACCOUNTING; PROVIDING FOR COMPLIANCE WITH FLORIDA LAW; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park operates under a commission form of government in which legislative authority and policy direction are vested in the Town Commission; and

WHEREAS, growth and development create additional demand on transportation infrastructure, drainage systems, parks, public safety facilities, and other public infrastructure; and

WHEREAS, municipalities throughout Florida impose impact fees to ensure that new development contributes its proportionate share toward the cost of capital infrastructure required to support growth; and

WHEREAS, the Town Commission finds it appropriate to establish a clear administrative framework governing the collection and administration of impact fees within the Town of Pembroke Park.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

SECTION 1. The purpose of this Resolution is to establish a framework for the administration and collection of impact fees in order to ensure that new development contributes its proportionate share toward the cost of capital infrastructure required to support growth within the Town.

SECTION 2. The Town may establish and collect impact fees for capital infrastructure improvements required to serve new development. Impact fee categories may include, but are not limited to:

- Transportation / Roadway / Multi-Modal Impact Fee
- Stormwater / Drainage Impact Fee
- Parks and Recreation Impact Fee
- Fire Rescue Impact Fee
- Law Enforcement / Police Impact Fee
- Government Facilities Impact Fee
- Water Capacity Impact Fee where authorized
- Wastewater / Sewer Capacity Impact Fee where authorized.

SECTION 3. Impact fees shall apply to:

- new development
- redevelopment
- building expansions
- changes in land use
- any development activity that increases demand on public infrastructure.

SECTION 4. Where redevelopment or a change in land use results in an increase in demand on public infrastructure, impact fees shall be calculated based on the net increase in impact resulting from the redevelopment. Credit may be given for the impact associated with the existing lawful use of the property.

SECTION 5. Development proposals that are phased, subdivided, or submitted as multiple applications for contiguous or related properties shall be considered a single development project where such applications are part of a common development plan. The Town may evaluate cumulative impacts associated with such related applications.

SECTION 6. Impact fees shall be due and payable prior to issuance of a building permit for the development project. Where development occurs in phases, impact fees shall be paid prior to issuance of the building permit for each phase in proportion to the impact created by that phase. No building permit shall be issued until all applicable impact fees have been paid or otherwise satisfied.

SECTION 7. Where a development applicant constructs or funds capital infrastructure improvements that are identified in the Town's capital improvements program and are required to serve the development, the Town may grant an impact fee credit equal to the value of such improvements. Credits shall apply only to the applicable impact fee category and shall not exceed the amount of the impact fee owed.

SECTION 8. Payment of impact fees, mobility fees, or transportation mitigation fees to another governmental entity shall not exempt a development project from impact fees

imposed by the Town of Pembroke Park unless required by law or authorized through an interlocal agreement.

SECTION 9. Impact fee revenues shall be accounted for in separate funds by impact fee category. Funds collected shall be used solely for capital improvements that benefit the development paying the fee and shall maintain a reasonable connection between the fee collected and the infrastructure improvements funded.

SECTION 10. Impact fee amounts shall be supported by a professionally prepared impact fee study demonstrating a reasonable connection between new development and the need for additional capital infrastructure.

SECTION 11. Impact fees imposed by the Town shall comply with the requirements of the Florida Impact Fee Act, Florida Statutes §163.31801, and applicable constitutional standards governing development exactions.

SECTION 12. The Town Manager, Public Works Director, Development and Building Official team, Finance Department, and Town Attorney are authorized to take administrative actions necessary to implement this Resolution.

SECTION 13: That the foregoing "**WHEREAS**" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

SECTION 14: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 15: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

SECTION 16: This Resolution shall become effective immediately upon its passage and adoption.

sage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____

MAYOR GEOFFREY JACOBS

ATTEST:

_____

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____

JACOB G. HOROWITZ

Town Attorney

Memorandum on Impact Fees

From: Commission Mohammed

Date: March 11, 2026, Regular Commission Meeting

What Impact Fees Are?

Impact fees are one-time charges assessed on new development to ensure that growth contributes its proportionate share toward the capital infrastructure required to support that development.

Key Principle

- Impact fees do not fund operating expenses.
- Impact fee revenues are used solely for capital infrastructure improvements required to support growth.

Examples of capital improvements funded by impact fees include:

- roadway and intersection improvements
- drainage and stormwater infrastructure
- parks and recreational facilities
- police and fire facilities
- municipal buildings and public safety infrastructure.

Why This Matters for Pembroke Park

As new residential and commercial developments occur, it increases demand on:

- roads and traffic infrastructure
- drainage and stormwater systems
- parks and recreational facilities
- public safety services
- municipal facilities.

Impact fees ensure that existing residents are not solely responsible for funding the infrastructure needed to serve new development.

Current Impact Fee Categories in Pembroke Park

Based on the Town's current municipal code, Pembroke Park currently collects a limited number of impact-related fees, including:

- Government Facilities Impact Fee
- Fire Public Safety Facilities Fee

- Stormwater / Drainage Facilities Fee
- Park Land Acquisition Fee

While these fees address several infrastructure needs, they represent a narrower set of categories than those used by many nearby municipalities.

Impact Fee Categories Used by Nearby Cities

Many neighboring municipalities collect a broader range of impact fees in order to address the full range of infrastructure demands created by development.

- Hallandale Beach
  - Fire Rescue Impact Fee
  - Law Enforcement Impact Fee
  - Parks and Recreation Impact Fee
  - Multi-Modal Transportation Impact Fee
  - Water Capacity Fee
  - Wastewater Capacity Fee

- Hollywood
  - Government Facilities Impact Fee
  - Fire Rescue Impact Fee
  - Law Enforcement Impact Fee
  - Parks and Recreation Impact Fee
  - Transportation / Mobility Impact Fee

- Dania Beach
  - Police Impact Fee
  - Fire Rescue Impact Fee
  - Recreation / Open Space Impact Fee
  - Water Capacity Fee
  - Wastewater Capacity Fee
  - Traffic Mitigation Fee

- Miramar
  - Transportation Infrastructure Impact Fee
  - Water Infrastructure Impact Fee
  - Wastewater Infrastructure Impact Fee
  - Parks and Recreation Impact Fee

- Aventura
    - Transportation Mitigation Impact Fee
    - Police Impact Fee
    - Recreation / Parks Impact Fee

Policy Objective

Updating the Town's impact fee framework will allow Pembroke Park to align its infrastructure funding policies with those used by neighboring municipalities and ensure that development contributes proportionately toward the infrastructure required to support growth.

Impact fee revenues will support capital infrastructure improvements and community facilities needed to serve new development and maintain the quality of life for Town residents.

Summary

Updating the Town's impact fee structure will help ensure that:

- new development contributes fairly to infrastructure costs
- existing residents are not burdened with growth-related expenses
- infrastructure capacity keeps pace with development
- the Town's policies are consistent with regional municipal practices.

Agenda Item Report

Subject:	Consideration and approval for Award Recommendation – RFQ 26-02 Architectural Services - Sponsored by Procurement Administrator Woodbury RESOLUTION NO: 2026-022 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Stephanie Woodbury, Project Manager
Dept/Group:	Finance
Recommendation for Counsel to consider:	
Background Information:	The Procurement Division advertised RFQ 26-02 for Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, proposals were opened, and thirty (30) firms submitted responses, including eleven (11) for architectural services. The proposals were reviewed and evaluated by the Evaluation Committee in accordance with the City's procurement policies. The following firms submitted proposals for architectural services: • Angel C. Saqui • Austin Fox Architecture • Biller Reinhart Engineering Group • CPH Consulting • CPZ Architects • HBC Engineering Company • Jorge A. Gutierrez • M.C. Harry & Associates • Rukan Architecture • The Tamara Peacock Architects • West Architecture + Design After evaluation, the committee recommends the following ranking: 1. CPH Consulting

	2. CPZ Architects 3. M.C. Harry & Associates 4. Jorge Gutierrez Architects 5. West Construction + Design
Staff Recommendations:	Staff recommends that the Town Commission approve the Evaluation Committee's ranking and authorize staff to proceed with contract negotiations for architectural services under RFQ 26-02.
Procurement:	RFP
Financial Implications:	
Alternatives:	

ATTACHMENTS:

2026-022 - CCNA Architects
Award Recommendation_architectural
RFQ_25-02_Proposal_Evaluation_Scoring - Discipline 1 Architectural Services
CPH Consulting, LLC
CPZ Architects, Inc. - Town of Pembroke Park
MC Harry & Associates
Jorge A Gutierrez Architects
West Architecture + Design, LLC

RESOLUTION NO. 2026-022

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE EVALUATION COMMITTEE'S RECOMMENDED RANKING FOR RFQ 26-02 ARCHITECTURAL SERVICES; AUTHORIZING THE TOWN OFFICIALS TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE TOP-RANKED FIRMS ATTACHED HERETO AS EXHIBIT A THOUGH E; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park advertised RFQ 26-02 for Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025; and

WHEREAS, on November 13, 2025, thirty (30) firms submitted proposals, including eleven (11) for architectural services; and

WHEREAS, the Evaluation Committee reviewed and scored the proposals in accordance with the Town's procurement policies and recommends the following ranking: 1. CPH Consulting, 2. CPZ Architects, 3. M.C. Harry & Associates, 4. Jorge Gutierrez Architects, and 5. West Construction + Design; and

WHEREAS, the Town Commission finds that approving the recommended ranking and authorizing negotiations is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the Evaluation Committee's recommended ranking for RFQ 26-02 Architectural Services and authorizes the Town Manager or designee to negotiate and execute agreements with the top-ranked firms.

Section 3: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

Memo

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Stephanie Woodbury, Procurement Administrator

cc:

Date: February 25, 2026

Re: Award Recommendation – RFQ 26-02 Architectural Services

The Procurement Division advertised RFP 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of eleven (11) for architectural services. Which included proposals from Angel C. Saqui, Austin Fox Architecture, Biller Reinhart Engineering Group, CPH Consulting, CPZ Architects, HBC Engineering Company, Jorge A. Gutierrez, M.C. Harry & Associates, Rukan Architecture, The Tamara Peacock Architects, West Architecture + Design.

The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking.

1.) CPH Consulting

2.) CPZ Architects

3.) M.C. Harry & Associates

4.) Jorge Gutierrez Architects

5.) West Construction + Design

	Angel C Saqui	Austin Fox Architecture	Biller Reinhart	CPH Consulting	CPZ Architects
Professional Capabilities and Project Experience (Section 4.4)					
Gracie Escalante	20	17	9	23	23
Jeff Louis	25	9	9	25	20
Jorge Loor	17	15	21	24	22
Osmanny Larzabal	9	16	20	25	23
Total	**17.75**	**14.25**	**14.75**	**24.25**	**22**
(Experience of Key Personnel and Project Team (Section 4.5)					
Gracie Escalante	18	16	9	20	24
Jeff Louis	25	20	9	25	25
Jorge Loor	21	20	18	24	23
Osmanny Larzabal	9	18	19	25	22
Total	**18.25**	**18.5**	**13.75**	**23.5**	**23.5**
Relevant Completed Project Experience (Section 4.6)					
Gracie Escalante	19	15	9	22	22
Jeff Louis	17	17	9	20	20
Jorge Loor	15	15	12	25	24
Osmanny Larzabal	9	15	17	24	23
Total	**15**	**15.5**	**11.75**	**22.75**	**22.25**
Project Implementation Strategy and Approach (Section 4.7)					
Gracie Escalante	17	15	9	20	22
Jeff Louis	20	17	17	25	25
Jorge Loor	21	20	23	24	22
Osmanny Larzabal	9	12	20	25	24
Total	**16.75**	**16**	**17.25**	**23.5**	**23.25**
Total Average Score Overall	**67.75**	**64.25**	**57.5**	**94**	**91**

	HBC Engineering	Jorge Gutierrez Architects	MC Harry & Associates	Rukan, LLC	The Tamara Peacock	West Construction
Professional Capabilities and Project Experience (Section 4.4)						
Gracie Escalante	10	19	23	15	15	18
Jeff Louis	15	25	25	17	18	25
Jorge Loor	9	18	25	17	19	21
Osmanny Larzabal	15	17	17	17	9	18
Total	**12.25**	**19.75**	**22.5**	**16.5**	**15.25**	**20.5**
(Experience of Key Personnel and Project Team (Section 4.5)						
Gracie Escalante	10	18	22	10	15	17
Jeff Louis	17	20	25	17	18	17
Jorge Loor	9	17	25	18	19	18
Osmanny Larzabal	25	17	17	16	12	17
Total	**15.25**	**18**	**22.25**	**15.25**	**16**	**17.25**
Relevant Completed Project Experience (Section 4.6)						
Gracie Escalante	10	18	22	12	15	17
Jeff Louis	20	20	20	17	17	20
Jorge Loor	9	18	24	15	18	21
Osmanny Larzabal	17	17	17	15	10	15
Total	**14**	**18.25**	**20.75**	**14.75**	**15**	**18.25**
Project Implementation Strategy and Approach (Section 4.7)						
Gracie Escalante	10	17	21	15	12	16
Jeff Louis	20	20	20	20	20	17
Jorge Loor	22	17	24	16	17	22
Osmanny Larzabal	22	17	17	16	9	10
Total	**18.5**	**17.75**	**20.5**	**16.75**	**14.5**	**16.25**
Total Average Score Overall	**60**	**73.75**	**86**	**63.25**	**60.75**	**72.25**

REQUEST FOR
QUALIFICATIONS

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

DUE DATE: 11.13.2025 | RFQ 25-02







CPH Consulting, LLC | 1992 SW 1st Street, Miami, FL 33135 | 305.274.4805 | info@cphcorp.com | www.cphcorp.com
Contact Person: Kyle Bechtelheimer, P.E. | Municipal Market Director - South Florida | P: 305.274.4805

CPH CONSULTING, LLC • 1992 SW 1st Street, Miami, FL 33135

305.274.4805 • cphcorp.com

A **FULL-SERVICE** DESIGN FIRM



COMMITMENT TO EXCELLENCE

CPH is committed to delivering excellence through innovative, responsive, and high-quality services that reflect the needs and values of the Town and its community. Our team takes pride in building lasting partnerships and creating impactful solutions that enhance public spaces and improve quality of life.

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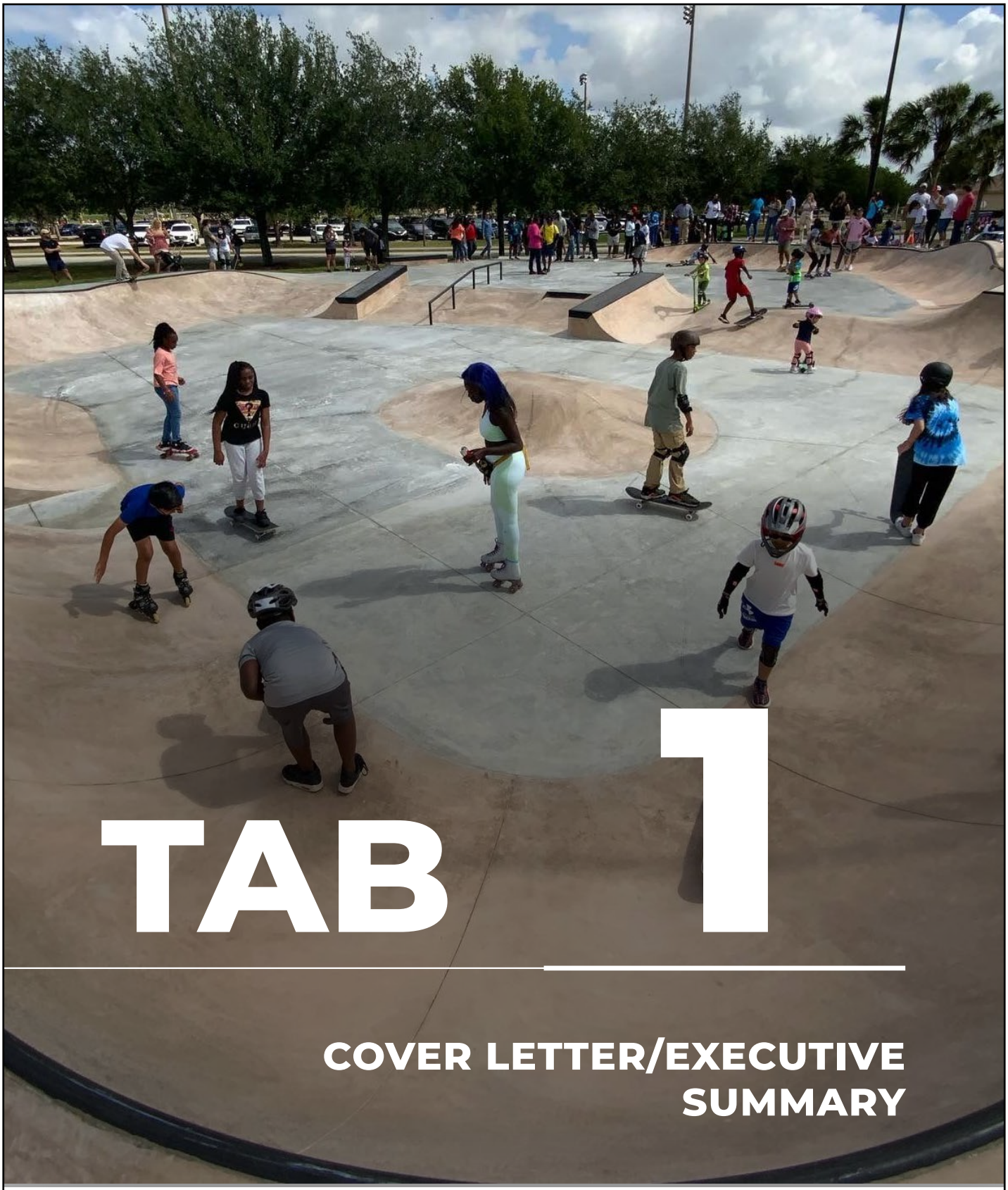
www.cphcorp.com



TAB 1

COVER LETTER/EXECUTIVE SUMMARY

1 COVER LETTER/EXECUTIVE SUMMARY

November 13, 2025

Town of Pembroke Park
P.O. Box 958445
100 N. Country Club Rd.
Lake Mary, FL 32795-8445

1992 SW 1st Street,
Miami, FL 33135
Phone: 305.274.4805
info@cphcorp.com

RE: **ARCHITECTURAL & ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA) | RFQ 25-02**

Dear Selection Committee Members:

On behalf of **CPH Consulting, LLC (CPH),** we are honored to submit our qualifications to serve the **Town of Pembroke Park** through the Architectural and Engineering Services Through Continuing Contracts (CCNA). While we have not yet had the privilege of working directly with the Town, CPH brings more than 44 years of experience delivering comprehensive architecture, engineering, and construction administration services to municipalities across South-Florida, including numerous cities throughout Broward County. Our team understands the Town's expectations for responsiveness, technical excellence, and proactive coordination across departments and agencies and we are ready to apply our proven municipal expertise to support Pembroke Park's priorities.

CPH offers the Town a team that is both **local and fully resourced**, with over **435 multidisciplinary professionals** available to support task orders immediately. Our nearby Miami office provides ready access to project sites and department staff, enabling same-day meetings, expedited site visits, and rapid response to emerging needs. CPH has successfully delivered projects that mirror this contract's scope, including parks, coastal resiliency, utility design, pedestrian mobility and trails, resilient architectural design, and landscape architecture throughout South Florida. In addition, CPH is dedicated to **utilizing local CBE/SBE firms** to supplement CPH's already robust qualifications. This combination of local presence, **statewide reach, and proven municipal experience** uniquely positions CPH to help the Town achieve the goals outlined in this RFQ.

Our team recognizes that this contract is not just about design, it is about **performance.** The Town's team supports ongoing **Capital Improvement, Rehabilitation, and Replacement initiatives, and MAP Broward/surtax improvement projects** often under complex permitting and funding constraints. CPH's approach is built to meet those demands. Our team integrates **resiliency and local code compliance** into every phase of design and construction oversight. We employ proven processes for early permit coordination, design milestone management (30/60/90/100%), and formal QA/QC review at each stage. Our independent reviewers validate every deliverable for constructability, cost, and compliance, which ensures the Town receives accurate, bid-ready documents that reduce risk and change orders during construction.

CPH's **in-house resources** span all required disciplines, including civil, water/wastewater process, utilities, architecture, structural, electrical, landscape architecture, environmental, mechanical, and surveying. Our South Florida team is further supported by in-region specialists in geotechnical, ecological, and materials testing. Our project managers are licensed Florida professionals experienced in FEMA and CBE/SBE/DBE documentation, state funding audits, and the detailed reporting that is required for federally assisted projects. By housing these capabilities under one roof, we streamline coordination and eliminate the inefficiencies often seen in multi-firm teams.

We understand that schedule, budget, and community impact are equally critical. Our internal **Project Management Framework** uses Microsoft Project scheduling, weekly progress tracking, and budget monitoring tied to earned value metrics. At each design milestone, we conduct **value engineering (VE) checkpoints,** evaluating materials, constructability, and life-cycle costs to protect the Town's budget while maintaining quality. CPH's "Integrated Permitting Matrix" tracks agency coordination, submittal timing, and response management, helping ensure that every project remains compliant and on schedule. During construction, our inspectors and resident engineers provide continuous field verification, certified testing coordination, and complete documentation of as-built conditions—delivering clean closeouts and record drawings the Town can rely on.

CPH's **"Integrated Permitting Matrix"** tracks agency coordination, submittal timing, and response management, helping ensure that every project remains compliant and on schedule. During construction, our inspectors and resident engineers provide continuous field verification, certified testing coordination, and complete documentation of as-built conditions—delivering clean closeouts and record drawings the Town can rely on.



Our work philosophy centers on **collaboration and accountability.** CPH has successfully delivered thousands of CCNA-based assignments where communication with Town staff, residents, and regulatory agencies was key to success. We believe that transparency and documentation are the foundation of public trust. Whether through neighborhood meetings or construction progress reviews, our team provides the Town with accurate, real-time information that supports confident decision-making.



As the Town of Pembroke Park continues to invest in infrastructure resiliency and community enhancement, CPH stands ready to be the Town's **most responsive, technically capable partner,** one that brings institutional knowledge, regulatory fluency, and genuine commitment to the community we also call home.

Thank you for considering our qualifications. We welcome the opportunity to discuss how CPH's experience, resources, and proven project delivery processes can continue to advance the Town's infrastructure programs.

CPH intends to submit qualifications on the following disciplines as outlined in the RFQ: Architectural Services (1), Civil, Structural, and Mechanical, Electrical and Plumbing Engineering Services (2), Transportation, Traffic and Roadway Engineering (3), and Landscape Architectural Services (4).

CPH acknowledges receipt of Addendum No. I-III.

Sincerely,
CPH Consulting, LLC



Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM | Chief Strategy and Success Officer

Authorized Person: Kyle Bechtelheimer, P.E. | Municipal Market Director - South Florida | A: 1992 SW 1st Street, Miami, FL 33135 | P: 305.274.4805

FIRM LICENSES

PROFESSIONAL ENGINEERS

Licensee Information

Name:	CPH CONSULTING LLC (Primary Name)
	CPH (DBA Name)
Main Address:	500 W. FULTON STREET SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	36945
Status:	Current
Licensure Date:	03/21/2023
Expires:	

ARCHITECTURE

Licensee Information

Name:	CPH CONSULTING, LLC (Primary Name)
Main Address:	500 WEST FULTON STREET SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	04/04/2005
Expires:	

Special Qualifications	Qualification Effective
Fictitious Name	04/04/2005

State of Florida
Department of State

I certify from the records of this office that CPH CONSULTING, LLC is a Florida limited liability company authorized to transact business in the State of Florida, qualified on May 31, 2022.

The document number of this limited liability company is M22000008499.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 8398782316CC

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

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

LANDSCAPE ARCHITECTS

Licensee Information

Name:	CPH CONSULTING LLC (Primary Name)
Main Address:	500 W FULTON ST SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Landscape Architecture Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	07/11/2022
Expires:	

SURVEYORS & MAPPERS

CPH CONSULTING, LLC
500 W FULTON ST, SANFORD, FL 32771-1220
Phone 407-322-6841

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7143	12/03/01	02/28/27	Active
Surveyor of Record	LS6549	07/18/06	02/28/27	Active

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by FEI/EIN Number /

Detail by FEI/EIN Number

Foreign Limited Liability Company
CPH CONSULTING, LLC

Cross Reference Name

CPH CONSULTING, LLC

Filing Information

Document Number	M22000008499
FEI/EIN Number	59-2068806
Date Filed	05/31/2022
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/18/2023
Event Effective Date	NONE

Principal Address

500 W FULTON ST.
SANFORD, FL 32771-1220

Mailing Address

500 W FULTON ST.
SANFORD, FL 32771-1220

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 10/18/2023

Address Changed: 10/18/2023

Authorized Person(s) Detail

Name & Address

Title President, CEO, Authorized Member

SUTCH, PETER-JOHN F
500 W FULTON ST.
SANFORD, FL 32771-1220

Title Authorized Member

MAHLER, DAVID E
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Title Authorized Member

HENDRIX, TODD H
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Title Asst. Secretary, Authorized Member

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Jindal, Nikhel
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Luman, Kurt R
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Title Authorized Member

Galloway, Thomas J
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Title Chairman, Authorized Member

Renshaw, Michael
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Morris, James R
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Breitenstein, Scott A
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Title Authorized Member

Sherrard, Brook K
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Title Authorized Member

Bryant, Joshua A
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Carpenter, Alan R
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Title Authorized Member

DeWaal, Christopher J
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Nasso, Rocco R
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Morton, Jeremy C
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SANFORD, FL 32771-1220

Title Authorized Member

Uzun, Ilker
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SANFORD, FL 32771-1220

Title Treasurer, Authorized Member

Doshi, Charul
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Title Secretary, Authorized Member

Stutz, Julia
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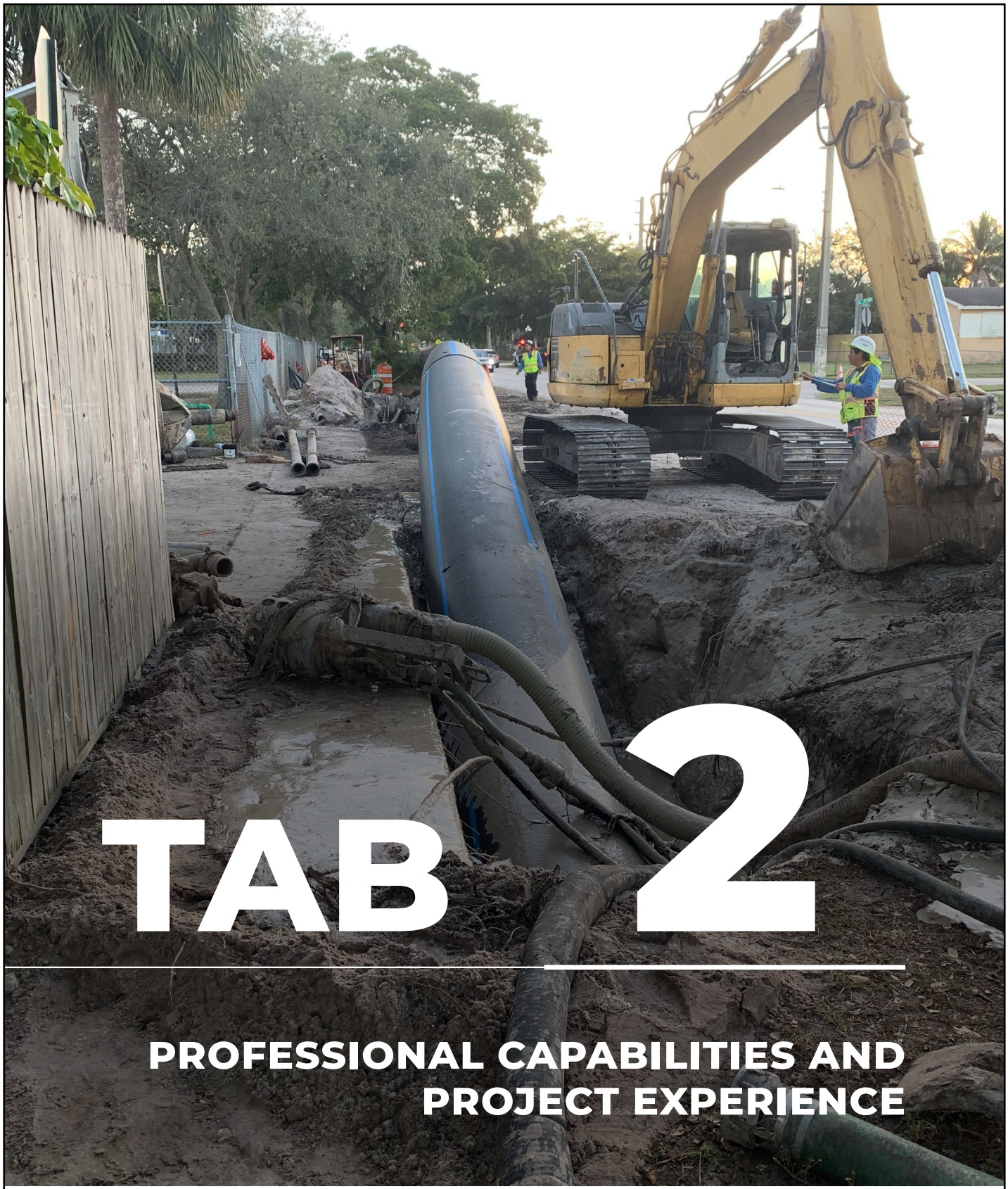
SANFORD, FL 32771-1220

Annual Reports

Report Year	Filed Date
2023	01/05/2023
2024	01/07/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/07/2024 -- ANNUAL REPORT	View image in PDF format
10/21/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
10/18/2023 -- CORLCRACHG	View image in PDF format
10/03/2023 -- LC Name Change	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
06/09/2022 -- LC Amendment	View image in PDF format
05/31/2022 -- Foreign Limited	View image in PDF format



TAB 2

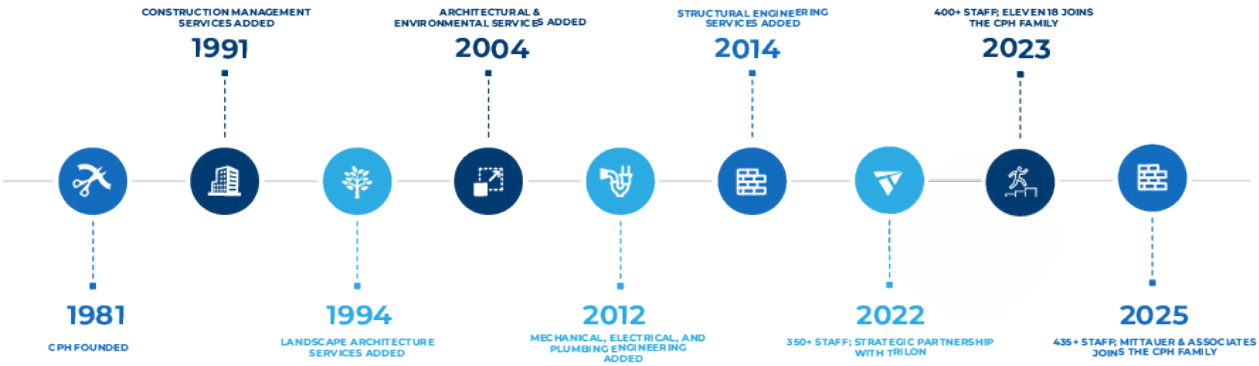
PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

2 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Founded in 1981 in Sanford, Florida, CPH has grown from a small design practice into a multidisciplinary architecture and engineering firm recognized for delivering innovative public infrastructure solutions. For more than four decades, our team has partnered with municipalities across Florida to provide comprehensive planning, design, permitting, and construction administration services.

Our portfolio spans a wide range of projects encompassing stormwater, site civil, transportation and traffic, utility infrastructure, architecture, landscape architecture, parks and public facilities, construction administration, and structural. This breadth of experience positions us to deliver projects that not only meet technical requirements but also enhance the quality of life for the communities we serve.

Over the years, CPH has expanded to more than 19 offices across Florida and the Southeast. Over the years, CPH has grown to more than 19 offices across Florida and the Southeast. With decades of municipal experience and a Miami office just minutes away, we are committed to responsive, on-site collaboration and high-quality solutions that advance Pembroke Park's community priorities and sustainable growth.



BENEFITS OUR TEAM BRINGS TO THE TOWN OF PEMBROKE PARK

CPH is extremely well qualified to provide services to the Town of Pembroke Park. The team has provided services for numerous similar Clients under continuing service contracts. As a result, the team understands the need to provide quality responsive services and is staffed to provide services for planned tasks as well as unplanned emergencies. The CPH team is a clear choice for the Town and is committed to provide the same level of quality and professionalism as we have provided all other clients.

- ☑ 44+ Year History in Architecture/Engineering | Since March 1, 1981
- ☑ Strong History and Working Relationships in Florida
- ☑ Proven Ability to Meet Budgets and Schedules
- ☑ 435+ Staff Members with Available Workload to Start Immediately
- ☑ Diverse team providing a majority of the scope items in-house, controlling schedule, quality, and budgets more effectively and on a consistent and timely basis

KEY QUALIFICATIONS

ARCHITECTURAL SERVICES – Founded in 2004, CPH's architectural division has grown from a single architect to a multidisciplinary team of over 25 professionals, including five licensed architects, supported by in-house MEP, structural, civil, landscape, and planning staff. This integrated approach allows CPH to deliver comprehensive, sustainable design solutions that serve communities for the long term. Our architects have completed more than 300 projects, ranging from fire and police stations to training facilities, medical complexes, and historic renovations; providing full architecture, master planning, interior design, and program management services. With proven experience in both new construction and renovations, CPH designs functional, enduring spaces that enhance the way people live, work, and connect.

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES – CPH delivers comprehensive civil engineering and planning services for commercial, municipal, and residential developments. Our expertise includes due diligence, utility and stormwater analysis, construction administration, and land planning/zoning support. With a multidisciplinary team and decades of experience, CPH provides innovative, cost-effective solutions that ensure projects are well-coordinated, sustainable, and built to meet both community and client needs.

CPH's structural engineering services started in 2014, with one full time structural engineer. Over the last 11+ years this team has grown significantly with over 12 team members comprising our structure group. This team has completed thousands of projects together for projects that include new builds, remodels, rebuilds, expansions, retrofits and repairs. Our portfolio of completed projects aligns our team's expertise directly with the Town's Request for Qualifications.

CPH's MEP engineering team delivers innovative mechanical, electrical, plumbing, and fire protection designs across institutional, industrial, commercial, and public projects. Licensed in over 25 states and active in national organizations, our engineers have designed more than 23 million square feet of space valued at over $500 million. With expertise spanning prototype development, system analysis, and energy audits, CPH provides efficient, sustainable solutions that enhance building performance and long-term value.

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING – CPH's transportation, civil, and stormwater teams specialize in designing complete streets, developments, roadways, trails, and resilient drainage systems that balance functionality, safety, and long-term maintenance efficiency. Our engineers have delivered roadway and multimodal corridor improvements for municipalities across Florida, integrating ADA-compliant sidewalks, pedestrian lighting, traffic-calming features, and green infrastructure practices such as bioswales and pervious pavements. We apply FDOT standards and coordinate with local utilities, franchise providers, and regulatory agencies to develop constructible, permit-ready designs that improve mobility and reduce flooding. Through detailed hydrologic and hydraulic modeling, we optimize conveyance and storage to manage high-intensity rainfall events while protecting adjacent properties and surface waters.

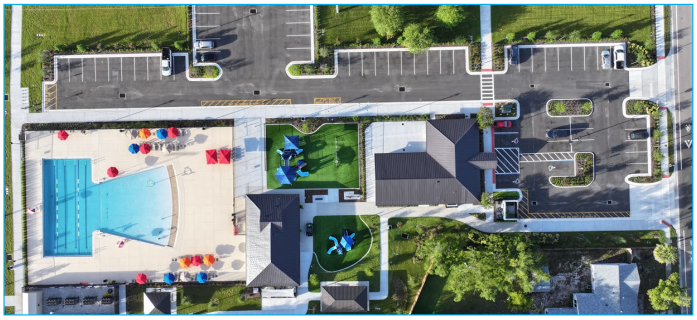
LANDSCAPE ARCHITECTURAL SERVICES – CPH's interdisciplinary approach brings together planners, landscape architects, civil engineers, and building systems designers to create parks and civic spaces that reflect community identity and enhance quality of life. Our award-winning parks and recreation work—ranging from neighborhood playgrounds to regional athletic complexes—blends aesthetic design with practical site engineering, ADA accessibility, and sustainable stormwater management. We design irrigation and lighting systems that reduce energy and water demand while maintaining usability and safety. For public facilities, our architects and engineers coordinate structure, MEP, and site design under one roof, ensuring fully integrated solutions that respect budget and schedule. Each project is grounded in stakeholder engagement and constructability, producing community amenities that are functional, maintainable, and built to last.

ARCHITECTURE

CPH has quickly become a leader in architecture, urban design, and interior space design. The team is fully staffed to provide Architecture, Urban Planning and Design, LEED Analysis and Design, Master Planning, Interior Design, Urban Design, Programming, Space Needs Assessment and Planning, Cost Estimating, and Program Management services. Our architects have provided space planning and complete design services for over 300 buildings, including numerous fire stations, EOC's, police stations, fire aid centers, training facilities, and medical complexes. Our projects have included new projects as well as expansions and remodel programs. Our team has completed projects that range from gateway enhancements and fire/police stations, to historic renovation projects.

CPH's architectural practice began in 2004 with the addition of one architect and has grown to over 25 team members (including five licensed architects). The firm also added in-house MEP engineers in 2012, and structural engineers in 2014. Combined with our already established design practice that included civil/utility/transportation engineers, planners, landscape architects, surveyors, and construction managers, CPH provides a comprehensive architecture and engineering team. Our team has been creating sustainable places to live, work, learn, and play. Our portfolio of completed projects has given us the insight and expertise that will allow us to successfully complete this project for the Town. We understand how important it is to create a space that functions not only now, but for the long term.









KEY RELEVANT PROJECTS COMPLETED

- Miramar's Regional Park - Outdoor Skate Park
- Miramar's Regional Park - 9/11 Memorial
- Lake Deaton Park – Concept Master Site Plan, New Water Launch, Grass Parking Improvements and Stormwater/Flooding Evaluation - Wildwood, FL
- Islamorada, Village of Islands – Founder's Park Dog Park
- Wedge Preserve Park
- Casselberry Wirz Park Planning & Design
- Monroe County Fire Station – Cudjoe Key
- Monroe County – Rockland Key Fleet Management Facility
- Islamorada – Green Turtle Hammock Nature Preserve Improvements
- Key Colony Beach City Hall
- FDEP William J. Rish Recreation Area Fishing and Viewing Pier

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING

CPH provides comprehensive civil, structural, and MEP engineering services for commercial, municipal, and residential projects. Our civil engineering team delivers due diligence, site civil, traffic and roadway design, utility and stormwater analysis, construction administration, and land planning and zoning support. The structural engineering staff brings extensive experience across public and private sectors, including commercial, healthcare, office, mixed-use, hospitality, educational, and landmark facilities, as well as specialized expertise in seismic retrofits, bridges, and other complex structures. Every project begins with a collaborative design strategy session, ensuring flexible, economical, and constructible solutions supported by thorough preconstruction consultation and post-construction evaluation. Our MEP engineers and designers provide mechanical, electrical, and plumbing design for institutional, educational, industrial, public works, retail, medical, and hospitality projects, leveraging advanced CAD software and delivering efficient systems and fire sprinkler performance drawings to accelerate the permitting process.









KEY RELEVANT PROJECTS COMPLETED

- Miramar West Treatment Plant Raw Watermain
- Pembroke Pines Raw Water Main
- Lauderhill Sunrise Interconnect
- Lauderhill Forcemain Risk Assesment
- Everglades City Chokoloske Pump Station
- Everglades Pump Station Rehabilitation
- Miami Dade Home Chemical Center
- Miccosukee Admin Building
- Miccosukee Learning Center
- Parkland Wedge Preserve Park
- Islamorada Fire Station MTS
- Islamorada VPS MTS
- Miami Dade Airport Hanger 30-Year Certification
- Miramar Towncenter Plumbing Improvements
- FKAA Boca Chica Fire Pumping Station
- Pembroke Pines Seepage Pump Station

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

CPH's Transportation and Mobility group focuses on developing transportation solutions to improve how communities connect by creating equitable, sustainable, and advanced transportation solutions to help build stronger communities. Our holistic multimodal transportation approach creates corridors for each individual to interact and move through communities while providing safe means to access spaces and destinations. Our transportation and traffic engineering experts provide thoughtful, strategic, and effective solutions. Whether you have a vision for a single site, regional infrastructure, statewide system, or an even broader transportation program, our teams are well-qualified, ready, and willing to partner with you and take your projects to the next level! Through decades of experience, we bring first-hand understanding of the challenges faced during the development of infrastructure and balancing cost and schedule to develop creative, functional plans and designs. Our services include:

- ADA and Accessibility Analysis and Design
- ATMS Design
- Bikeway & Pedestrian Planning & Design
- Corridor Safety Analysis and Design
- Highway/Roadway Design & Engineering
- Maintenance & Protection of Traffic
- Multimodal Transportation Planning & Design
- Roundabout Planning and Design
- Parking Studies, Design & Engineering
- Pavement Marking Plans
- Signal Warrant Analysis, Design, and Permitting
- Traffic-Calming Design
- Traffic Engineering and Safety Analysis
- Traffic-Simulation Modeling
- Travel-Demand Forecasting & Modeling
- Trip-Generation Analysis









KEY RELEVANT PROJECTS COMPLETED

- Miami Beach Dade Blvd Milling & Resurfacing
- Voorhis Avenue Complete Street - DeLand, FL
- Bluford Ave Complete Streets Utility Improvements - Ocoee, FL
- Florida Coast To Coast Trailhead At Parrish Park (FDOT LAP)
- Ocoee Down Streets Redevelopment
- Vineland Avenue Utility Improvements Project (Little Lake Bryan Pwky to Plantation Park Circle)
- Leesburg Downtown Street Implementation
- Myrtle Ave. Streetscape - Sanford, FL
- Miami Beach Mill and Resurface of Dade Boulevard
- Dunedin Streetscape and Roadway/ADA Improvement Project
- Melbourne Misc. Design Contract for LAP Projects – Pineapple Avenue, Country Club Rd, and Front Street
- Preliminary Engineering Report (PER) Westshore Area Roadway Improvements

LANDSCAPE ARCHITECTURE

CPH's multidisciplinary Urban Design and Planning team helps shape people-centered urban experiences that consider how to creatively balance site opportunities and constraints, permitting challenges, and budgets for clients across the public and private sectors. Our team is passionate about assisting our clients in building stronger communities together through a collaborative approach focused on creating value for our clients and user groups. Our team connects nature, technology, and people, incorporating resilience and sustainability, to create places that transform the user experience. Our services include:

- Master Planning
- Urban Planning and Design
- Landscape Architecture
- Climate Adaptation and Resiliency Planning
- Community Engagement
- Branding and Graphic Design
- Signage and Wayfinding
- Hardscape Design
- Irrigation Design
- Monument Design
- Low-Voltage Lighting Design
- Sustainability & Native Design Services
- ADA Review & Documentation









KEY RELEVANT PROJECTS COMPLETED

- Miramar's Regional Park - 9/11 Memorial
- Lake Deaton Park – Concept Master Site Plan, New Water Launch, Grass Parking Improvements and Stormwater/Flooding Evaluation - Wildwood, FL
- Islamorada, Village of Islands – Founder's Park Dog Park
- Wedge Preserve Park
- Red Bug Slough Preserve
- Casselberry Wirz Park Planning & Design
- City of Sarasota – Martin Luther King, Jr. Park Restroom Modification
- Islamorada – Green Turtle Hammock Nature Preserve Improvements
- FDEP William J. Rish Recreation Area Fishing and Viewing Pier

DEPTH OF RESOURCES

CPH has the capability to sustain the potential loss of key personnel and still adequately meet the requirements of this contract and any assigned projects. This ability is due in part to the depth of resources and staffing level of 435+ qualified team members. For each discipline and specialty, CPH has second tier, and further back-up team members that would be able to pick up in the event of the loss of any key personnel. In addition, many of our team members are cross trained in multiple project types and within different disciplines, adding another layer or depth to our resources to be able to deliver projects that are assigned under this contract. CPH has maintained this staffing level and has continuously grown over our 44+ year history. To further protect our clients for the duration of projects, we ensure that the complete team under-stands the project, decisions that are made by the client, and changes that have occurred, so everyone is always up to speed and can quickly fill in for any potential loss of team members. This approach allows us to continue seamlessly and without impact on our clients' projects.

85+ LICENSED ENGINEERS

25 LICENSED SURVEYOR TEAM MEMBERS

13 LICENSED ARCHITECTS

67 TECHNICAL SUPPORT

3 LICENSED LANDSCAPE ARCHITECTS

73 ADMINISTRATIVE STAFF

EQUIPMENT, TECHNOLOGY, AND RESOURCES

INTEGRATED FIELD AND DESIGN TECHNOLOGY

CPH's ability to deliver precise, constructible designs begins with the integration of advanced field technology and design software. Our survey and mapping teams utilize Trimble and Topcon total stations, GNSS RTK receivers, and LiDAR-based scanning equipment to capture high-resolution topography and utility data within constrained rights-of-way. This data seamlessly integrates with Autodesk Civil 3D, ArcGIS, and ICPR modeling environments, allowing our engineers to analyze drainage patterns, ADA slopes, pavement profiles, and cross sections in real time. Our field personnel are FDOT-certified for Maintenance of Traffic (MOT) and use digital data collectors that streamline coordination between field surveys and design production.

TRANSPORTATION AND UTILITY DESIGN PLATFORMS

For roadway, trail, and utility corridor design, CPH employs a unified suite of design and modeling tools:

- Autodesk Civil 3D & AutoTurn for roadway geometry, traffic control, and turning-path analyses.
- ICPR, PONDS, and StormCAD for hydrologic and hydraulic modeling, storage design, and flood routing.
- WaterCAD, SewerCAD, and HAMMER for pressurized and gravity system analysis, surge control, and pumping evaluation.
- ArcGIS Pro and GeoHECRAS for floodplain and watershed integration with permitting and FEMA mapping.

CONSTRUCTION-READY DELIVERABLES

Our design teams utilize 3D visualization, cross-discipline model coordination, and clash detection to ensure constructability before plans reach the field. All plan sheets are generated directly from live models, reducing drafting errors and maintaining data integrity. We produce FDOT-compliant bid documents and cost estimates using BidTabs and On-Screen Takeoff, ensuring consistency between plan quantities and specifications. Our in-house large-format scanners and plotters allow rapid production of sealed plan sets and construction documents for Town and agency submittals.

INSPECTION, DOCUMENTATION, AND FIELD VERIFICATION

During construction and post-design verification, CPH field staff use digital inspection forms, GPS-enabled cameras, and field tablets for real-time documentation. Our inspectors coordinate with the Town through Bluebeam Studio, SharePoint, and secure FTP portals, enabling instant comment tracking, photo uploads, and RFI response sharing. All testing laboratories under CPH's QA network are AASHTO- and ASTM-certified, providing compaction, concrete, and asphalt testing that meets FDOT and FDEP requirements.

CONNECTIVITY AND COORDINATION

With 19 offices across Florida and the Southeast, all CPH offices are linked via a secure cloud-based virtual network, providing real-time access to shared project files, QA/QC checklists, and Town correspondence. Each project team operates within a centralized project management platform that tracks milestones, budgets, and submittals across disciplines, allowing for fully transparent coordination with Town project managers.





FIRM EXPERIENCE WITH MUNICIPAL CLIENTS

For more than four decades, CPH has partnered with municipalities across Florida to plan, design, and deliver resilient public infrastructure. Our portfolio reflects extensive experience in right-of-way, drainage, utility, and parks improvement projects; many performed under continuing service contracts similar to this solicitation. With a multidisciplinary team of engineers, architects, landscape architects, and construction professionals, CPH provides the Town of Pembroke Park with a partner capable of managing every phase from concept through closeout. The following summaries highlight representative clients and projects completed within the past five years, demonstrating our consistent record of meeting budget, schedule, and permitting objectives. Together, they showcase a firm with the scale, technical depth, and proven performance to successfully support the Town's ongoing capital improvement and maintenance programs.

CLIENT	PROJECT IDENTIFICATION

MIRAMAR
BEAUTY AND PROGRESS
EST 1955

CITY OF MIRAMAR

Kirk F. Hobson-Garcia, P.E., BS, MBA
Acting Public Works Director
Phone: 954.883.5101
Email: kfhobson-garcia@miramarfl.gov

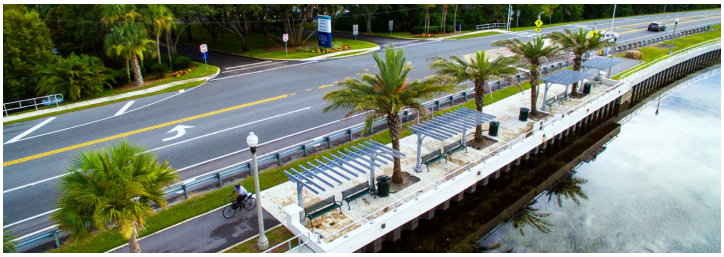


- Miramar 9/11 Memorial
- Miramar Regional Skate Park
- Towncenter Plumbing
- Towncenter Kitchen Improvements
- Towncenter Restroom Remodel
- Miramar Parkway Christmas Tree Lighting
- West Water Treatment Plant Raw Water Main
- Country Club Ranches Water Easements

CITY OF SANFORD
FLORIDA
EST. 1877

CITY OF SANFORD

Brady Lessard
Economic Development Director
Phone: 407.688.5015
Email: Brady.Lessard@Sanfordfl.gov



- US 17-92 RiverWalk Complete Street, Phase III
- Sanford Operations and Emergency Response Facility
- Sanford City Hall – Breezeway Addition/Renovations
- Georgetown Sewer Upgrades, Post Design and Inspection Services, Initial Construction
- Sanford-SR46 Watermain Replacement Post Design
- Myrtle Ave. Streetscape

CLIENT	PROJECT IDENTIFICATION

CITY OF DELAND

Ray Bahrami, P.E. PMP, CPM, CFM
Deputy Public Services Director/City Engineer
Phone: 386.626.7189
Email: Bahramir@deland.org



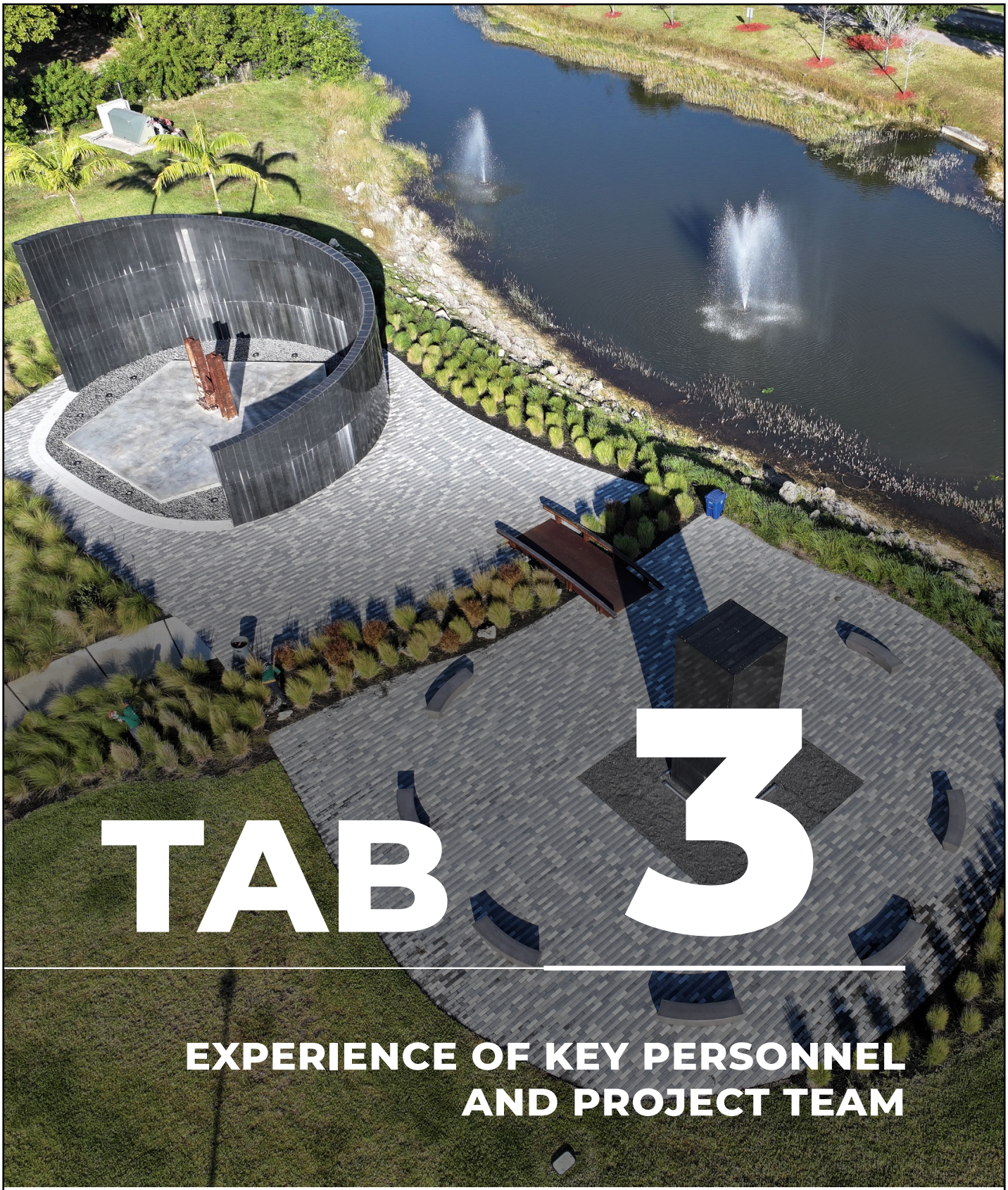
- Voorhis Avenue Complete Street
- DeLand Downtown Complete Street Redevelopment and Safety Improvements
- Charles Paiva Greenway Trail Phase 1 & 2 (FDOT LAP)
- MLK Recreation Center Master Plan
- DeLand New Public Works Complex
- DeLand City Hall Complex
- Melching Field NCAA Stadium
- Sperling Sports Complex
- Earl Brown Park Improvements

VILLAGE OF ISLAMORADA

Peter Frezza
Environmental Resources Manager
Phone: 305.664.2345
Email: peter.frezza@islamorada.fl.us



- Green Turtle Hammock Nature Preserve Improvements
- Founder's Park Dog Park
- Islamorada Breakwater



TAB 3

EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

3 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

STAFFING RESOURCES OVERVIEW

CPH maintains a robust staffing infrastructure, with over **435 qualified professionals** capable of supporting multiple concurrent projects while ensuring continuity in the event of personnel changes. For this engagement, our team includes:

- Principals/Program Managers: dedicated to strategic oversight and client coordination
- Project Managers: providing day-to-day management, QA/QC, and schedule oversight

Kyle M. Bechtelheimer, P.E.
Principal-in-Charge

PRINCIPAL

John M. Lenti, AIA, NCARB, ENV SP, LEED AP
Architecture

Alfonso Suarez, PMP
Civil/Structural/MEP

Justin R. Reck
Transportation, Traffic & Roadway

Rodney "Chip" Smith
Landscape Architecture

PROGRAM MANAGERS

Our resources span multiple in-house disciplines, including:

85+ LICENSED ENGINEERS	**3** LICENSED LANDSCAPE ARCHITECTS	**67** TECHNICAL SUPPORT
13 LICENSED ARCHITECTS	**25** LICENSED SURVEYOR TEAM MEMBERS	**73** ADMINISTRATIVE STAFF

Many team members are **cross-trained across disciplines**, adding depth and flexibility to our delivery capability. This ensures that if key personnel are unavailable, second-tier or backup team members **can seamlessly step in without disruption**. Over our 44+ year history, this approach has enabled CPH to consistently deliver projects on time and within budget, providing clients with **reliable continuity, institutional knowledge, and proactive project support.**

EXPERIENCE AND CAPABILITY OF KEY PERSONNEL



John Lenti, AIA, NCARB, ENV SP, LEED AP

Program Manager - Architecture

MEET YOUR ARCHITECTURAL LEAD

John Lenti is a forward-thinking architect with over 33 years of experience in sustainable and community-focused design. As Program Manager for CPH's Community Development team, he specializes in parks and civic architecture, resilient design, and quality assurance. A Registered Architect (FL AR100548) with LEED and Envision accreditation, Mr. Lenti is dedicated to creating durable, environmentally responsible spaces. His diverse portfolio spans government buildings, parks, and public facilities—ranging from historic restorations to modern health and accessibility improvements. With strong leadership and communication skills, he ensures that every project meets the highest standards of functionality, inclusivity, and long-term performance.

DESIGNING RESILIENT PUBLIC FACILITIES:
John led the full design and permitting of the FDOH Bradford County Health Department's satellite office in Starke, Florida. His work included architectural, engineering, and construction administration services, coordinating with SRWMD and the City of Starke to deliver a cost-effective, grant-compliant facility that supports public health and operational efficiency.

MODERNIZING MUNICIPAL SPACES:
John provided design and QA/QC oversight for the City of Sarasota's Annex Building renovations, transforming the second and third floors into modern workspaces for the Finance and HR departments. His leadership ensured ADA compliance and seamless integration of programming and interior design, aligning with the City's goals for accessibility and modernization.

STRATEGIC PLANNING FOR LONG-TERM GROWTH:
John led planning and programming efforts for Apopka's 100-acre Public Works Complex, conducting stakeholder interviews and workshops to develop a phased master plan that supports operational efficiency and future expansion. He also developed the Design Criteria Package and conceptual designs for Temple Terrace's Whiteway Utility Service Center, aligning functional needs with aesthetic goals to deliver a resilient, community-enhancing facility.



Apopka - Public Services Department Fleet Facility Design



Whiteway Utility Service Center Replacement Design Criteria

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Alfonso Suarez, PMP

Program Manager - Civil, Structural, and M/E/P

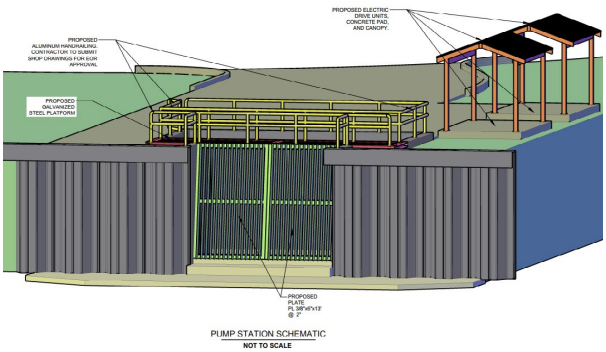
MEET YOUR CIVIL LEAD

As CPH's Civil Lead Manager, Alfonso brings extensive experience as a Civil Engineer and Project Manager specializing in urban infrastructure projects, including stormwater and wastewater conveyance systems, hydrology and drainage studies, water distribution networks, roadway design, and public utility improvements. Throughout his career, he has demonstrated strong leadership in guiding multidisciplinary teams, coordinating with municipal clients, and delivering projects that balance technical precision, community impact, and sustainability. Known for his proactive approach and commitment to quality, Alfonso ensures each project is managed efficiently from concept through construction, maintaining open communication and alignment with client goals. His expertise in financial management and resource allocation helps optimize project outcomes while staying within budget. Dedicated to continuous learning and innovation, he brings both technical depth and strategic foresight to every project, ensuring excellence in service and delivery.

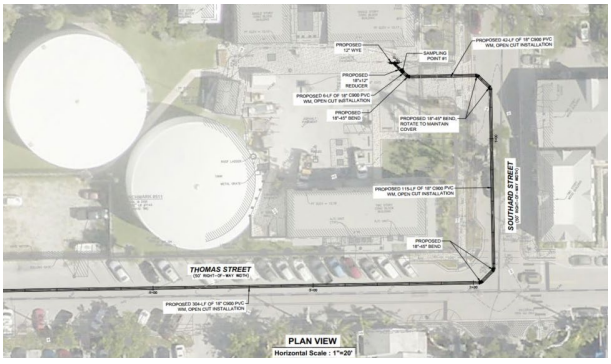
RESILIENT WATER & STORMWATER DESIGN:
Alfonso led the CPH civil team for the City of Pembroke Pines' Stormwater Seepage Pump Station, delivering a bid-ready design with robust pumping options and approximately 1,100 feet of 30-inch force main under FDOT right-of-way. He collaborated with SFWMD and SBDD to coordinate lake operations, pre-storm storage, and conveyance upgrades, ensuring system integration. In Miramar, he managed the Huntington Wellfield & Raw Water Main project, overseeing alternatives and permitting studies, and refining the alignment to avoid SFWMD delays. His proposed route reduced expected change orders, keeping the City on schedule and within budget.

LEED-ALIGNED, PERMIT-READY SITE DEVELOPMENT:
For Miami-Dade's LEED-aligned Home Chemical Collection Building & Site, Alfonso led the CPH team, providing technical guidance and quality control to deliver a comprehensive civil package. This included building placement, access and queuing, and stormwater design for a challenging, contaminated site. Collaborating with County staff, DERM, WASD, SFWMD, reviewers, and a LEED specialist, the team balanced sustainability goals with operational needs and produced clear, coordinated plans ready for timely approval.

SMART UTILITY SOLUTIONS IN CONSTRAINED CORRIDORS:
For FKAA's Key West Terminus, Alfonso managed the CPH team to design approximately 10,000 feet of potable transmission main replacement and rerouting, and to prepare repair plans for the existing pump station. Through close utility coordination, phasing strategies, and constructability reviews, the team maintained service in dense urban streets and reduced risks at critical tie-ins by translating concepts into clear, buildable details.



Pembroke Pines - Stormwater Seepage Pump Station



FKAA - Key West Terminus

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Justin R. Reck

Program Manager - Transportation, Traffic and Roadway



MEET YOUR TRANSPORTATION LEAD

With over 18 years of experience working with FDOT and local agencies, this seasoned Senior Transportation Project Manager has successfully managed 115+ projects throughout Florida. Specializing in roadway and traffic projects, Justin has a proven track record of overseeing complex transportation initiatives and delivering them on time and within budget. Justin's expertise spans project design oversight, schedule management, and cross-departmental coordination, ensuring accurate and efficient project execution. Known for a collaborative approach and commitment to excellence, Justin excels in building strong client relationships and fostering productive teamwork.

TRANSFORMING CASSELBERRY'S VISION INTO REALITY:
Justin is proud to support the City of Casselberry's bold goal of becoming Central Florida's most walkable, rollable, and bikeable city through the **Winter Park Drive Complete Street Improvements Phase 1**. Justin and the CPH team applied innovative subsurface utility engineering and surveying strategies to navigate complex underground conditions, coordinated closely with utility providers like Duke Energy, and leveraged best practices in pedestrian safety and traffic calming design. From raised crosswalks and roundabouts to strategic lighting and drainage upgrades, this project reflects our commitment to thoughtful infrastructure and the lessons learned from decades of complete street experience.

TRANSFORMING INFRASTRUCTURE WITH PEOPLE IN MIND:
Justin led the CPH design team for the design and permitting of the 1.2-mile **S. Bluford Avenue Complete Streets** project, converting a rural corridor into a pedestrian-friendly urban connector. With widened sidewalks, roundabouts, and innovative drainage solutions, the project prioritized safety and accessibility. Utility upgrades were carefully phased to reduce conflicts, and strategic coordination with property owners supported seamless right-of-way acquisition. The result: a resilient, community-focused corridor that links downtown Ocoee and enhances mobility.

SMART SOLUTIONS IN TIGHT SPACES:
Justin and the CPH team is leading the way on utility and roadway upgrades along **Westmoreland Drive** in downtown Orlando, replacing aging infrastructure with modern systems while navigating a highly congested right-of-way and a challenging railroad crossing. Our team's innovative coordination with multiple permitting agencies and two utility owners—Orlando Utilities Commission and the City of Orlando—ensures seamless integration of water main and sanitary sewer improvements. With full curb-to-curb roadway reconstruction and careful preservation of historic brick elements, this project reflects our commitment to thoughtful design, collaboration, and lessons learned in complex urban environments.



Casselberry Winter Park Drive Improvements Phase



South Bluford Ave Phase I & II

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Rodney “Chip” Smith

Program Manager - Landscape Architecture

MEET YOUR LANDSCAPE ARCHITECTURE LEAD

Rodney “Chip” Smith is a seasoned project manager with two decades of experience leading the planning, design, and construction of parks and civic facilities across Florida. He thrives in the collaborative environments these projects demand—bridging architects, engineers, contractors, and community stakeholders to deliver creative, buildable results. Chip’s strength lies in turning vision into action: he guides complex, multi-phase park developments and public facility improvements with precision, ensuring design intent, budget discipline, and user experience remain at the forefront. For the Town of Pembroke Park, he brings proven expertise in aligning design teams and Town priorities to create public spaces that are functional, inspiring, and lasting community assets.

DESIGNING THE FUTURE OF PUBLIC SPACES:
Chip and the CPH team collaborated with the City of Orlando on the **Design Criteria Package for Lake Eola Park** and its iconic amphitheater, guiding future improvements across key zones such as the Washington Street Plaza, Meditative Garden, and Family & Play areas. Through a series of workshops with City staff, Chip helped define priorities, phasing, and operational requirements to ensure the DCP reflects both the vision of the Master Plan and the practical needs of a high-use urban park. By integrating thoughtful design standards and leveraging our experience with complex public spaces, we’re helping shape the next chapter of one of Orlando’s most beloved destinations.

COLLABORATIVE DESIGN FOR COMMUNITY RECREATION:
Chip led the planning, design, permitting, and construction administration for **Wedge Preserve Park**—a 36-acre regional community park in Parkland, Florida—merging active and passive recreation through features like trails, environmental overlooks, and unique amenities such as a Ninja Warrior course and “Bank Shot” basketball. A key driver of project success was the structured bi-weekly meetings held internally and with the Design/CMAR/Client team, which fostered consistent cross-discipline coordination, early identification of design challenges, and proactive resolution of potential conflicts. This collaborative framework streamlined the design process, minimized construction-phase change orders, and ensured a well-integrated park experience aligned with the City’s long-term vision.

EFFICIENT PLANNING THROUGH SMART COLLABORATION:
Working with the City of Casselberry, Chip was part of the team that reimagined **Wirz Park** through a comprehensive planning and design process that helped secure bond funding for its transformation. By leveraging Smartsheet for real-time project tracking and coordination, we fostered transparency, efficiency, and seamless communication across all disciplines—ensuring a smooth path from concept to construction.



City of Parkland - Wedge Preserve Park



City of Casselberry – Wirz Park

ROLES AND RESPONSIBILITIES OF SUBCONSULTANTS

CPH will be teaming with the firms listed in the subconsultant chart below to provide specialized expertise and support across key disciplines. These partnerships will ensure a comprehensive and coordinated approach to project delivery, leveraging the strengths of each firm to meet client goals effectively. Please refer to the following pages for each personnel's qualifications.

ROLE	FIRMS	PERSONNEL	PAST PROJECTS WITH CPH
Civil Engineering	REINA ENGINEERING Reina Engineering	Francisco Reina, P.E.	• **Borward County -** Professional Civil Engineering for the Parks and Recreation Division ***(Pending Opportunity)***
Geotechnical	NADIC NADIC Engineering Servcies, Inc.	Godwin Nnadi PhD, P.E.	• Iron Bridge Headworks Grit Removal Project, Orlando, FL • City of Orlando Conserv II, Orlando, FL • Winter Park Drive Improvements (Marigold Road to Seminole Blvd), Seminole County, FL • Eatonville Vereen Lift Station Replacement, Town of Eatonville, FL • Wekiva Retrofit Project Phase 6A – Pipelines and Pump Station, Orange County, FL • Lake Berge Road & Iroquois Road Force Main Replacement, Orange County, FL

CPH CONSULTING, LLC • 1992 SW 1st Street, Miami, FL 33135

305.274.4805 • cphcorp.com

ORGANIZATIONAL CHART

The CPH team combines multidisciplinary expertise with the advantage of long-standing collaboration—**many of our staff have worked together for decades.** This continuity means the Town of Pembroke Park will benefit from a cohesive team that communicates seamlessly, anticipates challenges, and delivers efficiently. The organizational chart below illustrates the structure and communication pathways that will guide this project to completion, with our team functioning as an extension of Town staff throughout every phase.

* Indicates Resume is Provided for Key Staff



***Kyle M. Bechtelheimer, P.E.**
Principal-in-Charge



***Justin R. Reck**
Program Manager - Transportation, Traffic & Roadway



***Alfonso Suarez, PMP**
Program Manager - Civil, Structural, M/E/P



***Rodney "Chip" Smith**
Program Manager - Landscape



***John M. Lenti, AIA, NCARB, ENV SP, LEED AP**
Program Manager - Architecture

TRANSPORTATION, TRAFFIC AND ROADWAY

- ***Alejandro Mejia, P.E.** — Project Manager
  - **Matthew Cushman, P.E.** — Project Engineer
  - **Christopher Todd** — Project Design Manager
  - **Sandra L. Gorman, P.E.** — Traffic Engineer
  - **Benjamin Kelk, E.I.** — Project Engineer

CIVIL, STRUCTURAL, AND M/E/P

- **Tyler Fitzgerald, P.E.** — Project Engineer
- **Casie O. brown. P.E.** — Project Engineer
- **José M. Ortiz, MCE, P.E., S.E** — Structural Engineer
- **Kayla Lockuff, P.E.** — Project Engineer
- **Eduardo Aviles, P.E.** — Structural Engineer
- **Amanda Martin, E.I.** — Project Engineer
- **Christopher J. DeWaal, P.E., LEED AP** — M/E/P Engineer
- **Francisco Reina, P.E. (REINA)** — Project Engineer
- **Jeffrey A. Deal, P.E.** — M/E/P Engineer

LANDSCAPE ARCHITECTURE

- ***Galen Pugh, RLA, AICP** — Project Manager
  - **Danita Bryant, PLA** — Landscape Architect
  - **Katherine Shaffer** — Senior Land Planner
  - **James K. Winter, RLA, CLARB** — Landscape Architect

ARCHITECTURE

- ***Mimi Falcon, P.E.** — Project Manager
  - **Brandan DeCaro, R.A.** — Architect
  - **Sidney K. (Ket) West II, AIA, NCARB** — Architect
  - **James Tirado** — Architectural Designer

ANCILLARY SERVICES

SURVEY
CPH Consulting, LLC

ENVIRONMENTAL
CPH Consulting, LLC

GEOTECHNICAL
NADIC Engineering Services, Inc.

KEY STAFF RESUMES



KYLE M. BECHTELHEIMER, P.E.

PRINCIPAL-IN-CHARGE

Mr. Bechtelheimer serves CPH as market director, project manager, and engineer of record. He manages and design municipal projects. He is responsible for civil and environmental engineering, including: utility design, utility relocations for transportation projects, stormwater system design and integration, civil site design of streetscape improvements, right-of-way permitting, FDOT permitting, and environmental permitting.

YEARS OF EXPERIENCE

12

EDUCATION

B.S. in Environmental Engineering, University of Central Florida

LICENSES/CERTIFICATIONS

Professional Engineer - FL (No. PE86673)

Miami-Dade County WASD Force Main Replacements (Project No. EDP-WS-S-196) - CPH was contracted by Miami-Dade County Water & Sewer Department (WASD) to provide design, permitting, and construction-phase services for three separate projects for the replacement of approximately 10,736 LF of deteriorated asbestos cement (ACP) and cast iron (CI) force mains across three separate projects located in Kendall, Homestead Air Reserve Base, and the City of Miami Gardens. The projects involved abandoning in-place ACP/CI pipelines and replacing them with new ductile iron pipe (DIP) ranging from 4-inch to 12-inch diameter in compliance with WASD standards. Work included complex site conditions such as aerial canal crossings in residential corridors, coordination and secure access within a federal military installation, and construction in community-sensitive areas with schools and parks. Each project was successfully designed, constructed, and placed into operation to improve system reliability and service delivery.

Islamorada Village Wide Septic to Sewer Design-Build - CPH was part of a design build team for a $100+ Million septic to sewer project for the Village of Islamorada. CPH's areas of responsibility included the design and permitting of the vacuum collection system, and limited CEI services. All buildings were designed to withstand hurricane force winds of 150 mph and associated storm surge. The project consisted of 43,957 LF of PVC pipe ranging in size from 4–10 inches, provided using a combination of conventional and trenchless technology. The low-pressure force main collection systems for Upper Matecumbe Key and Windley Key incorporated connections for approximately 1,755 (UMK) and 678 (WK) equivalent dwelling units (EDU). Combined the project consists of 37,410 LF of HDPE pipe ranging in size from 1¼ to 6 inches.

Miami Shores Village Central Business District Septic to Sewer and Water Main Design-Build - Responsible for the engineering, design, permitting, and inspection to support the construction, installation, testing, and commissioning activities associated with the construction of a new low-pressure sewer system in the Central Business District of Miami Shores Village with discharge to a new MDWASD Regional Pump Station, as well as the associated grinder stations, water main. Approximately 3,112 LF of 8-inch internal diameter DIP force main. New regional pump station, donated to Miami Dade County that consists of a wet well with centrifugal pumps and standby generator and generator building. Approximately 4,300 LF of 3-inch to 4-inch HDPE low-pressure sewer (LPS) force mains to collect the effluent from the low-pressure grinder stations and convey them to the new regional pump station. Approximately 4,100 LF of upgraded 12-inch water mains will replace the existing undersized mains.



JUSTIN R. RECK

PROGRAM MANAGER - TRANSPORTATION, TRAFFIC & ROADWAY

Justin Reck is a Program Manager with 18 years of experience delivering municipal and FDOT projects. He has managed 115+ roadway and traffic projects throughout Florida, demonstrating a keen ability to oversee complex transportation initiatives on schedule and within budget. Mr. Reck specializes in road reconstruction, sidewalk and trail projects, and traffic safety improvements, backed by certifications in Advanced Maintenance of Traffic and Road Safety Audits. His collaborative approach and attention to detail ensure effective coordination across departments and stakeholders, from initial design through construction. Notably, he has led projects like the Legion Field Pedestrian Improvements in Pensacola and the Crystal Lake Safe Routes sidewalks in Polk County, balancing technical requirements with community needs. Mr. Reck's extensive work with both FDOT and local agencies means he is well-versed in permitting and compliance, making him a valuable asset to Miramar for managing right-of-way enhancements, traffic calming measures, and other public works projects.

YEARS OF EXPERIENCE

18

EDUCATION

Masters in Law, Saint Leo University

B.A. in Criminal Justice, Saint Leo University

A.A. in Law Enforcement, Pasco-Hernando State College

LICENSES/CERTIFICATIONS

Advanced MOT

Final Estimates 1 (CTQP)

Accessing Transit & Bus Facilities

Road Safety Audits (RSAs)

Legion Field LAP – CIty of Pensacola - The Improvements under this Contract consist of the construction of concrete sidewalk, curb and gutter, signing and pavement markings and conduit, power service and miscellaneous incidentals for roadway lighting to be constructed by others on N. L Street, W. Gregory Street, and W. Wright Street in the City of Pensacola, Florida.

Casselberry Winter Park Dr Complete Street (FDOT LAP) - Project consists of a 2-lane rural to 4-lane urban widening/reconstruction projects from Town Center Blvd to Palm Coast Pkwy, approx. 4.5 miles, and improvements along Town Center Blvd from Royal Palms Pkwy to Old Kings Road, approx. 0.75 miles. CPH is responsible for Project Management of the entire project, and design of the Town Center Blvd portion which includes Complete Elements, multi-Use Trail, two roundabouts, and landscape/ hardscape elements complimenting the Town Center Development. CPH is also responsible for the relocation of 4 miles of 12" water main, 16" reclaim water main, and the utility connections to existing developments within the corridor.

Crystal Lake Safety LAP Sidewalks – Polk County - Construction of 5-foot-wide concrete sidewalks on Galvin Dr, Haywood St, Meadow Lane, Ellerbe Way, Crosby St, Jamestown Ave, and Colonial Ave, it also included reconstruction of most residential driveway for harmonization and to meet ADA criteria. Signing and pavement marking plans were required for crosswalks, stop bars, stop signs, and upgrades to the existing mid-block crossings and school zones for Crystal Lake Elementary school. *Completed with another firm.*

Elgin Blvd from Deltona Blvd to Mariner Blvd LAP – Hernando County - Construction of a 5-foot-wide concrete sidewalk along the south side of Elgin Blvd for approximately 2.4 miles. The sidewalk required reconstruction of some residential driveways, gravity wall, and relocation of many power poles and back flow preventers. *Completed with another firm.*

Sulphur Springs SRTS Sidewalks LAP – City of Tampa - Construction of 5-foot-wide concrete sidewalks on N 12th Street, N 13th Street, W Seward Street, and E Yukon Street. The project also included a raised intersection on N. 12th Street at E. Fairbanks Street and at E. Yukon Street, crosswalk lighting, and minor drainage improvements. *Completed with another firm.*



ALFONSO SUAREZ, PMP

PROGRAM MANAGER - CIVIL, STRUCTURAL & M/E/P

Experienced Civil Engineer and Project Manager with extensive expertise specializing in urban infrastructure projects, including stormwater and wastewater conveyance systems, hydrology studies, water supply networks, road design, and public utilities. Demonstrated leadership in successfully driving projects forward, ensuring high quality service delivery and efficient project management. Proficient in financial management, with a track record of effectively managing project budgets and resources to achieve project objectives. Committed to continuous learning and innovation to ensure project excellence.

YEARS OF EXPERIENCE

18

EDUCATION

B.S. in Hydraulic Engineering (Municipal Engineering), Universidad De Oriente

LICENSES/CERTIFICATIONS

Project Management Professional (PMP) - (No. 2647209)

Wedge Preserve Park - Planning, design, permitting, and construction administration for the development of a new regional community park for City of Parkland. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.

Miramar's Regional Park - 9/11 Memorial - Planning and design consulting services for the 9/11 Memorial at Miramar's Regional Park. CPH provided architectural, landscape architecture, MEP, civil, and wayfinding/signage services for the development of the new feature, which provides a gathering space to reflect and includes two structures as a focal point of the memorial from the Twin Towers.

Miramar's Regional Park - Outdoor Skate Park - The City of Miramar recently awarded the design for a new Skate Park to CPH and skate park designer, Gridline Skateparks. The project will include an approximately 4,000 to 8,000 SF community-oriented skate park consisting of "poured-in-place" concrete that is suitable for all age groups. The project will need to integrate with any current and future uses at the site.

Monroe County – Harry Harris Park Jetty and Wilkinson's Point - The project included study phase, design phase, and construction observation for the repair of two submerged land structures at Monroe County Harry Harris Park. The two coastal structures were damaged during a Hurricane in 2017. CPH was hired to perform a resilient study to determine the cost and most resilient methods to re-build the two structures. CPH completed wave action modeling and worked with FEMA and the County to secure funding for the project. CPH completed the survey, geotechnical analysis, full design, environmental permitting, and the construction observation for the redevelopment of both structures.



RODNEY “CHIP” SMITH

PROGRAM MANAGER - LANDSCAPE ARCHITECTURE

Rodney “Chip” Smith is a multidisciplinary project manager with 20 years at CPH, specializing in park development and public facility projects. As a Client Services Manager, he excels at coordinating complex project schedules and design teams across various disciplines. Mr. Smith’s strengths lie in conceptual site and landscape design coupled with hands-on project management – ensuring that architects, engineers, clients, and contractors work in sync. He has guided high-profile municipal park projects from visioning through construction, including the City of Orlando’s Lake Eola Park improvements where he helped facilitate design criteria and phasing for an iconic urban park. He also led the delivery of Parkland’s 36-acre Wedge Preserve Park, organizing bi-weekly cross-team workshops (with city staff, CMAR, and designers) to proactively resolve design challenges and integrate amenities like trails, sport courts, and unique playgrounds. In Casselberry’s Wirz Park redevelopment, Mr. Smith implemented a cloud-based project management tool to track submittals, comments, and RFIs in real time, greatly enhancing transparency and keeping the bond-funded project on schedule. An expert in landscape and streetscape design, he ensures that functionality and aesthetics go hand in hand. For the Town of Pembroke Park, Chip Smith offers proven leadership in delivering park and right-of-way enhancement projects – orchestrating multi-department efforts so that the Town’s vision is achieved with efficiency, creativity, and community buy-in.

YEARS OF EXPERIENCE

20

EDUCATION

N/A

LICENSES/CERTIFICATIONS

N/A

City of Orlando – Lake Eola Design Criteria Package - CPH is honored to collaborate with the City of Orlando on the Design Criteria Package for Lake Eola Park and its iconic amphitheater, guiding future improvements across key zones such as the Washington Street Plaza, Meditative Garden, and Family & Play areas. Through a series of workshops with City staff, our team helped define priorities, phasing, and operational requirements, ensuring the DCP reflects both the vision of the Master Plan and the practical needs of a high-use urban park. By integrating thoughtful design standards and leveraging our experience with complex public spaces, we’re helping shape the next chapter of one of Orlando’s most beloved destinations.

City of Parkland - Wedge Preserve Park - CPH led the planning, design, permitting, and construction administration for Wedge Preserve Park—a 36-acre regional community park in Parkland, Florida—merging active and passive recreation through features like trails, environmental overlooks, and unique amenities such as a Ninja Warrior course and “Bank Shot” basketball. A key driver of project success was the structured bi-weekly meetings held internally and with the Design/CMAR/Client team, which fostered consistent cross-discipline coordination, early identification of design challenges, and proactive resolution of potential conflicts. This collaborative framework helped streamline the design process, reduce construction-phase change orders, and ensure a well-integrated park experience aligned with the City’s vision.

City of Casselberry – Wirz Park - CPH partnered with the City of Casselberry to reimagine Wirz Park through a comprehensive planning and design effort that led to a successful bond referendum and full funding for park improvements. As part of the final design phase, our team utilized Smartsheet—a web-based project management tool—to track scheduled submittals, jurisdictional comments, and construction RFIs in real time. This centralized platform enabled seamless coordination across disciplines, ensured timely responses, and helped mitigate potential delays, reinforcing our commitment to efficient project delivery and transparent communication throughout the design and construction process.



JOHN M. LENTI, AIA, NCARB, ENV SP, LEED AP

PROGRAM MANAGER - ARCHITECTURE

John Lenti is a forward-thinking architect with over 30 years of experience in sustainable design and public facilities. Serving as Program Manager for CPH's Community Development team, he brings a broad skill set in parks and civic facility architecture, resilient design, and quality assurance. Mr. Lenti is a Registered Architect (FL AR100548) and accredited in LEED and Envision sustainability, reflecting his commitment to green, long-lasting infrastructure. His portfolio includes leading the design of government facilities and park structures – from restoring the historic Wauchula Farmers Market building to designing the FDOH Bradford County health offices – where he balanced stakeholder input, life-cycle costing, and regulatory compliance. He has also overseen accessibility and safety upgrades, as seen in the Rish Park ADA boardwalk improvements, ensuring public spaces are inclusive and durable. With strong client-management and communication skills, Mr. Lenti provides rigorous QA/QC oversight for the Town of Pembroke Park's projects, ensuring architectural designs for municipal facilities, parks, and public spaces meet the highest standards of excellence, sustainability, and resilience.

YEARS OF EXPERIENCE

30

EDUCATION

MBA, University Of Saint Francis

M.S. Architecture, University Of Illinois

B.S Architecture, University of Wisconsin

LICENSES/CERTIFICATIONS

Registered Architect - FL (No. AR100548)

National Council of Architectural Registration Boards (NCARB)

ISI ENV SP

ISI Trainer

ISI Verifier

LEED AP BD+C

FDOH West Palm Roof Replacement - CPH performed an initial assessment of an FDOH facility's leaking roof. The assessment reviewed existing conditions and developed recommendations for replacement. FDOH extended CPH's contract to include the design, permitting, and construction management of the 59,000-SF roof replacement.

FDEP Rish Park – Boardwalk ADA Survey, Improvements, and Repairs - CPH provided design services for FDEP at Rish Park, a barrier-island recreation area serving individuals with disabilities. The project focused on accessibility and safety upgrades to the boardwalk network, including railing repairs, sidewalk improvements, and installation of a low retaining wall with regrading. Turtle-friendly lighting and ADA-compliant viewing platforms were incorporated to enhance environmental protection and universal access. Design and permitting were supported by detailed site assessments and phased construction documents.

FDOH Bradford County Health Department – Starke Office Building - CPH provided full design and permitting services for the Bradford County Health Department's new satellite office in Starke, Florida. Funded in part by a federal grant administered through the Suwannee River Water Management District, the 2,000-square-foot facility was designed as a stand-alone wood-frame and masonry structure situated on County-owned property. The building program included private offices, restrooms, a shared conference and break area, and a covered walkway canopy linking the new facility to the existing building. CPH evaluated material options to identify the most cost-effective system for the Starke area and delivered bid-ready architectural, structural, mechanical, electrical, plumbing, and civil construction documents. The firm also provided site surveying, permitting coordination with the City of Starke and SRWMD, and construction administration services to ensure all work was completed and invoiced prior to the federal grant's closing date of September 13, 2025. The total project budget was approximately $952,000.



ALEJANDRO MEJIA, P.E.

PROJECT MANAGER - TRANSPORTATION, TRAFFIC & ROADWAY

Alejandro Mejia is a Professional Engineer and Project Manager with a focus on streets, sidewalks, and drainage projects, bringing 6 years of experience in transportation design. As a project manager in CPH's Transportation Department, he contributes technical expertise in roadway drafting (AutoCAD Civil 3D), field investigations, and cross-department coordination to ensure designs are both accurate and constructible. Mr. Mejia is well-versed in FDOT standards and has helped deliver multimodal improvement projects such as the Voorhis Avenue Complete Streets initiative, which incorporated traffic calming, pedestrian lighting, and 3D laser-scanned survey integration for public involvement. He has also played a key role in complex utility improvement projects (e.g. Bluford Avenue in Ocoee), managing the relocation of water, sewer, and reclaimed lines in congested corridors while coordinating closely with roadway designs. With experience meeting tight deadlines and ensuring regulatory compliance, Mr. Mejia offers the Town of Pembroke Park a detail-oriented approach to civil engineering – delivering safe sidewalk networks, efficient drainage systems, and well-planned street improvements that enhance community connectivity.

YEARS OF EXPERIENCE

6

EDUCATION

B.S. in Civil Engineering, University of Central Florida

A.A. in Arts, Palm Beach State College

LICENSES/CERTIFICATIONS

NCEES No. 21-097-64

Professional Engineer - FL (No.99836)

Voorhis Avenue Complete Street - Through the City of DeLand Community Redevelopment Association (CRA), CPH was tasked with analyzing and developing multiple options to incorporate various Complete Street components, including traffic-calming elements, multi-modal facilities, on-street parking, pedestrian-level and street lighting, and landscape and hardscape elements to revitalize the corridor and promote redevelopment. The project also included collecting topographic survey by means of 3-D laser scan survey techniques, which is not only being used for the design, but also being used to develop true-to-scale graphic images to assist with the Public Involvement phase.

City of Ocoee – Bluford Ave Complete Streets Utility Improvements - CPH provided comprehensive design and permitting services for the City of Ocoee's Bluford Complete Streets project. Project includes improvements to the roadway, stormwater system and municipal utilities from the intersection of Old Winter Garden Rd. to E. Delaware. The utilities component of the project included relocation of approximately 3,500 LF of 12-inch water main; installation of 2,750 LF of new reclaimed water main, 2,600 LF of new 8-inch sanitary sewer; 1,350 LF of new 4-inch sanitary force main; and a new duplex lift station. The utilities installation is within a congested corridor, requiring close coordination and phasing planning between the roadway and utilities design teams to mitigate conflicts and reduce overall project costs.

Ocoee Downtown Streets Redevelopment - Civil engineering and landscape architecture to design four local streets associated with the City of Ocoee Downtown Redevelopment. The Oakland Avenue project consists of a complete reconstruction to develop a two-lane divided roadway, with a multi-use trail in the median, parallel parking, and wide sidewalks. The Taylor Street project includes a multi-use trail along the east side, connecting to the Oakland Avenue multi-use trail. Taylor Street also includes two roundabouts that are the gateways into Downtown: one at the Franklin Street intersection, with the other at the McKey Street intersection. Kissimmee Avenue includes realignment to the west to attain proper clearance from the railroad and a new stormwater management pond.



GALEN PUGH, RLA, AICP

PROJECT MANAGER - LANDSCAPE ARCHITECTURE

Galen Pugh is a Landscape Architect and certified Planner with 35 years of experience, including over three decades dedicated to parks and recreation projects. He has a dual background in landscape design and urban planning, having served as a senior landscape architect and senior planner in governmental roles. Mr. Pugh offers comprehensive services from early visioning and consultant procurement to final construction documents and landscaping plans. He has driven the rehabilitation of community parks like Joe Moody Park, where he orchestrated the reconstruction of a hurricane-damaged facility to include a new community center, improved playgrounds, sports amenities, and storm-resilient landscaping and wetlands overlooks. He is also steering the development of the Lake Eola Park Design Criteria Package for the City of Orlando, translating a Master Plan into actionable guidelines and phased priorities for this high-profile urban park (including managing operations during construction). For the City of Wildwood's 90-acre Millennium Park, Mr. Pugh updated the vision and master plan and then guided the design of Phase 1 & 2 amenities – from roads and trails to ballfields, courts (including an "Airnasium" covered court), and all supporting utilities and drainage. In every project, he emphasizes user experience and sustainable design, as well as crafting capital improvement plans that communities can implement over time. With his extensive parks and recreation planning experience and CPTED training, Galen Pugh will help the Town shape its parks, trails, and public spaces into safe, engaging environments that reflect strategic long-term planning and community input.

YEARS OF EXPERIENCE

35

EDUCATION

B.A. Landscape Architecture, Louisiana State University

LICENSES/CERTIFICATIONS

Registered Landscape Architect - FL (No. LA 1522)

CPTED Course Completion

Certified Planner (AICP)

Joe Moody Park - Planning and design for reconstruction of a park facility that was damaged due to hurricanes. The new facility includes an 8,000-SF community center building, a restroom building utilizing a Client-provided proto-type, walk/jog track, lighting, playgrounds for ages 2-5 and 5-12, landscape and irrigation, tree replacement, hardscape including benches, trash receptacles, signage, parking improvements, stormwater retention, outdoor fitness areas, redevelopment of the wetland edge including scenic overlook, disk golf course re-establishment, and demolition of the existing boardwalk.

Lake Eola Design Criteria Package - CPH has been working with the City of Orlando to establish a Design Criteria Package (DCP) for the prominent Lake Eola Park and amphitheater. The park has continued to see increased use and many of the amenities are reaching the end of their useful life. A Master Plan was created to identify overall goals and design intent for the various project "zones" within the park. The DCP will be used by the Design-Build team as the standard for the established minimum criterion, phasing and priorities, park operational requirements during construction, and the overall goals and design intent of the Master Plan.

Wildwood Millennium Park Master Planning and Phases 1 & 2 Development - Vision and Master Plan Update for 90+ acre park to include new amenities and recreational programming as well as optimization for the user experience and the development of a 5- and 10-Year Capital Plan for Implementation. CPH also provided full architecture and engineering design for the first two phases of the park development. Phases 1 and 2 consist of designing the internal roadway network, parking, trails, softball and soccer fields, covered basketball courts building design (Airitorium), tennis courts, racquetball courts, food truck parking, utility and all associated drainage improvements for the master plan.



MIMI FALCON, P.E.

PROJECT MANAGER - ARCHITECTURE

Mimi Falcon is a Professional Engineer with 15 years of experience in the municipal industry, including a background as a client in heavy industrial settings. Her unique perspective – having been the owner's representative – equips her with insight into what clients need for project success. At CPH, Ms. Falcon excels in efficient communication, contractor oversight, and managing multi-faceted projects to meet tight deadlines. For example, when the City of Clearwater faced an urgent deadline to establish a railroad Quiet Zone, she coordinated a rapid response by leveraging sister-firm expertise, performing field inspections and federal compliance checks that enabled an on-time submission to the FRA. She has also led infrastructure projects with significant environmental and safety components – such as overseeing a natural gas pipeline relocation in Washington state, where she managed wet-weather construction impacts, enforced best management practices around sensitive water bodies, and secured permitting exemptions through diligent code analysis. Additionally, Ms. Falcon managed a fast-track asbestos abatement project over a holiday period, aligning the work with fiscal schedules and ensuring regulatory compliance under tight time constraints. As a Project Manager, she is adept at facilitating client success – anticipating needs, maintaining safety and compliance, and steering projects to completion no matter the challenge. The Town of Pembroke Park can count on Ms. Falcon to navigate complex continuing services tasks, from grant-driven improvements to emergency repairs, all with a client-focused, results-driven approach.

YEARS OF EXPERIENCE

15

EDUCATION

M.S. in Environmental Engineering, Cornell University

B.S. in Environmental Engineering, University of Central Florida

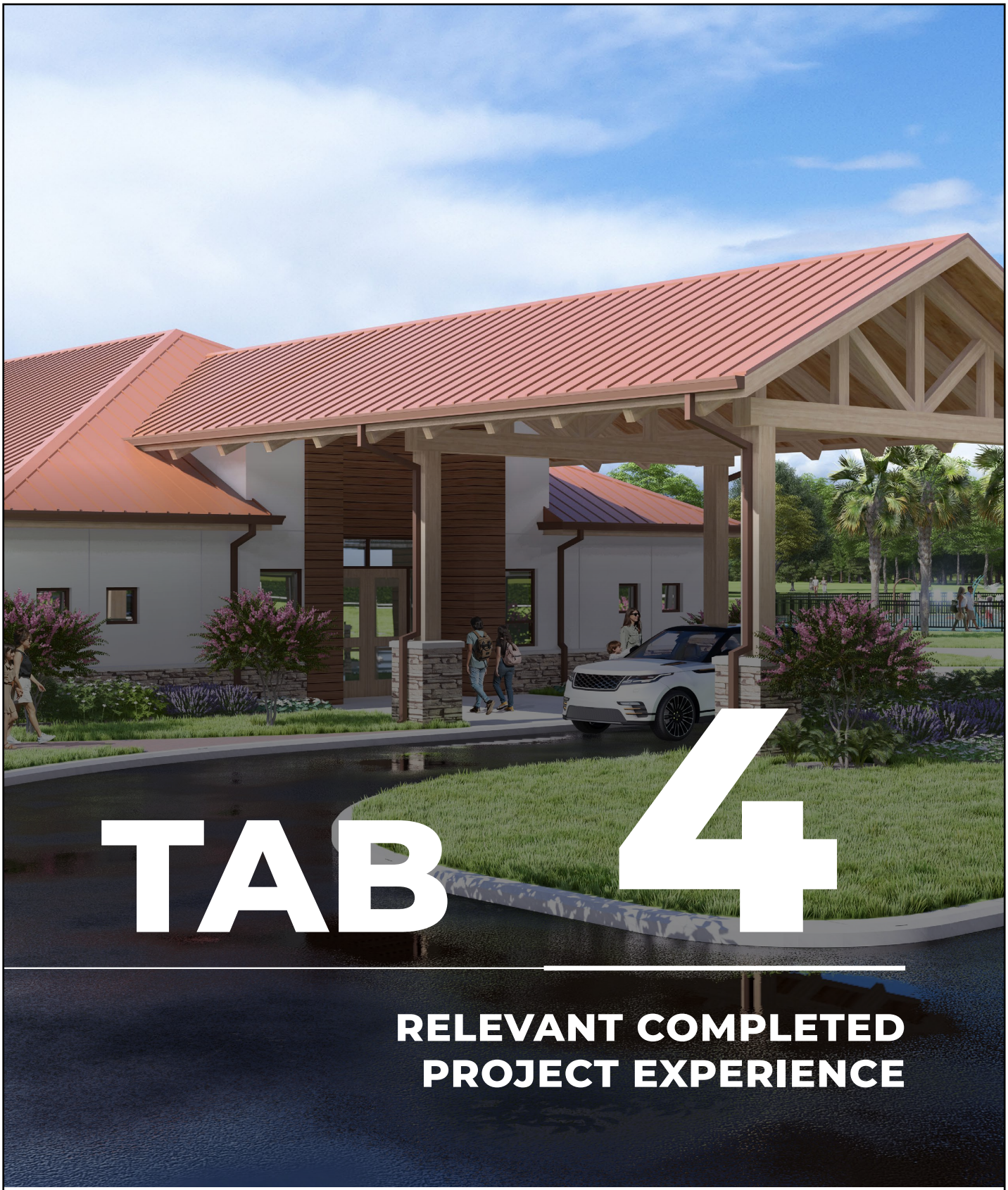
LICENSES/CERTIFICATIONS

Professional Engineer - FL (No. 102028)

City of Clearwater- Railroad Quiet Zone Affirmation Submittal - When the City of Clearwater faced a tight deadline for its Railroad Quiet Zone affirmation, CPH mobilized quickly—drawing on the specialized Quiet Zone experience of sister firms DRMP and Horrocks. Together, the team conducted inspections, performed calculations, and compiled documentation to meet Federal Railroad Administration requirements. This cross-company collaboration showcased the depth of resources available within the Trilon network, enabling Clearwater to regain compliance and submit on time despite initial setbacks.

Natural Gas Pipeline Relocation - Longview, WA - In Longview, WA, the natural gas pipeline relocation project required careful planning and collaboration with mechanical and construction contractors. The team led oversight of sensitive waterbody impacts during wet-weather construction, selecting best management practices and conducting regular site inspections. By analyzing local, state, and federal codes, the design team successfully secured environmental permitting exemptions—demonstrating how technical expertise and proactive mitigation can drive responsible infrastructure development. *Completed with another firm.*

Abatement of Asbestos Containing Material (ACM) - Longview, WA - In Longview, WA, this ACM abatement project required swift coordination with site operations to identify priority areas for removal. Despite a tight schedule spanning the Christmas and New Year holidays, the team worked closely with the accounting department to align fiscal timing and managed the abatement contractor through daily inspections and final disposal documentation. The project's successful delivery under time pressure underscores our commitment to safety, compliance, and schedule—no matter the season. *Completed with another firm.*


TAB 4
RELEVANT COMPLETED PROJECT EXPERIENCE

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPH Consulting, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

PROPOSERS QUALIFICATIONS AND EXPERTISE

CPH provides comprehensive architectural services supported by in-house structural engineering, ensuring seamless coordination and efficient project delivery. Our team has designed more than 70 facilities—including fire stations, police departments, healthcare centers, parks, and historic restorations—each demonstrating our commitment to quality, functionality, and community value. This extensive experience has given us a strong understanding of the specialized design standards, schedules, and budget priorities essential to public architecture. The projects provided below correspond to the scope of service categories indicated in the accompanying matrix. Project pages have been included following this section to highlight relevant experience with the specified types of work.

PROJECTS

	SCOPE OF SERVICES			
	ARCHITECTURAL SERVICES	TRANSPORTATION/TRAFFIC/ROADWAY ENGINEERING	CIVIL/STRUCTURAL/MEP ENGINEERING	LANDSCAPE ARCHITECTURAL SERVICES
City of Labelle Fire Station Renovation and Expansion	■			
Key Colony Beach City Hall	■	■	■	■
Green Turtle Hammock Nature Preserve Improvements	■		■	■
Miramar's Regional Park - 9/11 Memorial	■		■	■
Wedge Preserve Park	■	■	■	■
Oakland Avenue, Old Highway 50, & J.W. Jones Road Intersection Safety Project		■		
US 17-92 Riverwalk Complete Street, Phase III		■		
Melbourne Misc. Design Contract For Lap Projects – Pineapple Avenue, Country Club Rd, and Front Street		■		
DeLand Downtown Complete Street Redevelopment and Safety Improvements		■		
Shingle Creek Trail Design (FDOT LAP)		■		
Miramar's Regional Park - Outdoor Skate Park	■		■	■
Esplanade at Aventura			■	
City of Pembroke Pines - Seepage Pump Station	■	■	■	
Islamorada - Founder's Dog Park				■
Casselberry Wirz Park Planning & Design	■			■
Millennium Park Master Planning and Phases 1 & 2 Development	■			■

CITY OF LABELLE FIRE STATION RENOVATION AND EXPANSION - **LABELLE, FL**



CPH is working with the City of LaBelle, Florida, to renovate and expand their existing fire station. The City was awarded funding for $4,000,000 to bring their fire station to new code compliance for emergency responder use, fleet storage, DeCon area, and general safety. CPH was selected through an RFQ process for the full design, permitting, and bidding assistance for their 9,500+ SF fire station. In addition, the project includes a two-bay expansion of the facility to accommodate newly purchased fire trucks. CPH is currently completed with the 60% Design and is progressing quickly to complete the design prior to the end of 2025, for the City to be in compliance with their grant award.

YEAR COMPLETED:
2027 (Est.)

COST:
$4 Million (Est.)

INITIAL CONSTRUCTION ESTIMATE:
$4 Million

INITIAL CONTRACT AWARD:
Currently in Bid

NUMBER OF CHANGE ORDERS:
1

TOTAL VALUE OF CHANGE ORDERS:
$3,500

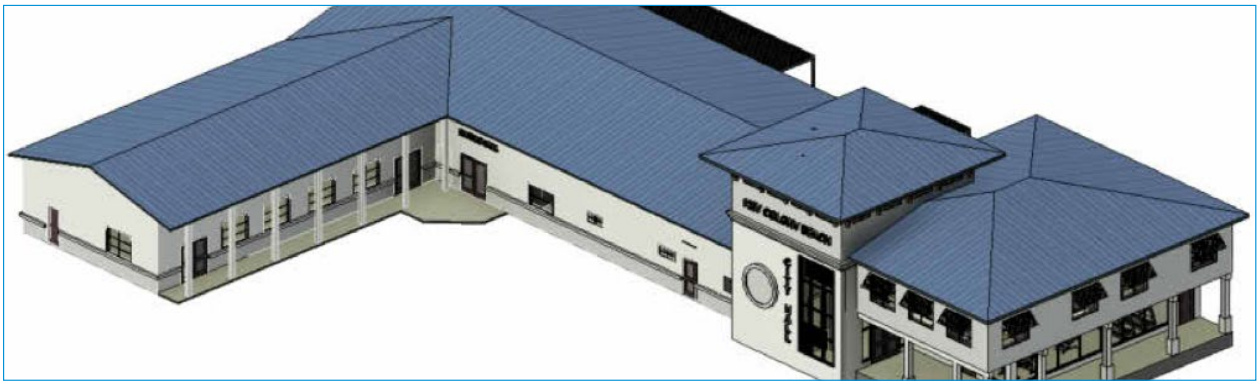
AMOUNT OF INITIAL DESIGN FEES:
$353,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
$356,500

CLIENT:
City of LaBelle
Chief Brent R. Stevens
P: 863.675.1537
E: bstevens@citylabelle.com

APPLICABLE DISCIPLINE:
- Architectural Services

KEY COLONY BEACH CITY HALL - **KEY COLONY BEACH, FL**



CPH was selected through a Request for Qualifications for the renovation of the City of Key Colony Beach's City Hall. The City received grant funding for hardening the existing 10,000 SF building, which includes the City Post Office, City Hall, and administrative space. A large portion of the building received flood damage during a past hurricane. CPH's scope includes hardening the building to satisfy the requirements of the grant; interior redesign and renovation of the old administrative area; and a new, two-story expansion integrated into the existing structure.

YEAR COMPLETED:
2026 (Est.)

COST:
$5 Million

INITIAL CONSTRUCTION ESTIMATE:
$4 Million

INITIAL CONTRACT AWARD:
$5 Million

NUMBER OF CHANGE ORDERS:
1

TOTAL VALUE OF CHANGE ORDERS:
$40,000

AMOUNT OF INITIAL DESIGN FEES:
$252,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
$296,000

CLIENT:
City of Key Colony Beach
Doug Colonell, City Commissioner
P: 410.382.4444
E: doug.colonell@keycolonybeach.net

APPLICABLE DISCIPLINE:
- Architectural Services

GREEN TURTLE HAMMOCK NATURE PRESERVE IMPROVEMENTS - **ISLAMORADA, FL**



CPH assisted Islamorada, Village of Islands (Village) with permitting and designing the restoration and improvements to recreational facilities for public use within the Green Turtle Hammock Nature Preserve (Preserve). These improvements include restoring the existing seawall, installing additional riprap for basin stabilization and a non-motorized kayak launch, and other improvements for a two-story, 2,500-SF pavilion with ADA-accessible ramp, improved parking area, boardwalk and lift station improvements. CPH performed upland and wetland habitat assessments, protected species surveys, wetland delineation, benthic survey, plan design to meet ADA requirements, stormwater assessment to demonstrate proposed improvements where below the threshold for stormwater management treatment requirements, topographic and benthic surveys, prepared construction drawings including architectural design and bid plan sets including technical specifications. CPH scientists collaborated with the project engineer to develop a plan that minimized wetland impact, avoided mangrove impacts, provided seagrass protection during construction activities, avoiding impact to tropical hardwood hammock forest that met the project requirements of the Village. Engineering plans and environmental reports were submitted to SFWMD and the ACOE and applications were processed for permit issuance. After permit issuance, CPH attended pre-bid meetings and responded to requests for information, will assist the Village with construction management, prepare protected species posters for posting at the construction site and installed seagrass caution markers for protection of the resource during construction as required by the ACOE permit.

YEAR COMPLETED:
TBD

COST:
$3 Million (Est.)

INITIAL CONSTRUCTION ESTIMATE:
$3 Million

INITIAL CONTRACT AWARD:
$3 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$250,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Islamorada, Village of Islands
Peter Frezza, Environmental Resources Manager
P: 305.664.2345
E: peter.frezza@islamorada.fl.us

APPLICABLE DISCIPLINE:
- Architectural Services
- Civil, Structural, & M/E/P Services

MIRAMAR'S REGIONAL PARK - 9/11 MEMORIAL - **MIRAMAR, FL**





CPH was recently awarded a contract with the City of Miramar to perform professional design consulting services for the 9/11 Memorial at Regional Park. The project is intended to include:

- A water element and hardscape that will provide a social element for visitors.
- A unique, powerful, and serene area for families and friends to quietly reflect on the loss of their loved ones.
- Distinction from other memorial structures, like museums or visitor centers.
- Structural relics the Miramar Fire Department received from the World Trade Center Towers.
- Appropriate walking path transitions and/or approaches from the general parking area to the featured memorial, where the parking area will not be seen from the area where the WTC Relics are situated.
- CPH also anticipates providing Architectural, Landscape Architecture, MEP, Civil, and Wayfinding/Signage services.

YEAR COMPLETED:
2023

COST:
$1.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$1 Million

INITIAL CONTRACT AWARD:
$1.2 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$54,980

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Miramar
Daryll Johnson, Project Management Administrator
P: 954.602.3302
E: djohnson@miramarfl.gov

APPLICABLE DISCIPLINE:
- Architectural Services
- Civil, Structural, & M/E/P Services
- Landscape Architecture Services

WEDGE PRESERVE PARK - **PARKLAND, FL**





CPH provided planning, design, permitting, and construction administration for the development of a new regional community park in Parkland, Florida. The new park is approximately 36 acres and is partially funded through an FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.

YEAR COMPLETED:
2026 (Est.)

COST:
$43 Million

INITIAL CONSTRUCTION ESTIMATE:
$40 Million

INITIAL CONTRACT AWARD:
$43 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$2.8 Million

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Parkland
Christine Garcia, Senior Director of Operational Services and Projects
P: 954.757.4121
E: cgarcia@cityofparkland.org

APPLICABLE DISCIPLINE:
- Architectural Services
- Landscape Architecture Services

OAKLAND AVENUE, OLD HIGHWAY 50, & J.W. JONES ROAD INTERSECTION SAFETY PROJECT - **OAKLAND, FL**



The intersection safety improvement project for the Town of Oakland in Orange County, FL, involved the realignment of Oakland Ave., Old Hwy 50, and J.W. Jones Rd. to convert the existing offset intersection into a four-point, roundabout intersection. The project also included the realignment of the West Orange Trail from its current location to accommodate both the roundabout and the new developments north of the intersection on J.W. Jones Road. As both roads and the trail were being removed and reconstructed along different alignments, this project includes significant right-of-way acquisition and utilities relocation coordination. Furthermore, the conversion from a rural to an urban section of road required the design of a new storm sewer system that includes culverts, structures, and retention ponds. Because the roundabout is located just 400 feet north of the intersection of Oakland Ave. with S.R. 50, there was a significant amount of FDOT coordination associated with this project, which required an additional southbound left turn lane at the Oakland Ave./S.R. 50 intersection and retiming of that signal. The reconstruction of this intersection, and the related work on the trail and at S.R. 50, served to stimulate development within the western half of the Town of Oakland by replacing an increasingly congested intersection that was a detriment to further growth and progress in the area.

YEAR COMPLETED:
2022

COST:
$1,708,000

INITIAL CONSTRUCTION ESTIMATE:
$1,708,000

INITIAL CONTRACT AWARD:
$1,708,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$246,663

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Town of Oakland
Mr. Mike Parker, Public Works Director
P: 407.656.1117, Ext. 2302
El: MParker@oaklandfl.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

US 17-92 RIVERWALK COMPLETE STREET, PHASE III - **SANFORD, FL**



CPH provided planning, survey, and design services for a 1.7-mile extension to the Sanford RiverWalk project. The RiverWalk project included extending the multi-use trail along Lake Monroe and designing streetscape/traffic calming elements to create a Complete Street corridor.

The roadway improvements for this project followed the complete street design elements. In addition to the multi-use trail, the roadway safety improvements included the multiple traffic-calming elements to increase safety. These included two roundabouts, three mini-roundabouts, roadway chicaning to incorporate landscaped medians, raised mid-block crossings, bike lanes, and added on-street parking. The two roundabouts created book-end entry features to signify the entrance to the RiverWalk corridor. The single-lane roundabout included a three-leg roundabout with a 120-ft inscribed circle. The two-lane roundabout at the interchange with Interstate 4 included a 180-ft inscribed circle with two right-turn slip lanes. The three mini-roundabouts created entry features to the Central Florida Zoo and two residential neighborhoods, and all included 80-ft inscribed circles with decorative traversable center islands.

The multi-use trail extension connects the RiverWalk Ph II trail (previously designed by CPH) to the adjacent Seminole County Rinehart Trail, the downtown Sanford RiverWalk Trail system, and the Florida Coast-to-Coast trail. Additionally, this segment of trail completed the largest remaining gap within the Lake Monroe Trail Loop system that spans both Seminole and Volusia Counties.

CPH services for this project also included roadway & trail lighting, utility design, structural seawall design, drainage improvements/ design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, and wetland mitigation. The project included funding through a Local Joint Project Agreement between the City of Sanford, Seminole County, and the FDOT. CPH was also involved with facilitating the transfer of ownership of the US-17-92 corridor within the project limits, from the FDOT to the City of Sanford.

YEAR COMPLETED:
2021

COST:
$25.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$25.2 Million

INITIAL CONTRACT AWARD:
$25.2 Million

NUMBER OF CHANGE ORDERS:
3

TOTAL VALUE OF CHANGE ORDERS:
#1, $1,860,580; #2, $2,285,840; #3, $2,354,200

AMOUNT OF INITIAL DESIGN FEES:
$1,860,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
3, $1,860,000

CLIENT:
City of Sanford
Chris Smith, Planning and Development Services Department
P: 407.688.5000
E: chris.smith@sanfordfl.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

MELBOURNE MISC. DESIGN CONTRACT FOR LAP PROJECTS – PINEAPPLE AVENUE, COUNTRY CLUB RD, AND FRONT STREET - **MELBOURNE, FL**



This project, funded through the Space Coast Transportation Planning Organization, included Pineapple Avenue Street Design from Montreal Avenue to Aurora Road, Country Club Road Sidewalk Design from Edgewood Drive to Peekskill Place, and Front Street Design from Bean Park to New Haven Avenue.

The Country Club Road Sidewalk Design project includes the design of approximately 2,560 LF of 6-ft concrete sidewalk along Country Club Road, 850 LF of 5-ft sidewalk along Melbourne Avenue, and 900 LF of 5-ft sidewalk along Edgewood Drive, for a total of 4,310 LF of sidewalk (0.82 miles). Other design elements include driveway reconstruction, crosswalks, curb ramps construction and reconstruction, guardrail relocation, curb and gutter, re-grading of slopes, signage, thermoplastic striping, detectable warning surfaces, and a rectangular rapid flashing beacon (RRFB) on Edgewood Drive at Fairway Drive.

The Pineapple Avenue Street Design project includes the design of new bicycle and pedestrian facilities along Pineapple Avenue from Montreal Avenue to Aurora Road for a total project length of approximately 2,600 LF. Design elements include reduction of travel lane width, milling and resurfacing, raised medians, and replacement of existing sidewalk with a 10-ft-wide, multi-use path on the east side of the roadway. The project also included decorative lighting, driveway reconstruction, 5-ft bike lanes in each direction, raised crosswalks with sidewalk connections, curb ramps, curb and gutter, signage and pavement markings, and basic landscaping. Drainage improvements include bioswales, recessing inlets, and the addition of new manholes and inlets.

The Front Street design project includes the design of new bicycle and pedestrian facilities along Front Street from Melbourne Avenue to New Haven Avenue and along Melbourne Avenue from Bean Park to Front Street for a total project length of approximately 600 LF. Design elements along Melbourne Avenue include reduction of travel lane width to 11 feet, a 12-ft-wide multi-use path on the north side of the roadway and reconstruction of the existing sidewalk to 6 feet on the south side of the roadway. Design elements along Front Street include reduction of travel lane width to 11 feet, pavement widening with full-depth reconstruction, a parallel parking section, 5-ft-wide bike lanes in each direction and 6-ft-wide sidewalks on both sides of the roadway. Drainage improvements include bioswales and relocation and installation of manholes and inlets.

YEAR COMPLETED:
2022

COST:
$2.15 Million

INITIAL CONSTRUCTION ESTIMATE:
$2.15 Million

INITIAL CONTRACT AWARD:
$2.15 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$ 368,492

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Melbourne
Tami Gillen, P.E., Assistant City Engineer
P: 321.608.7311
E: tami.gillen@mlbfl.org

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

DELAND DOWNTOWN COMPLETE STREET REDEVELOPMENT AND SAFETY IMPROVEMENTS - **DELAND, FL**

The CPH team has been working with the City of DeLand and the City's CRAs from visioning/master planning through implementation of their safe streets and walkable communities' initiative. As part of the implementation, the team designed multiple complete street and safety upgrades throughout the downtown area. Various Complete Street components were incorporated, including traffic-calming elements, multi-modal facilities, on-street parking, pedestrian-level and street lighting, and landscape and hardscape elements to revitalize the corridor and promote redevelopment. The projects also included collecting topographic survey by means of 3-D laser scan survey techniques, which is not only being used for the design, but also being used to develop true-to-scale graphic images to assist with the Public Involvement phase. One of the projects also utilized an innovative method to create an urban shared street by raising the roadway to the sidewalk level. This not only eliminated the tripping hazards traditional curb and gutters create but also addressed the numerous ADA accessibility issues at the existing driveways. The Georgia Avenue roadway was designed with an inverted crowned section sending the stormwater to the center of the street, and Old Castle Adobe concrete pavers were used in a decorative herringbone pattern down the street. Removable bollards are used to define the festival area limits at both ends of the street, which allows for closure during events.

The projects included unsignalized intersection safety improvements, pedestrian corridor safety and access improvements, safe routes to transit, bicycle corridor network improvements, corridor speed management, safe systems approach, crash analysis mitigation strategies, road and vulnerable roadway user safety audits and field reviews, safety assessments and studies, roadway and intersection lighting evaluation, proven transportation safety countermeasures, design of bicycle and pedestrian facilities, signing and marking plans, design of traffic controls, warning devices, and roadway safety improvements, corridor and intersection safety retrofit design, and temporary traffic control.

YEAR COMPLETED:
Varies Per Project

COST:
$850,000

INITIAL CONSTRUCTION ESTIMATE:
$850,000

INITIAL CONTRACT AWARD:
$850,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$650,000

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of DeLand
Ray Bahrami, P.E., PMP, CPM, CFM,
Deputy Public Services Director/City Engineer
P: 386.626.7189
E: Bahramir@deland.org

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

SHINGLE CREEK TRAIL DESIGN (FDOT LAP) - **ORLANDO, FL**



CPH was selected by the City of Orlando for the Shingle Creek Trail Design project, which consists of a 12–14-ft-wide, 2.5-mile segment of a regional 33-mile trail corridor. This segment of the Shingle Creek Trail corridor was identified as a north-south bicycle route through the Metropolitan Orlando Region connecting to Oak Ridge Road/ International Drive and creating economic development opportunities. The project is an FDOT Local Agency Program (LAP) project, which includes $500,000 from FDOT for design and permitting.

Approximately 1 mile of the trail meanders along a berm that separates a large retention pond and the Shingle Creek wetlands. Three prefabricated pedestrian bridges were designed as part of this project. The project also crossed under OUC Power Transmission lines, requiring all facilities to be grounded, and a heavy-duty pavement section to account for the maintenance vehicles. Three respite areas were designed along the trail, two of which were elevated decks with wooden substructure and composite decking located along the water's edge overlooking the headwaters of Shingle Creek. Safety was also of concern as the trail was located in a rural wooded area; therefore, CPH coordinated with the Orlando Police Department and the City's Traffic Division to provide security cameras within the wooded areas. The trail required obtaining right-of-way and easements for 90% of the project and were all obtained through a value-and-exchange process, which resulted in zero costs to the City.

YEAR COMPLETED:
2020

COST:
$4.57 Million

INITIAL CONSTRUCTION ESTIMATE:
$4.57 Million

INITIAL CONTRACT AWARD:
$4.57 Million

NUMBER OF CHANGE ORDERS:
2

TOTAL VALUE OF CHANGE ORDERS:
$48,414.75

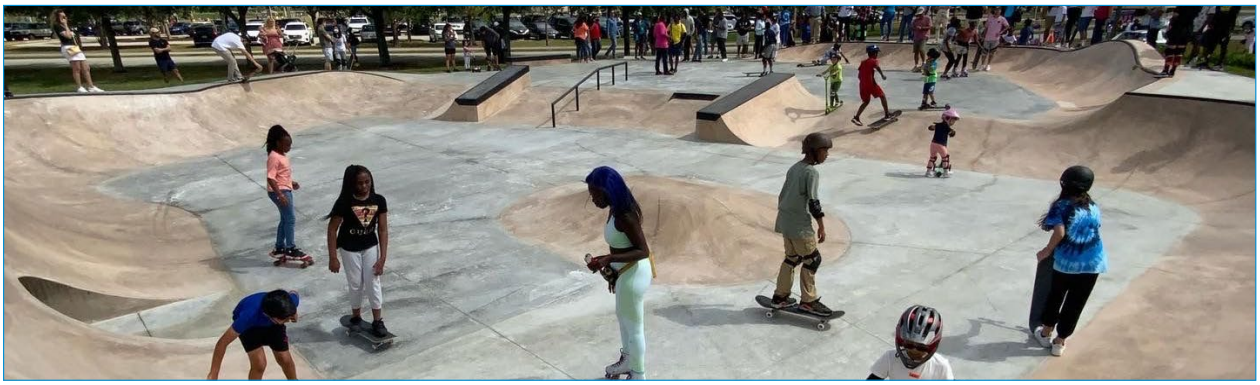
AMOUNT OF INITIAL DESIGN FEES:
$574,853

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
2, $48,414

CLIENT:
City of Orlando
Ed Bryant, P.E., PTOE, Project Manager, Project Management Division
P: 407.246.3271
E: edgar.bryant@orlando.gov

APPLICABLE DISCIPLINE:
- Transportation, Traffic, & Roadway Services

MIRAMAR'S REGIONAL PARK - OUTDOOR SKATE PARK - **MIRAMAR, FL**





The City of Miramar recently awarded the design for a new Skate Park to CPH and skate park designer, Gridline Skateparks. The project will include an approximately 4,000 to 8,000 SF community-oriented skate park consisting of "poured-in-place" concrete that is suitable for all age groups. The project will need to integrate with any current and future uses at the site.

YEAR COMPLETED:
2022

COST:
$1 Million

INITIAL CONSTRUCTION ESTIMATE:
$1 Million

INITIAL CONTRACT AWARD:
$1 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$54,905

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Miramar
Aubrey Boyd, AA, BA, MA, CHC
Operations Manager
P: 954.602.3850
E: aboyd@miramarfl.gov

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

ESPLANADE AT AVENTURA - **AVENTURA, FL**





CPH provided site planning and civil design services for a large redevelopment project in South Florida. The Esplanade at Aventura featured a contemporary open-air collection of shops and restaurants, envisioned as a vibrant shopping and entertainment village that complements Aventura Mall's indoor offering, yet provided its own unique destination. Esplanade at Aventura was a complete redevelopment of the 12.3 acres owned by Sears Holdings that previously featured a Sears full-line store, Sears Auto Center, and adjacent surface parking areas. The new development included quality retail and restaurants, office space, a hotel, and ample parking, as well as a Sears presence.

YEAR COMPLETED:
2024

COST:
$250 Million

INITIAL CONSTRUCTION ESTIMATE:
$250 Million

INITIAL CONTRACT AWARD:
$250 Million

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

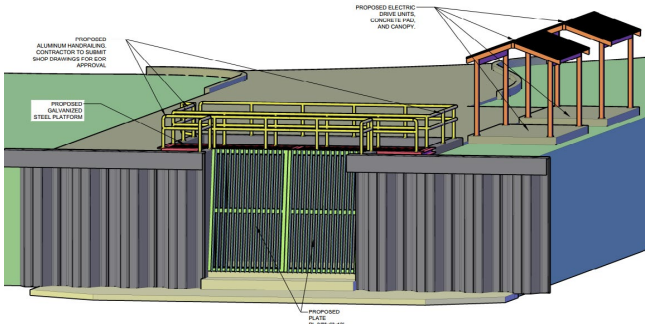
AMOUNT OF INITIAL DESIGN FEES:
$1,359,247

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Seritage Growth Properties
Paul D'Arelli
P: 954.880.1080

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

CITY OF PEMBROKE PINES: SEEPAGE PUMP STATION - **PEMBROKE PINES, FL**



PUMP STATION SCHEMATIC
NOT TO SCALE

CPH is currently in design of a large 20,000 GPM stormwater pumping station for the City of Pembroke Pines. CPH was hired for this work under our continuing contract with the City. The work included modeling and hydraulic calculations of a large, interconnected pond system, review of historical rainfall data, and design of a new pump station. The pump station is designed to pump 20,000 GPM of lake water into an canal system that leads to a flood gate control system. The methodology of the system is to allow for pre-storm pumping to drain down the lake system, which will drastically alleviate flooding during storms of residential areas and roadways within the vicinity. The design also included a large 36-inch water main from the proposed pump station to the canal, with a large diameter jack and bore crossing on a FDOT highway.

YEAR COMPLETED:
TBD

COST:
TBD

INITIAL CONSTRUCTION ESTIMATE:
TBD

INITIAL CONTRACT AWARD:
TBD

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

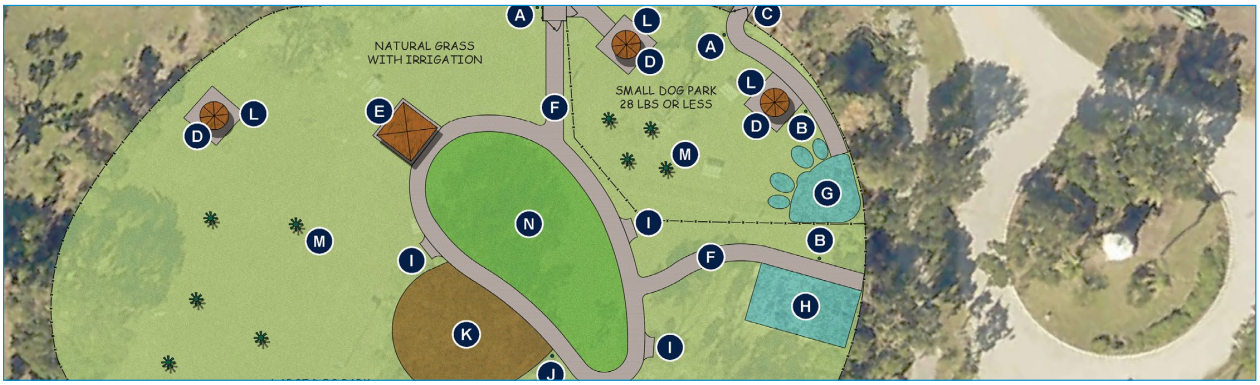
AMOUNT OF INITIAL DESIGN FEES:
$217,343

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Pembroke Pines
Francisco Reina
P: 954.518.9045
E: freina@ppines.com

APPLICABLE DISCIPLINE:
- Civil, Structural, & M/E/P Services

FOUNDER'S DOG PARK - **ISLAMORADA, FL**



Islamorada, Village of Islands owns and maintains an existing 1.6-acre dog park located at the Founder's Park in Islamorada. The dog park was mostly sod and had no extra amenities. CPH met with the Village and the residents to discuss features of the park that the community needed. CPH designed the plan and features for the new dog park and worked with the Village through the design, permitting, and bid phases of the project. The project was federally funded through a grant and CPH worked with the Village to meet their budget requirements during the bidding process.

YEAR COMPLETED:
2023

COST:
$170,000

INITIAL CONSTRUCTION ESTIMATE:
$170,000

INITIAL CONTRACT AWARD:
$170,000

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
$18,000

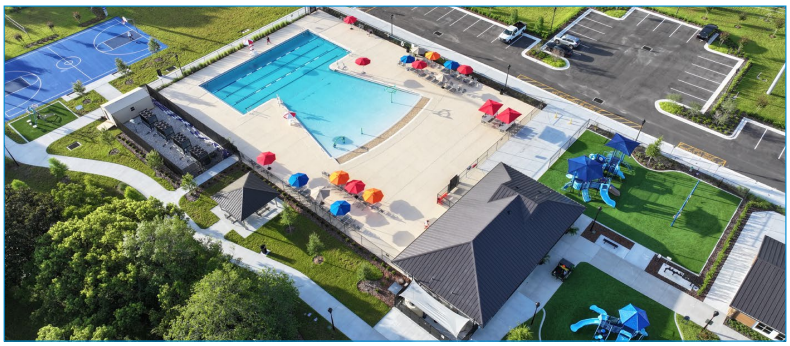
CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
Islamorada, Village of Islands
Maria Bagiotti, Founders Park Director
P: 305.853.1685
E: maria.bagiotti@islamorada.fl.us

APPLICABLE DISCIPLINE:
- Landscape Architecture Services

CASSELBERRY WIRZ PARK PLANNING & DESIGN - **CASSELBERRY, FL**





CPH provided planning, space programming, conceptual/preliminary design, and design development for the City of Casselberry's reinvestment and master plan update for Wirz Park, a regional 26.46-acre facility with multiple uses. The CPH team was tasked with holding multiple stakeholder meetings to develop a reinvestment program and update the facility's master plan. The conceptual/preliminary design was utilized by the City as part of a bond referendum to rank and fund park improvements throughout the City. The City's bond referendum and funding for Wirz Park was approved, and CPH was retained to work with a Construction Manager at Risk for the final design and implementation of the improvements.

YEAR COMPLETED:
2025

COST:
$7,861,772

INITIAL CONSTRUCTION ESTIMATE:
$7,861,772

INITIAL CONTRACT AWARD:
$7,861,772

NUMBER OF CHANGE ORDERS:
N/A

TOTAL VALUE OF CHANGE ORDERS:
N/A

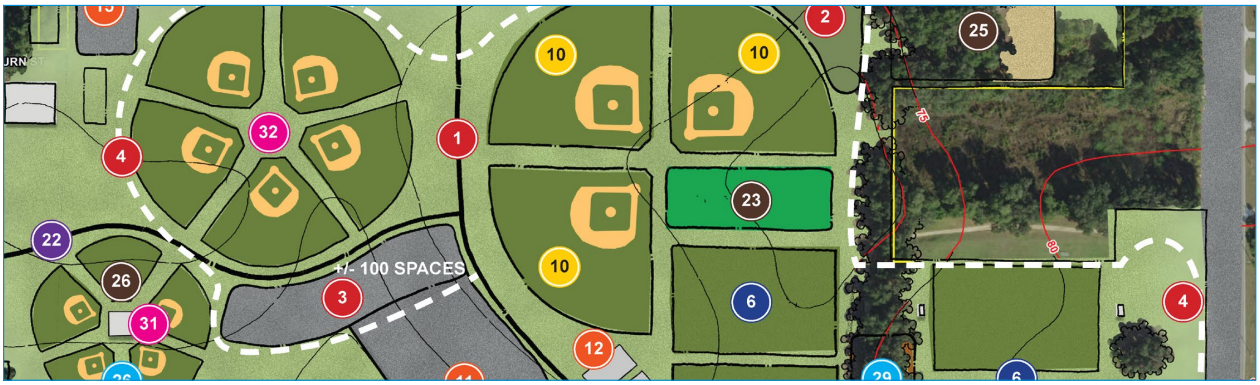
AMOUNT OF INITIAL DESIGN FEES:
$410,718

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Casselberry
Mr. Kelly Hans Brock, Ph.D., P.E., CFM, LEED AP, ENV SP, Public Works & Utilities Director
P: 7, 407.262.7725 ext. 1235
E: kbrock@casselberry.org

APPLICABLE DISCIPLINE:
- Landscape Architecture Services

MILLENNIUM PARK MASTER PLANNING AND PHASES 1 & 2 DEVELOPMENT - **WIDLWOOD, FL**



CPH updated the master plan of a regional 90+ acre park. This park currently hosts events and weddings at the on-site center, as well as multiple tournaments at the baseball and soccer/multi-purpose fields. To meet the growing needs of the City, CPH worked to help master plan the park improvements to include new parking, internal roadway system, overlooks/pavilions, trails, and reconfigured fields. As well, the new master plan analyzed the potential for new activities and recreational components for the ultimate build out of the overall 90-acre facility. As part of the master plan, CPH provided a multi-year phasing plan along with a capital improvement plan/budget. CPH is currently under design of the proposed Phases 1 and 2 improvements that include an estimated $10.5 million towards internal roadway network, parking, trails, softball and soccer fields, covered basketball courts building design (Airitorium), tennis courts, racquetball courts, food truck parking, and utility and drainage improvements. Services provided included Landscape Architecture, Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Bidding Assistance, and Construction Administration.

YEAR COMPLETED:
2024

COST:
$9.2 Million

INITIAL CONSTRUCTION ESTIMATE:
$9.2 Million

INITIAL CONTRACT AWARD:
$9.2 Million

NUMBER OF CHANGE ORDERS:
N/A

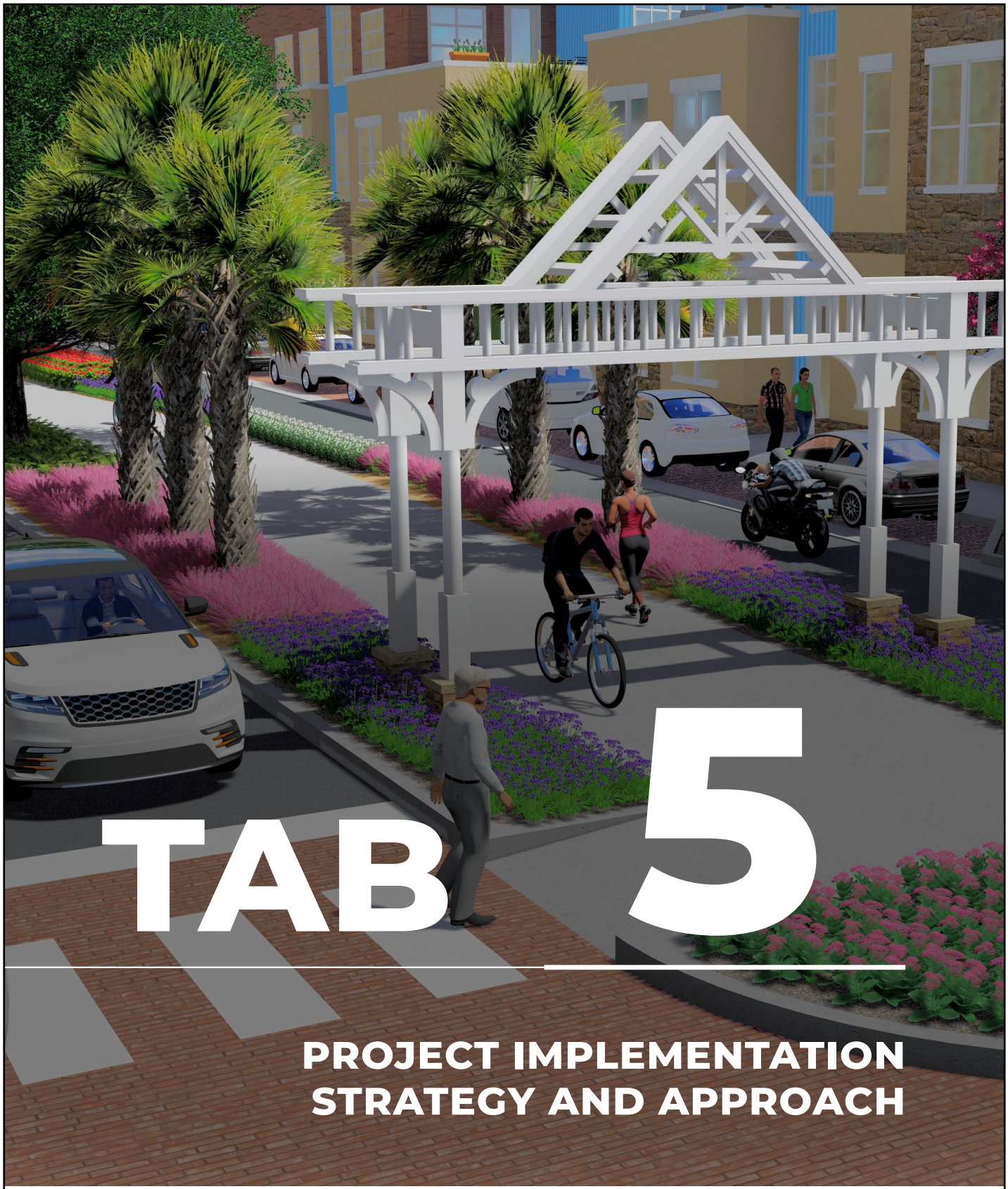
TOTAL VALUE OF CHANGE ORDERS:
N/A

AMOUNT OF INITIAL DESIGN FEES:
Phase 1 - $259,000; Phase 2 $398,750

CHANGE ORDERS TO DESIGN CONTRACT AND DOLLAR VALUE:
N/A

CLIENT:
City of Wildwood
Jeremy Hockenbury, Public Works Director
P: 352.330.1343 x 1402
E: Jhockenbury@wildwood-fl.gov

APPLICABLE DISCIPLINE:
- Landscape Architecture Services



TAB 5

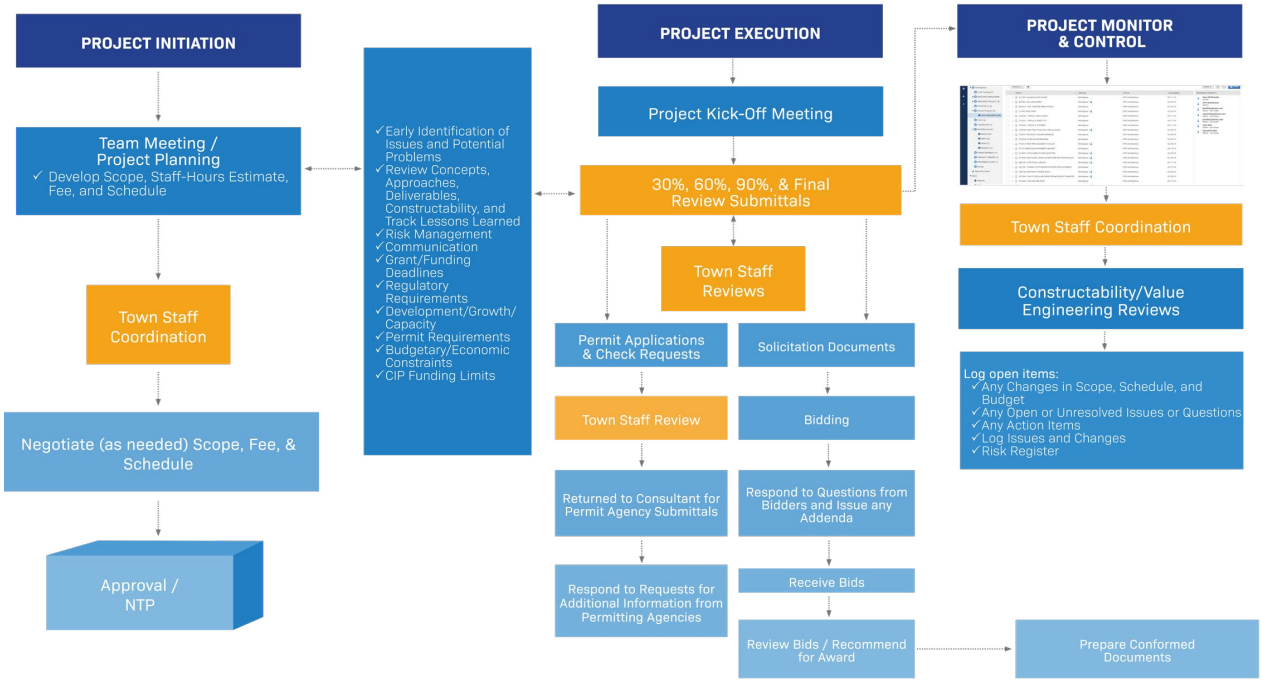
PROJECT IMPLEMENTATION STRATEGY AND APPROACH

5 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

CPH's approach to providing services to the Town of Pembroke Park will be a collaborative effort between the consultant team, Town staff, departments, officials, and the public. Excellent communication protocols will be established between all parties to develop an understanding of the Town's goals and budget to assist in the development of specific scopes and schedules to complete projects assigned through the continuing services contract. Critical attention will be focused on the planning, conceptual design, implementation, maintenance, quality assurance, communication, and management of each assignment, assuring that completed projects exceed expectations.

CPH understands that the Town of Pembroke Park is seeking a qualified consulting firm to provide on-going design and construction services for continuing contracts. CPH will continue to provide the Town with unmatched expertise and resources for projects under this contract. CPH can provide the Town with services required for the design/construction/repair of identified project(s), which may include, but not be limited to, conferences, consultation and preparation of studies, working drawings, preliminary design, specifications, estimates, drawings, modeling, design, drafting of bids/proposals, construction administration, cost planning, inspection, testing plan review, grant/funding assistance, site analysis, bidding/selection recommendation, presentation/recommendation to staff and/or commission, etc. Our resumes and the professional histories of the various team members clearly demonstrate a vast and broad background of experience, which will be effectively applied to the Town's benefit. CPH is highly qualified to provide continuing services for the Town's projects.

The following outlines our past successful approach that has been implemented on services projects. Each project is unique, and this approach would be refined per project requirements.



PLAN OR APPROACH TO ACCOMPLISH THE TASKS IDENTIFIED IN THE SCOPE OF WORK

We have outlined our overall project management plan and our process of production in this section. This process is proven, and has been successfully utilized on our past projects with all of our clients.

SCOPE DEVELOPMENT

In order to develop a scope of work that fulfills the Town's objectives, it is extremely important to initially discuss the proposed project in as much detail as possible. Identifying any options for the design, permitting, and construction issues is critical to properly completing the project. Pre-proposal discussions with the Town will be conducted prior to developing a final scope of work, to thoroughly understand the project objectives, desired outcomes, time constraints, and budget. The pre-proposal discussions will include documentation gathered and potential options for the project. Up-front planning used by CPH identifies key design criteria, and allows for early identification of critical decisions related to utility coordination requirements of various private land owners, specific permitting agencies, and field conditions. This process assists in providing a detailed final scope that will meet the Town's goals and objectives.

CPH is committed to providing an experienced local team to execute the projects, and will develop a work plan and schedule that meets the Town's expectations and objectives. Our team's goal is to meet and exceed the Town of Pembroke Park's expectations while establishing clear lines of communication and responsibilities between all parties. CPH's project management plan will address the expectations for the project, lines of communication, project participants, project goals and objectives, and project design standards. Our team will work in close collaboration with the Town of Pembroke Park to continue our established working relationship and to structure each project to meet the Town's expectations.

CPH's approach to providing services to the Town will be a collaborative effort between the Town of Pembroke Park and CPH. Excellent communication protocols will be established between all parties to develop an understanding of all goals and budget constraints to assist in the development of specific scopes and schedules to complete projects assigned through the continuing services contract. Critical attention will be focused on the planning, conceptual design, implementation, maintenance, quality assurance, communication and management of each assignment, assuring that completed projects exceed expectations, with the overall goal of completing projects on time and within budget.

PRELIMINARY DESIGN

During the conceptual design phase, the CPH team will focus on finalizing the preferred design solution and to identify areas of concern, including construction methods. CPH will obtain any additional data (record drawing, existing reports, and survey) that is critical in this stage of the project. The result of this phase will be 30 percent plan along with a technical memorandum, which will includes a summary of the project and recommendations, permit requirements, standard details, updated opinion of probable construction cost, construction methods, and definition of challenges/solutions..

CPH's quality review team will provide a review of the documentation and provide any feedback to be included in updated documents. A progress meeting will be held to review and discuss the 30-percent layout and incorporate any of Town's comments into the final concept of design.

SURVEY AND GEOTECHNICAL

Survey and geotechnical work typically commences at the start of the project once the Town and CPH together have determined the most logical and cost-effective approach. CPH has in-house surveyors capable of conventional surveying and high-definition laser 3D surveys (the complexity of the project, such as crowded, heavily traveled road right-of-way or plant sites containing numerous facilities, may warrant laser 3D surveys). Our 3D laser equipment is state of the art in surveying technology, which allows for a more efficient, detailed, and cost-efficient surveying product. The laser scanner can also provide the Town of Pembroke Park with precise construction information, including grade elevations, to allow for other project related studies, or follow-up design efforts.

CPH understands the needs for a comprehensive topographic survey and subsurface utility engineering (SUE) mapping. Our team has prepared designs based on all levels of utility designation levels. In addition to quality topo and SUE mapping, CPH also coordinates with all local utilities known to be within a project area to assure no utility conflicts are being created after the project survey is complete and while design and project award are underway.

PERMITTING & DESIGN

CPH believes in a proactive approach to permitting. For larger and more complicated projects, this includes pre-application meetings between CPH, Town of Pembroke Park, and regulatory agencies to define elements of the project and foster continuous interaction. For smaller projects, CPH has the experience to put together a permit application and package that can be directly submitted to the agency that is responsible for review. We find that the interaction between the parties expedites the process and eliminates unnecessary review questions. CPH will assist in preparing and submitting the permit applications when the plans are at 90 percent completion and have been approved by the Town. In some cases (such as where there are wetlands or threatened and endangered species), early submittal (typically at the 60% phase) to the review agencies is recommended to minimize the impact to the overall project schedule.

CPH's goal with all of its projects is to develop complete construction documents for the project. CPH makes sure the Town is kept aware of the key submittal dates and updates the Town on its progress throughout. Each milestone deliverable (typically consisting of construction plans, specifications, and construction cost estimates) will be reviewed by CPH's quality assurance and control team. Review meetings are held with the Town after each submittal in order to address Town comments or concerns, and follow-up written responses are also provided to the Town addressing its comments. The goal is to help the Town actively monitor the project and confirm that the expected budget for the project will be met.

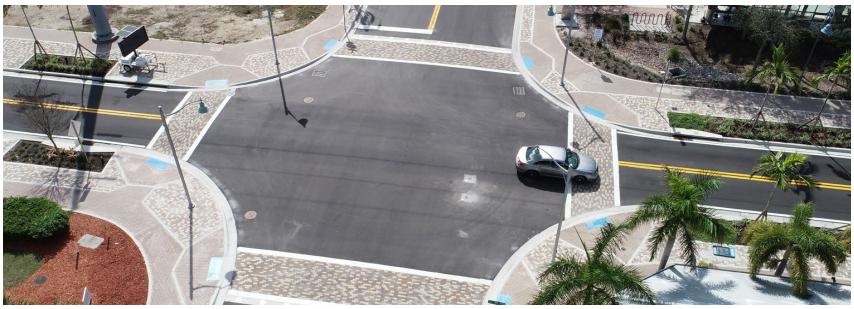
CPH has extensive experience with Bidding and Construction Phase services. During Bidding, CPH prepares written responses to Bidder questions and prepares draft addenda items as needed to address questions forwarded by the Town.

CPH typically assists the Town during construction by reviewing submittals, attending meetings, conducting site visits, responding to requests for information, preparing record drawings, attending walk-throughs, and preparing punch lists. If needed, CPH has a number of construction field representatives to assist the Town with inspections for plant work, processes, site construction, and pipeline construction.









QUALITY CONTROL/QUALITY ASSURANCE

CPH has an established culture that places emphasis on quality control and assurance for our clients. The firm and team members are dedicated to this process and incorporation of good design and construction practices from the inception of projects. CPH's corporate quality initiatives includes developing a quality control/assurance standardization committee, benchmark reviews by experienced, qualified technical personnel, and means and methods quality reviews by licensed general and utility contractors. The team routinely meets with clients to conduct completed project reviews to evaluate team performance and identify opportunities to enhance service. CPH's established culture is instilled in every team member and requires that the staff act as an extension of our clients staffing, providing them with services that are on time, within budget, cost effective, and of the highest level of quality. CPH has Standard Operating Procedures (SOP) for all of our major programs (transportation, infrastructure, utilities, stormwater, commercial, residential, and municipal) that include project management techniques, cost estimating, design alternative reviews, subconsultant design reviews, and client communication requirements.

Four Level Quality Control Review System

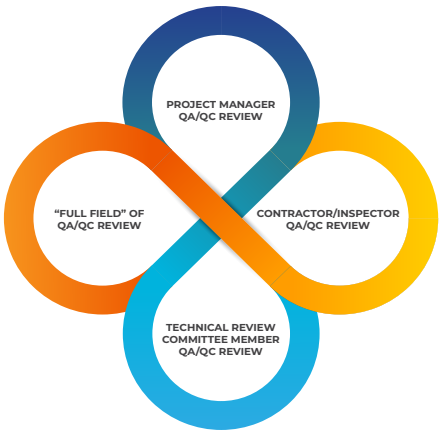
CPH's quality control system is separated into four distinct levels described as follows:

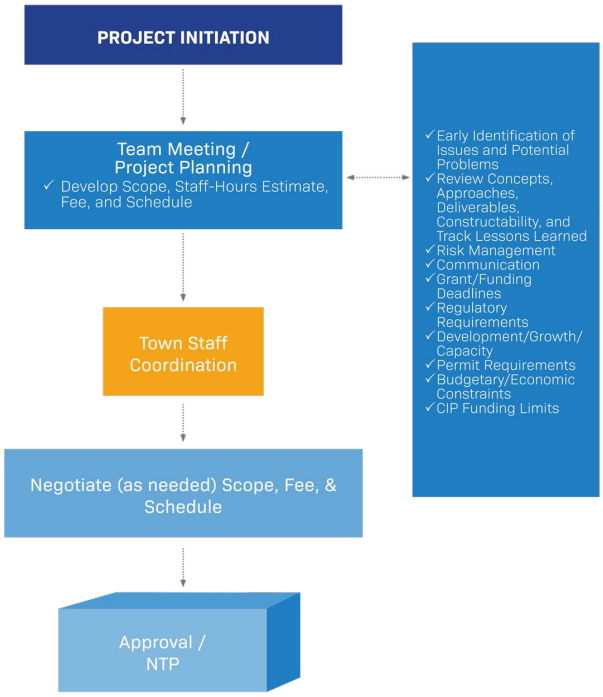
1. PROJECT MANAGER QA/QC REVIEW: CPH project managers are trained to review all documentation, including information received from the client, other agencies, subconsultants, and internal drawings and specifications. This is the first step in assuring accurate information and proper project design. The project manager is responsible for reviewing the project for accuracy and required changes.

2. TECHNICAL REVIEW COMMITTEE MEMBER QA/QC REVIEW: Throughout the design phase, starting from inception, CPH provides one to two team members that will work with the project manager and designer to review areas of concern and offer additional technical expertise. This person is not involved in the daily design facets, but is kept up-to-date through the use of monthly design updates. The technical review committee provides a quality check various design options, plans, and other construction documents at the 30, 60, 90, and 100 percent completion intervals.

3. "FULL FIELD" OF QA/QC REVIEW: At the 30, 60, and 90 percent stages of the design, the project documentation and specifications are turned over to engineers from other fields to review alternative options and quality of plans. For example, an infrastructure project will be turned over to an independent engineer in our roadway or utility department. This provides a complete internal audit from personnel that have not been involved in the project and are "seeing the project for the first time".

4. CONTRACTOR/INSPECTOR QA/QC REVIEW: In addition to architects/engineer and construction personnel, the team has the added value of having on-staff licensed general and utility contractors that can review projects from various perspectives. With experienced personnel that have provided construction services for over 30 years, we are able to review the project from a constructibility and/or mean and methods view point. In addition, the licensed on staff contractors review projects and provide "real-time" cost estimates throughout the duration of the project. This construction experience allows the team to view projects through the eyes of a contractor with the ability to identify intangible cost factors, elements such as restricted site conditions, specialized equipment requirements, excessive material and labor costs, impacts on schedules, etc. that may not be apparent to a designer.

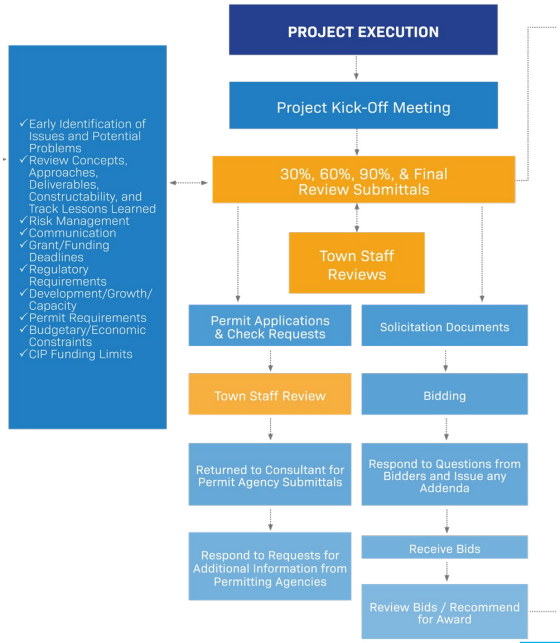




MANAGING BUDGETS, RISKS, SCHEDULES, AND EXPECTATIONS

The key to successful management of continuing contracts and projects is to ensure that project challenges and risks are identified early, and a plan is developed to ensure the Town's goals are achieved. CPH has developed a process in which when our clients notify us about a potential project, our Program Manager and any lead project engineer perform upfront due diligence. This includes performing a field visit to understand the project, limitations, opportunities, the overall area, etc. From this visit, we then brainstorm ideas for possible solutions, as well as a risk register that outlines concerns that may affect the project's schedule and budget. This register is then presented, along with our preliminary findings from the field as well as any desktop data we may be able to obtain to the Town's PM in a preliminary discussion about how to approach the project. From this meeting, the team then defines and creates a scope of services and man-hours. This extra legwork by the CPH team, saves our clients time and money, as well as minimizes scope creep. This process allows us to begin with cost savings in mind even before a notice to proceed is ever issued, and makes sure our expectations of project outcomes are in line with the Town.

As we continue throughout the design, the risk register is updated for the project. This could include new additions such as funding deadlines, community concerns, etc., or a verification that an item has been "solved." Throughout the life of the project, our team will communicate these items to the Town, to help the Town understand what and how items impact the projects cost and schedule. Each risk is given a priority level in relation to its effect on the project, and as any major risk is identified, our team will immediately coordinate with the Town. This could be something such as an environmental or geotechnical/soils concern from any preliminary data gathering, to feedback from the community that may affect the proposed design option such as the need for easements. This level of coordination is tracked through our internal project management programs and sheets.





TAB 6

PROFESSIONAL LICENSURE

6 PROFESSIONAL LICENSURE

PROFESSIONAL ENGINEERS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
	CPH (DBA Name)
Main Address:	**500 W. FULTON STREET** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**36945**
Status:	**Current**
Licensure Date:	**03/21/2023**
Expires:	

ARCHITECTURE

Licensee Information

Name:	CPH CONSULTING, LLC (Primary Name)
Main Address:	500 WEST FULTON STREET SANFORD Florida 32771
County:	SEMINOLE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	04/04/2005
Expires:	

Special Qualifications	Qualification Effective
Fictitious Name	04/04/2005

State of Florida
Department of State

I certify from the records of this office that CPH CONSULTING, LLC is a Florida limited liability company authorized to transact business in the State of Florida, qualified on May 31, 2022.

The document number of this limited liability company is M22000008499.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 8398782316CC

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

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

LANDSCAPE ARCHITECTS

Licensee Information

Name:	**CPH CONSULTING LLC** (Primary Name)
Main Address:	**500 W FULTON ST** **SANFORD Florida 32771**
County:	**SEMINOLE**

License Information

License Type:	**Landscape Architecture Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**07/11/2022**
Expires:	

SURVEYORS & MAPPERS

CPH CONSULTING, LLC
500 W FULTON ST, SANFORD, FL 32771-1220
Phone 407-322-6841

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7143	12/03/01	02/28/27	Active
Surveyor of Record	LS6549	07/18/06	02/28/27	Active

PERSONNEL LICENSES

KYLE M. BECHTELHEIMER, P.E.


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
BECHTELHEIMER, KYLE MICHAEL
3139 VIRGINIA ST APT 313 MIAMI FL 33133
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JOHN M. LENTI, AIA, NCARB, ENV SP, LEED AP


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LEED AP BD+C
John Lenti
LEED AP Building Design + Construction

ALEJANDRO MEJIA, P.E.


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MATTHEW CUSHMAN, P.E.


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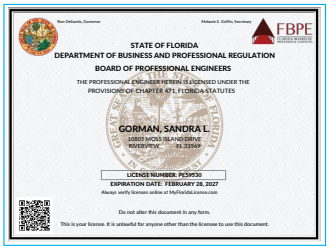
SANDRA L. GORMAN, P.E.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GORMAN, SANDRA L
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TYLER FITZGERALD, P.E.


LICENSEE DETAILS

Licensee Information

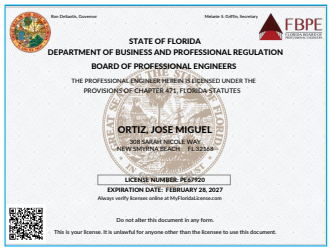
Name:	FITZGERALD, TYLER DEVYN (Primary Name)
Main Address:	506 CANYON STONE CIRCLE LAKE MARY Florida 32746
County:	SEMINOLE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	97392
Status:	Current,Active
Licensure Date:	10/10/2023
Expires:	02/28/2027

Special Qualifications	Qualification Effective
Civil	10/10/2023
8th Edition, Florida Building Code	09/30/2024

JOSÉ M. ORTIZ, MCE, P.E., S.E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EDUARDO AVILES, P.E.


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JEFFREY A. DEAL, P.E.


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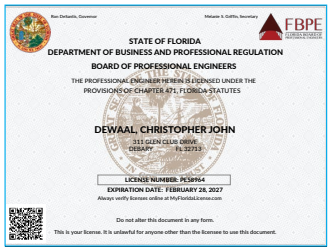
CHRISTOPHER J. DEWAAL, P.E., LEED AP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Christopher DeWaal
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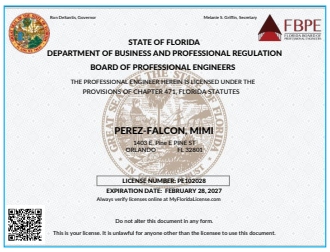
MIMI FALCON, P.E.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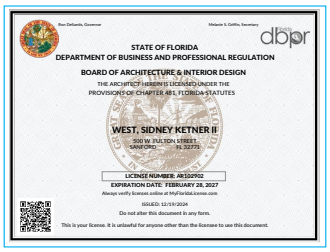
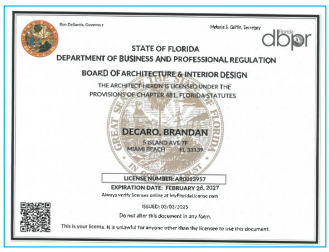
EXPIRATION DATE: FEBRUARY 28, 2027

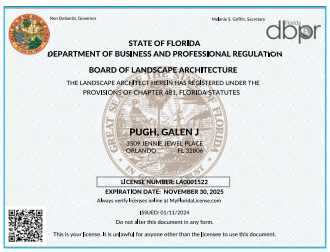
SIDNEY K. (KET) WEST II, AIA, NCARB


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
WEST, SIDNEY KETNER II
LICENSE NUMBER: AR102902
EXPIRATION DATE: FEBRUARY 28, 2027

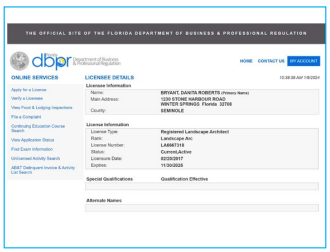
BRANDAN DECARO, R.A.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
DECARO, BRANDAN
LICENSE NUMBER: AR0013917
EXPIRATION DATE: FEBRUARY 28, 2027

GALEN PUGH, RLA, AICP


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
PUGH, GALEN J
LICENSE NUMBER: LA0001522
EXPIRATION DATE: NOVEMBER 30, 2025

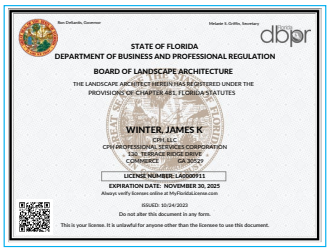
DANITA BRYANT, PLA


THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

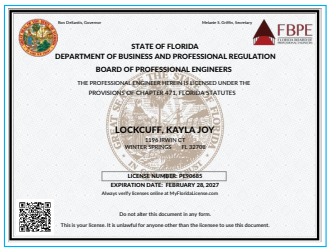
CASIE O. BROWN, P.E.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
BROWN, CASIE OSHAUGHNESSEY
LICENSE NUMBER: PE75398
EXPIRATION DATE: FEBRUARY 28, 2027

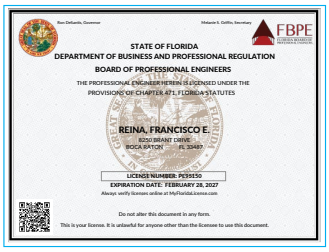
JAMES K. WINTER, RLA, CLARB

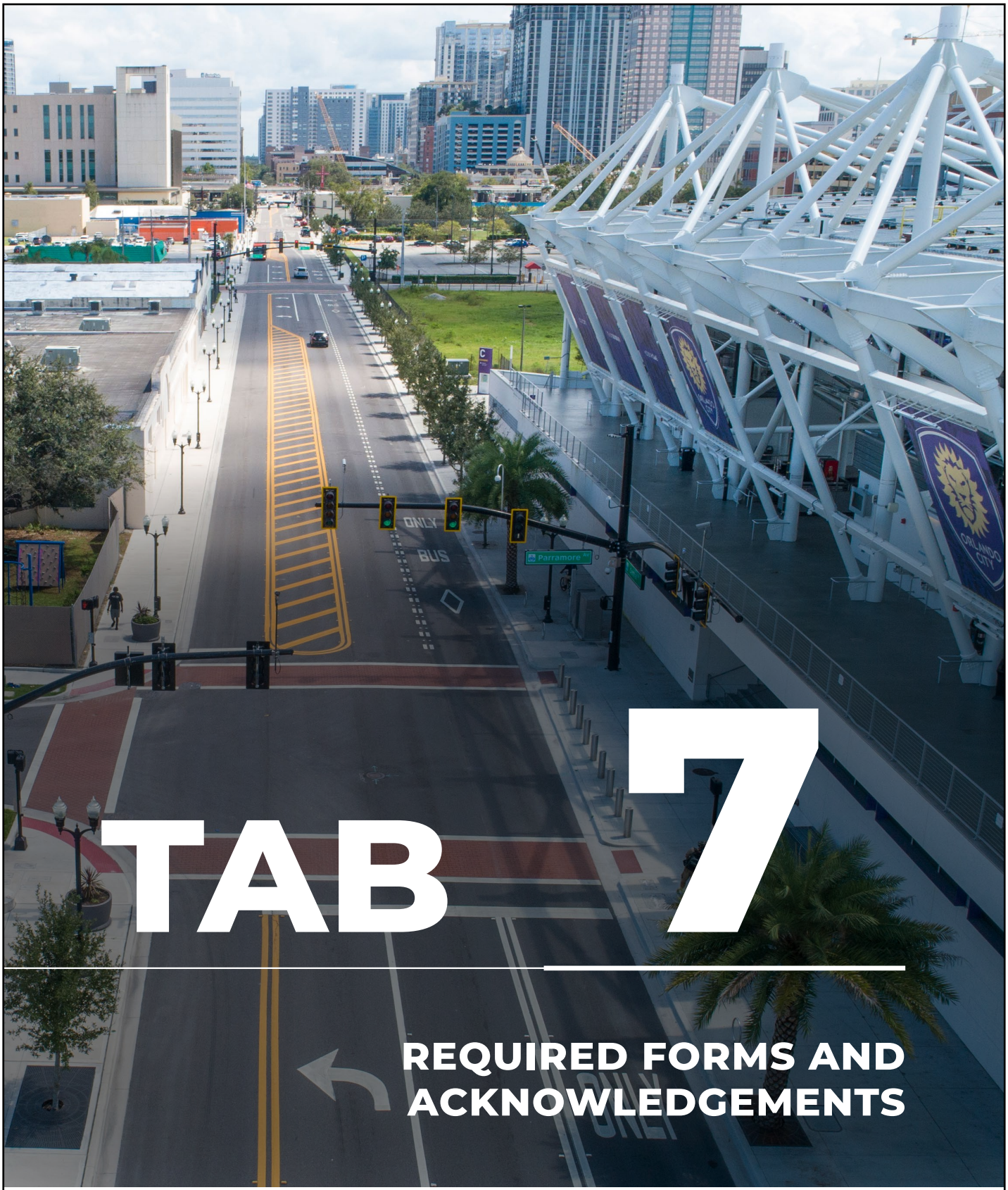

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
WINTER, JAMES K
LICENSE NUMBER: LA0000911
EXPIRATION DATE: NOVEMBER 30, 2025

KAYLA LOCKCUFF, P.E.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
LOCKCUFF, KAYLA JOY
LICENSE NUMBER: PE90685
EXPIRATION DATE: FEBRUARY 28, 2027

FRANCISCO REINA, P.E. (REINA)


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
REINA, FRANCISCO E.
LICENSE NUMBER: PE99150
EXPIRATION DATE: FEBRUARY 28, 2027



TAB 7

REQUIRED FORMS AND ACKNOWLEDGEMENTS

7 REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: CPH Consulting, LLC

D.B.A.:_____ Federal I.D. No.: 59-2068806

Business Address: 1992 SW 1st Street

City : Miami State: Florida Zip: 33135

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: I Dated: 10/22/2025 Addendum No.: III Dated: 11/5/2025

Addendum No.: II Dated: 11/4/2025 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 348305

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

CPH Consulting, LLC
Consultant Name

Affiant Signature

November 6, 2025
Date Signed

Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM
Chief Strategy and Success Officer
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was affirmed, subscribed, and sworn to before me this 11th day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM who is personally known to me or who produced the following identification:_____.

(Notary Seal)

Notary Public State of Florida
Alexander Jordan Brickey
My Commission HH 345949
Expires 1/3/2027

Notary Public for the State of _____

My commission expires: _____

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6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of CPH Consulting, LLC, a nongovernmental entity.

3. CPH Consulting, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Kimberley Olson

Witness #2 Print Name: Jesse Suda

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM
Title: Chief Strategy and Success Officer
Entity Name: CPH Consulting, LLC

OATH OR AFFIRMATION

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 20 25, by Nikhel Jindal, GCC,Assoc. DBIA, ENV SP, CPSM (name of person) as Chief Strategy and Success Officer (type of authority) for CPH Consulting, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

Notary Public State of Florida
Alexander Jorge Starkey
My Commission HH 345949
Expires 1/3/2027

Noncoercive Conduct Affidavit
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6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. CPH Consulting, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Kimberley Olson

Witness #2 Print Name: Jesse Suda

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM
Title: Chief Strategy and Success Officer
Entity Name: CPH Consulting, LLC

OATH OR AFFIRMATION

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 2025, by Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM (name of person) as Chief Strategy and Success Officer (type of authority) for CPH Consulting, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

Notary Public State of Florida
Alexander Jordan Brickey
My Commission HH 345949
Expires 1/3/2027

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: CPH Consulting, LLC
2. Doing Business As / Fictitious Name: (if applicable): _____
3. Federal Employer I.D. No. (FEIN): 59-2068806
4. Website address: (if applicable): www.cphcorp.com
5. Principal place of business address: 500 West Fulton Street, Sanford, FL 32771
6. Office location responsible for this project: 1992 SW 1st Street, Miami, FL 33135
   Telephone No.: 305.274.4805
7. Type of business *(check appropriate box):*
   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:
   Name: Nikhel Jindal, GCC, Assoc. DBIA,ENNV SP, CPSM
   Title: Chief Strategy and Success Officer
   E-mail: info@cphcorp.com
   Telephone No. 305.274.4805

Name: Jason L. James, P.E.

Title: Branch Manager

E-mail: info@cphcorp.com

Telephone No. 305.274.4805

9. List name and title of each principal, owner, officer, and major shareholder:

a) Please see attached

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) N/A

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: _____

_____

_____

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LIST OF OFFICERS

The firm has been delivering services throughout Florida since the late 1950s under its original ownership and has operated continuously since 1981—today as CPH Consulting, LLC. Guided by a longstanding philosophy of responsive, cost-effective service, CPH has expanded significantly, now employing over 435+ professionals across branch offices in Florida, Maryland, North Carolina, South Carolina, Wisconsin, Connecticut, and Puerto Rico. The company is headquartered in Sanford, Florida. CPH's continued success is rooted in its commitment to personalized service, provided in an affordable manner, with the direct involvement of senior-level personnel in every project.

OFFICERS OF CPH	
	**Peter-John F. Sutch, P.E., LEED AP** President/CEO
	**Nikhel Jindal, GCC, Assoc. DBIA, ENV SP, CPSM** Chief Strategy and Success Officer
	**Todd H. Hendrix, P.E.** COO - A&E Services
	**David E. Mahler, P.E.** COO - Infrastructure
	**Jeffrey M. Satfield, P.E., ENV SP** Chief Development Officer
	**Carlos J. Sanchez, P.E.** Chief of International Operations
	**Jason L. Toole, P.E., LEED AP** Chief Revenue Officer
	**Tim Pfizenmayer, CPA** Chief Financial Officer

14. How many years has your firm been in business while providing the services offered within this solicitation? 44 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPH Consulting, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

Company ID Number: 348305

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	CPH Consulting LLC
Company Facility Address	500 West Fulton Street Sanford, FL 32771
Company Alternate Address	
County or Parish	SEMINOLE
Employer Identification Number	592068806
North American Industry Classification Systems Code	541
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/30/2024

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

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

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	**CONTACT NAME:** WTW Certificate Center **PHONE (A/C, No, Ext):** 1-877-945-7378 **FAX (A/C, No):** 1-888-467-2378 **E-MAIL ADDRESS:** certificates@wtwco.com
INSURED CPH Consulting, LLC 500 West Fulton Street Sanford, FL 32771	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : Liberty Mutual Fire Insurance Company — 23035 INSURER B : Liberty Insurance Corporation — 42404 INSURER C : American Guarantee and Liability Insurance — 26247 INSURER D : Allied World Surplus Lines Insurance Compa — 24319 INSURER E : Indemnity National Insurance Company — 18468 INSURER F : RSUI Indemnity Company — 22314

COVERAGES **CERTIFICATE NUMBER:** W37155095 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			TB2-641-446161-054	12/31/2024	12/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			AS7-641-446161-044	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			AUC 8344746-01	12/31/2024	12/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: No If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC7-641-446161-064	12/31/2024	12/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab incl Pollution			0313-8987	12/31/2024	12/31/2025	Each Claim Limit Policy Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED

CERTIFICATE HOLDER

FOR PROPOSAL PURPOSES

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

SR ID: 26998488 BATCH: 3756610

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Willis Towers Watson Insurance Services West, Inc.	CPH Consulting, LLC 500 West Fulton Street Sanford, FL 32771
POLICY NUMBER See Page 1	
CARRIER: See Page 1 / NAIC CODE: See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURER AFFORDING COVERAGE: Indemnity National Insurance Company NAIC#: 18468

POLICY NUMBER: XS001814 24 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

INSURER AFFORDING COVERAGE: RSUI Indemnity Company NAIC#: 22314

POLICY NUMBER: NHA604323 EFF DATE: 12/31/2024 EXP DATE: 12/31/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Automobile Liability	Each Occurrence	$1,500,000
	excess	$2,000,000

ACORD 101 (2008/01)

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SR ID: 26998488 BATCH: 3756610 CERT: W37155095

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM I
RFQ # 25-02 Architectural and Engineering Services (CCNA)

October 22, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. **Does the Town have local or Small Business preference?**

Response: The Town does not currently have an established Local Business or Small Business Enterprise (SBE) preference policy within its procurement ordinance or CCNA selection process. However, consistent with South Florida municipal practice, the Town encourages participation by local and small firms registered within Broward County and the State of Florida and may include such participation as a qualitative consideration during evaluation.

2. **On page 30 of the RFQ it shows "Emergency Response" as a service under Structural Engineering; can the Town define this service?**

Response: "Emergency Response" within the Structural Engineering category typically refers to professional services related to post-event inspections and stabilization of public infrastructure after declared emergencies (e.g., hurricanes, flooding, or accidents). Under Florida CCNA, this includes structural assessments, shoring recommendations, temporary repair design, damage documentation, and coordination with FEMA or State agencies for reimbursement or hazard mitigation projects.

Response: Yes, firms providing drainage and stormwater services may include grant identification and preparation support when the scope relates directly to project design, permitting, or resilience funding. However, standalone grant writing unrelated to technical engineering work would typically fall under separate professional services and may not be required under this CCNA contract.

4. **Are firms expected to have subconsultants to fill any services they are not qualified to perform?**

Response: Yes. In accordance with Florida Statutes §287.055, firms may form teams or include subconsultants to provide a comprehensive range of services. The Prime consultant remains responsible for overall contract performance but may list qualified subconsultants to fulfill specialty disciplines.

5. **What is the total maximum page count allowed for this proposal?**

Response: The page limits are listed in the RFQ under each section. However, the standard industry practice is 50 pages, excluding covers, tabs, and required forms.

6. **Does the Town expect separate proposals for each category?**

Response: Yes. Firms must submit a separate proposal for each professional category they wish to be considered for. Each submittal will be evaluated independently under its respective category criteria.

7. **Can the Prime apply for only one category (discipline)?**

Response: Yes. Firms may elect to apply for one or more categories based on qualifications. There is no requirement to apply for multiple categories to remain eligible.

8. **Does applying for only one category affect the evaluation?**

Response: No. Evaluations are based on qualifications within each specific category, not on the number of categories submitted. A firm submitting for one category will be evaluated on equal footing with others within that category.

9. **Can architectural firms submit independently under the Architectural category, or must they include a full multi-disciplinary team?**

Response: Architectural firms may submit independently for the Architectural Services category. The Town does not require a full multi-disciplinary team at the qualifications stage.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM II
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 4, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services for clarification to question six in Addendum I issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

Question: is the expectation to submit multiple proposals - one for each area of qualification? If we're qualified in multiple areas, would it not be more expedient to submit one proposal that answers the 4 areas of qualification?

Response: No, separate proposals are not required for each discipline. The solicitation specifically requests that within a single proposal submission; the proposer provide a summary discussion of technical qualifications and expertise for each discipline for which they are submitting statements of qualification (as identified in Form 6.4 – Designation of Qualified Discipline Form).

Each proposer should therefore include, within one comprehensive proposal, the relevant experience, qualifications, and up to five (5) completed projects per discipline as outlined in Section 4.6.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM III
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 5, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. Is the Town expecting the PRIME firm to provide all services under Civil, Structural, and MEP Engineering? For instance, if a firm specializes only in Civil, would we need to include subconsultants for the Structural and MEP components?

Response: Firms may team with subconsultants under Florida Statute §287.055; the Prime remains contractually responsible for overall performance.

2. Can a firm submit solely for MEP Engineering services and omit the civil and structural disciplines if those services are not provided by our firm?

Response: Firms may apply for one subcategory individually, or form teams if pursuing combined services.

3. Would the Town please remove Section 19, Conflict of Interest/Code of Ethics from the sample contract?

Response: The Town recognizes the concern regarding potential conflicts of interest and intends to ensure compliance with Florida Statutes Chapter 112, Part III (Code of Ethics for Public Officers and Employees) and §287.055(4) of the CCNA. The Town will review Section 19 during contract finalization to confirm that it aligns with these statutory

requirements and does not impose restrictions beyond the scope of state law. The final version will clarify that the conflict-of-interest provisions apply only as required under Florida law.

4. Section 3.4 "All work will be performed in accordance with high industry standards…" – Request to modify to Standard of Care language.

Response: Yes. The Town will amend the statement to align with Florida CCNA and professional practice standards, defining performance obligations according to the prevailing professional standard of care. Revised wording will reflect: "All work shall be performed in accordance with the professional standard of care ordinarily exercised by firms providing similar services in the same locality at the time the services are rendered".

5. Can we submit as Prime & be subs in another team?

Response: Firms may serve as Prime on one submission and as a subconsultant on others; however, disclosure of overlapping participation is required for transparency.

6. Do you take preference on a team that has every single discipline, or do you focus more on a team that has high-level experience on a few categories?

Response: The Town evaluates qualifications based on depth of expertise and past performance in the category submitted, not solely on the number of disciplines represented.

7. We are a Civil Engineering Firm. Do you prefer a team with specific disciplines?

Response: Single-discipline firms are eligible; inclusion of qualified subconsultants is optional but may enhance scoring where multidisciplinary capability is relevant.

8. Is the intent of the Town to hire a full multi-disciplinary team for this contract comprised of architecture and engineering?

Response: The Town may award to multiple firms across categories; multidisciplinary teams are encouraged but not mandatory.

9. If the application is only submitted for "architecture," will the Town pair the selected architect with the other engineering disciplines?

Response: Architectural firms may submit independently; the Town does not automatically pair firms but may encourage future teaming.

10. If the Town will not pair the selected architect, will said selected architect then have the opportunity to bring on board their multi-disciplinary team of engineers?

Response: Yes, primes may include subconsultants for supporting disciplines.

11. Please confirm whether a page limit applies to Submittal Requirements: 4.7 Project Implementation Strategy and Approach section.

Response: Unless otherwise specified, the 50-page industry standard applies to the total submittal, excluding forms and tabs.

12. Water Systems is listed for Civil Engineering, under the Design of Infrastructure projects bullet; could you please clarify under which category Sewer will be evaluated?

Response: Sewer and wastewater infrastructure fall under the Civil/Structural/MEP category — generally the Civil subcategory.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

CATEGORY 1:
Architectural Services

Town of Pembroke Park

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Park

RFQ: 25-02| Due: Thursday @ 10: a.m. November 13th, 2025







CPZ Architects, Inc.

4316 West Broward Boulevard, Plantation, FL 33317
1601 Belvedere Rd, S-305, West Palm Beach, FL 33406
1717 20th Street Unit 1, Vero Beach, Florida 32960
200 N. El Mar Drive, Suite 201, Jensen Beach, FL 34957
341 N. Maitland Avenue, Maitland, FL 32751
Joseph J. Barry AIA | (954) 792-8525 | Joe@cpzarchitects.com



4.3 Cover Letter / Executive Summary

4.4 Professional Capabilities And Project Experience

4.5 Experience Of Key Personnel And Project Team

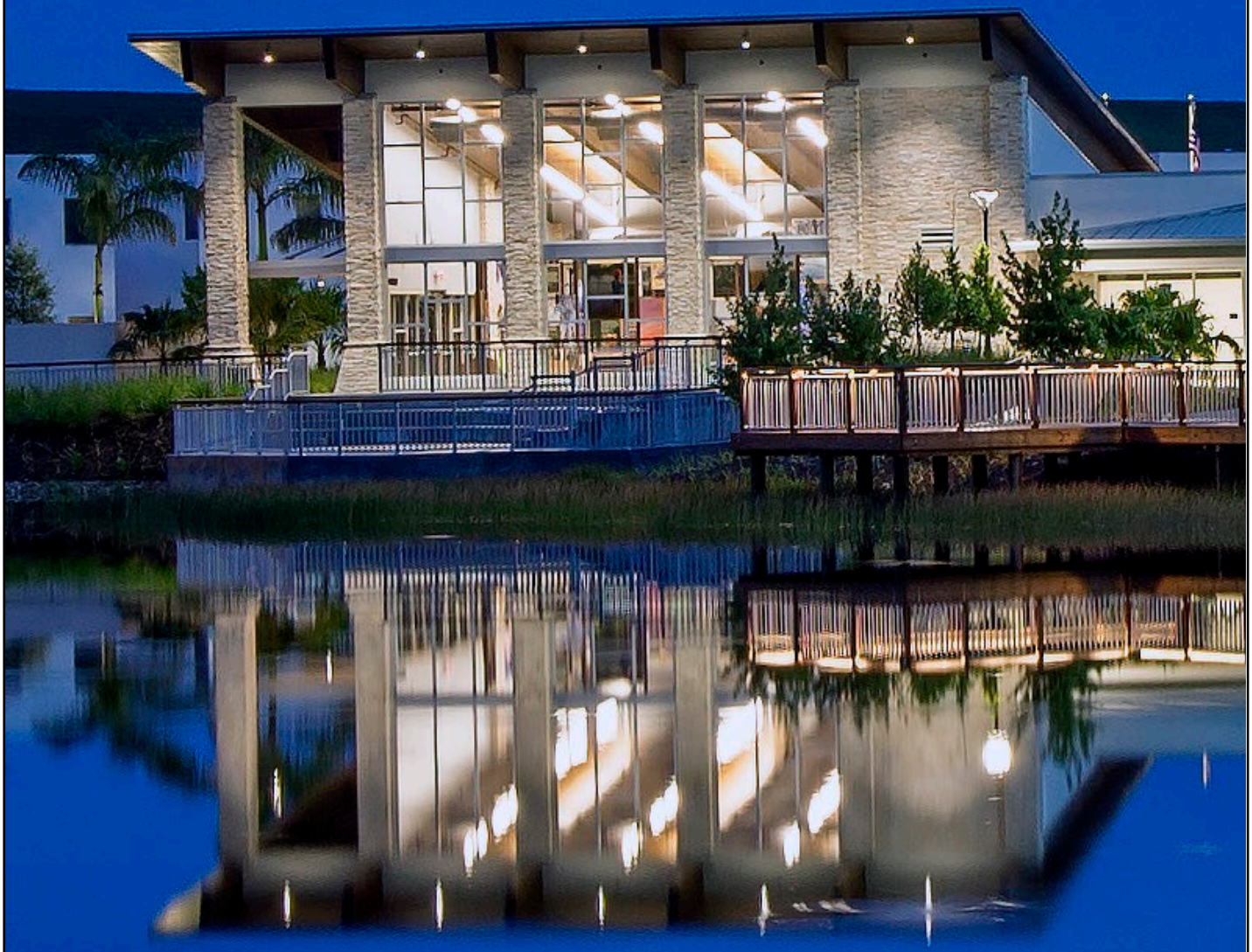
4.6 Relevant Completed Project Experience – 5 Projects

4.7 Project Implementation Strategy And Approach

4.8 Professional Licensure

4.9 Required Forms And Acknowledgments

4.3 Cover Letter / Executive Summary



GLADES PARK
DORAL, FLORIDA

November 13th, 2025



3150 SW 52nd AVE.
Pembroke Park, FL 33023

RFQ NO. 25-02

Dear Selection Committee;

CPZ Architects, Inc., is pleased to submit our qualifications to the ***Town Of Pembroke Park Architectural And Engineering Services Through Continuing Contracts*** contract. CPZ Architects has served over **20 municipal Clients** throughout Florida. The greatest testament to the ***quality of our service*** can be seen in our ***repeat Clients***. The experience we have gained has provided us with an ***understanding of the Government Owner and the pride of Ownership for your own buildings and City Image***.

CPZ Architects is a mid-size Architectural firm with a ***local office in Plantation, FL***. CPZ is a 21-person firm including 6 registered architects, 5 project managers, 6 associate architects and 2 office support staff. This comprehensive staff provides a wide variety of design and construction experience to assist in the successful completion of your project. ***Your project will be managed from our Plantation office. CPZ warrants and represents that at all times during the terms of the Agreement, we will maintain in good standing all required licenses, certifications and permits required under federal, state and local laws necessary to perform the services.***

CPZ Architects believes in staffing your projects with a single contact and support staff from the start of the projects until the final construction punch lists are completed. Joe Barry, AIA, Principal, will be your continued single point of contact for this project. He will lead production staff as needed to maintain the schedule of your project. During each phase of the project, the use of additional technical staff and administrative staff will be assigned to the projects as dictated by project demands / goals. As back-up for Joe, Heidi Rodriguez, AIA, Principal, will maintain knowledge of the project and provide PEER review throughout the project. ***Heidi and Joe are licensed architects in the State of Florida and CPZ Architects, Inc is a registered corporation in the state.***

CPZ Architects' design approach centers on the philosophy, proven by experience, that even the most basic building can be designed to provide an economical, innovative, and award-winning solution. Toward this end, we work in full collaboration with our client to achieve the optimum design solution and desired project results. Functionality, image, and quality requirements are balanced with budgetary and schedule parameters. The results of this approach are seen in the success of the diverse designs of the firm, from ***public safety complexes to parks and recreational facilities that foster pride in the communities*** they serve. We continually strive for design excellence, transforming our clients' vision into a striking expression of their mission and principles – ***delivered on time and within budget*** with value added each step of the way.

Our commitment to client satisfaction has built more than 20 long-term client/CPZ relationships and a reputation for superior, responsive client service. We strive to not only meet but exceed our clients' expectations at all levels. Our philosophy is to maintain a small office environment, where you, our client, receive the benefit

of having the Firm Principal involved specifically in your projects from the beginning of design until the final punch list item is completed. It is this personal attention that assures the Town of Pembroke Park will receive the best possible projects. Our goal is to develop projects that our clients, their community, and we can be proud of. ***As testament to our professionalism, design quality, and dedicated service, we take pride in our record of repeat work for multiple clients – a 75% repeat client rate.***



Your facilities deserve the attention of an Architectural Team that understands the needs of a Building Owner; ***"Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and Within Budget."*** As an office that specializes in Municipal and Governmental Projects, we realize how important it is to maintain both the project schedule and budget throughout the project. We feel that this process starts in the beginning with the overall project management philosophy. ***As Architects, we are the team leader, and we are well versed in maintaining the project on time and on budget. We are committed to providing the city with the most professional service possible and our Design Team is excited about continuing to work with the Town of Pembroke Park.*** CPZ will be able to start immediately on your project. We look forward to the opportunity of presenting to the Selection Committee and further discussing how we may be of service.

Respectfully,

Joseph J. Barry, AIA,
President
joe@cpzarchitects.com

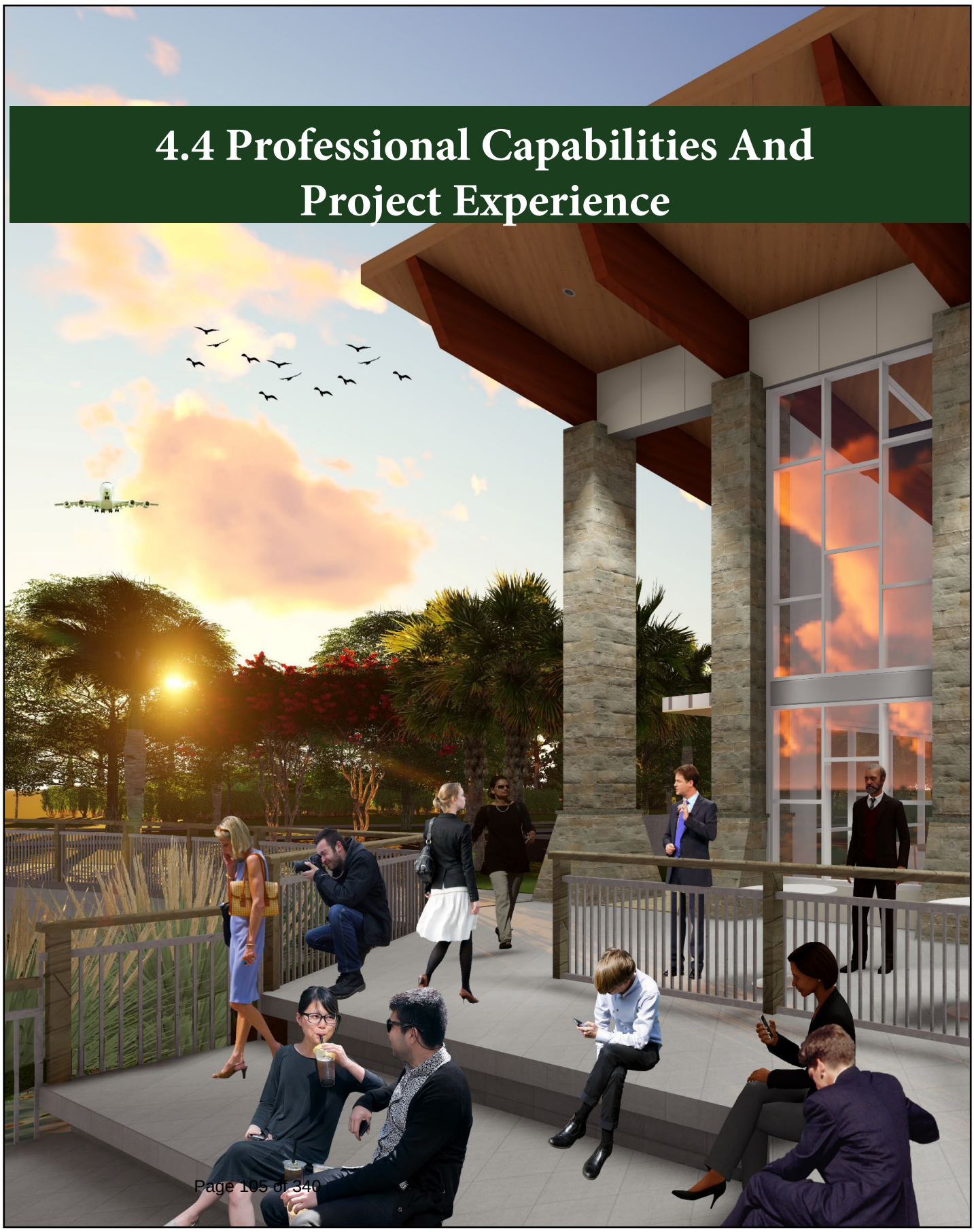
EIN #57-1140055



"I have worked for the City of Coral Springs for 28 years and have to say that CPZ Architects is one of the best firms the City has ever hired." **Chief Curan**

Joseph J. Barry is authorized to make representations of the firm.

4.4 Professional Capabilities And Project Experience





The CPZ Architects team, **a sub-S corporation in South Florida** and has served over **20 municipal Clients** throughout Florida. The greatest testament to the ***quality of our service*** can be seen in our ***repeat Clients***. The experience we have gained has provided us with an ***understanding of the Government Owner and the pride of Ownership for your own buildings and City Image***.

CPZ Architects is a mid-size Architectural firm with a ***local office in Plantation, FL***. CPZ is a 21-person firm including 6 registered architects, 5 project managers, 6 associate architects and 2 office support staff. This comprehensive staff provides a wide variety of design and construction experience to assist in the successful completion of your project. A project manager(s) is also assigned to each "client" and not just to a project. This establishes a relationship with our clients and will assist us in gaining a full understanding of their needs. You will have the same project manager(s) from the start of a project through to the end of construction, also providing the continuity required for a successful project completion.

CPZ Architects has successfully completed the design for over 200 municipal facilities over the past 22 years. We have a unique understanding of the design of municipal buildings. We have also designed award-winning fire stations and recreational buildings. We understand the Town, as a long-term building owner, requires buildings to be functional with material choices that provide low maintenance.

CPZ'S Quality of Work - As an office that specializes in municipal and governmental Projects, CPZ realizes how important it is to meet and maintain technical requirements and provide complete designs. We feel that this process starts in the beginning with the overall project management philosophy. As architects, we are the team leader, and we are well versed in maintaining the project on time and on budget.

SERVICES
Site/space Planning
Project Phasing
Feasibility Studies
Conceptual Design
Architectural Design
Eng./Consultant Coord.
Bidding/Permitting
Construction Administration
LEED Design
Computer-Aided Design
Building Information Modeling (BIM)
Renderings

PROFESSIONAL AFFILIATIONS
American Institute of Architects
County Business Enterprise (CBE)
Plantation Chamber of Commerce

REPRESENTATIVE CLIENTS
Martin County
St. Lucie County
Broward County
City of Coral Springs
City of Fort Lauderdale
City of Lauderdale Lakes
City of Margate
City of Miami Gardens
City of Sunrise
City of Coconut Creek
City of Miramar
City of Palm Bay
City of Dania
City of Tamarac
City of Hollywood CRA
Town of SW Ranches
Town of Davie
Midgard Management
Crimson Services Patrinely
U.S. Federal Reserve Bank
Broward Sherriff's Office

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317
954-792-8525 www.cpzarchitects.com

CPZ Architects prides itself on the technical quality of our construction documents and specifications. Clarity in communicating the complete design and construction details is valued as a part of company culture. As testament to that commitment, it becomes evident when the project is "bid" by the client. When the bids are spread apart and vastly different it shows that the documents were not clear to all bidding the project. Our projects are consistently bidding with the bids remarkably close, proving those documents were clear and detailed.

EFFECTIVE PROJECT MANAGEMENT.
Communication and coordination are key elements in CPZ Architects' approach to project management. CPZ serves as the project team's single point of contact for all client communications. The engineering and other professional consultants are chosen for their direct experience and expertise for the specific project.

The firm's breadth of experience covers civic, municipal, educational, and recreational facilities, with a strong record of success in working with local governments to improve essential community infrastructure. CPZ has partnered with numerous municipalities, including the **Cities of Hollywood, Coral Springs,** and **Miramar,** on projects that range from fire stations, city halls, and community centers to parks, public works facilities, and recreational complexes.



For the **Town of Pembroke Park**, CPZ Architects has a deep understanding of the Town's goals for long-term community enhancement, infrastructure modernization, and quality public spaces. Our team brings a proven ability to navigate municipal approval processes, work within budgetary parameters, and coordinate effectively with town staff, consultants, and contractors to ensure smooth project execution.

CPZ's **depth of resources** includes a multidisciplinary in-house staff supported by long-standing partnerships with highly qualified consultants in civil, structural, mechanical, electrical, and plumbing engineering. This integrated team approach allows CPZ to provide responsive, detail-oriented service from concept through construction.

The firm's reputation is built on delivering **functional, cost-effective, and community-centered design solutions** that reflect the identity and aspirations of the municipalities we serve. Our team's experience with public-sector projects ensures an understanding of the accountability, transparency, and technical precision required to serve the Town of Pembroke Park effectively.

BUILDING LASTING RELATIONSHIPS. Our commitment to client satisfaction has built more than 20 long-term client/CPZ relationships and a reputation for superior, responsive client service. We strive to not only meet but exceed our clients' expectations at all levels. Our goal is a project of

which our clients, their community, and we can be proud. We take pride in our record of repeat work for multiple clients- a **75% repeat client rate**. This is clearly proven by a partial list of continuing services contracts:

- Town of Davie (18 years)
- City of Coral Springs (16 years)
- City of Sunrise (15 years)
- Federal Reserve Bank (15 years)
- City of Tamarac (7 years)
- City of Lake Worth Beach (6 years)
- City of Delray Beach (5 years)
- Martin County (4 years)
- City of Port St. Lucie (4 years)
- St. Lucie County (3 years)
- Town of Palm Beach (3 years)
- Indian River County (3 years)



Working with municipal clients and numerous commercial clients on continuing contracts has provided us with a very diverse project experience. This diverse experience with numerous project types and experience navigating through regulatory agencies, both state and federal, enables us to provide your staff with successful projects of any scope.

CPZ Architects provides extensive experience in the planning, design, permitting, bidding, and construction administration of public facilities across the region. With a deep understanding of the unique environmental, regulatory, and climatic challenges of South Florida, our firm consistently delivers context-sensitive, resilient, and code-compliant design solutions that meet the needs of our clients and their communities.

CORE COMPETENCIES

- **Architectural Planning & Design:** Expertise in conceptual and schematic design, space programming, and sustainable design strategies that reflect community identity and long-term operational efficiency.
- **Permitting & Regulatory Coordination:** Proven success navigating complex multi-jurisdictional permitting processes involving local, state, and federal agencies.
- **Bidding & Procurement Support:** Preparation of detailed bid documents and support throughout contractor selection to ensure quality and value alignment.
- **Construction Administration:** Comprehensive oversight during construction, including review of submittals, RFI responses, site inspections, and project closeout documentation.

REGULATORY EXPERTISE

CPZ Architects maintains thorough working knowledge of the **Florida Building Code**, and all relevant municipal ordinances governing land use and development. Our team routinely coordinates with:

- **Florida Department of Environmental Protection (FDEP)**
- **South Florida Water Management District (SFWMD)**
- **U.S. Environmental Protection Agency (EPA)**
- **U.S. Army Corps of Engineers (USACE)**

This experience ensures our projects fully comply with environmental, zoning, and permitting requirements while advancing sustainable and resilient community goals.

DISTINCT QUALIFICATIONS

- Six architects registered with the Florida State Board of Architecture and Interior Design
- Decades of combined experience delivering municipal and public facility projects
- In-depth understanding of South Florida's environmental and regulatory conditions
- Proven collaborative approach with public agencies, engineers, and contractors
- Commitment to sustainability, resilience, and lifecycle cost efficiency



As a testament to our quality design, construction documents and dedication to our clients, CPZ Architects has ***NEVER been involved in litigation on any municipal projects. CPZ has NEVER filed for bankruptcy, and has NO restraints imposed by Federal or State agencies.***

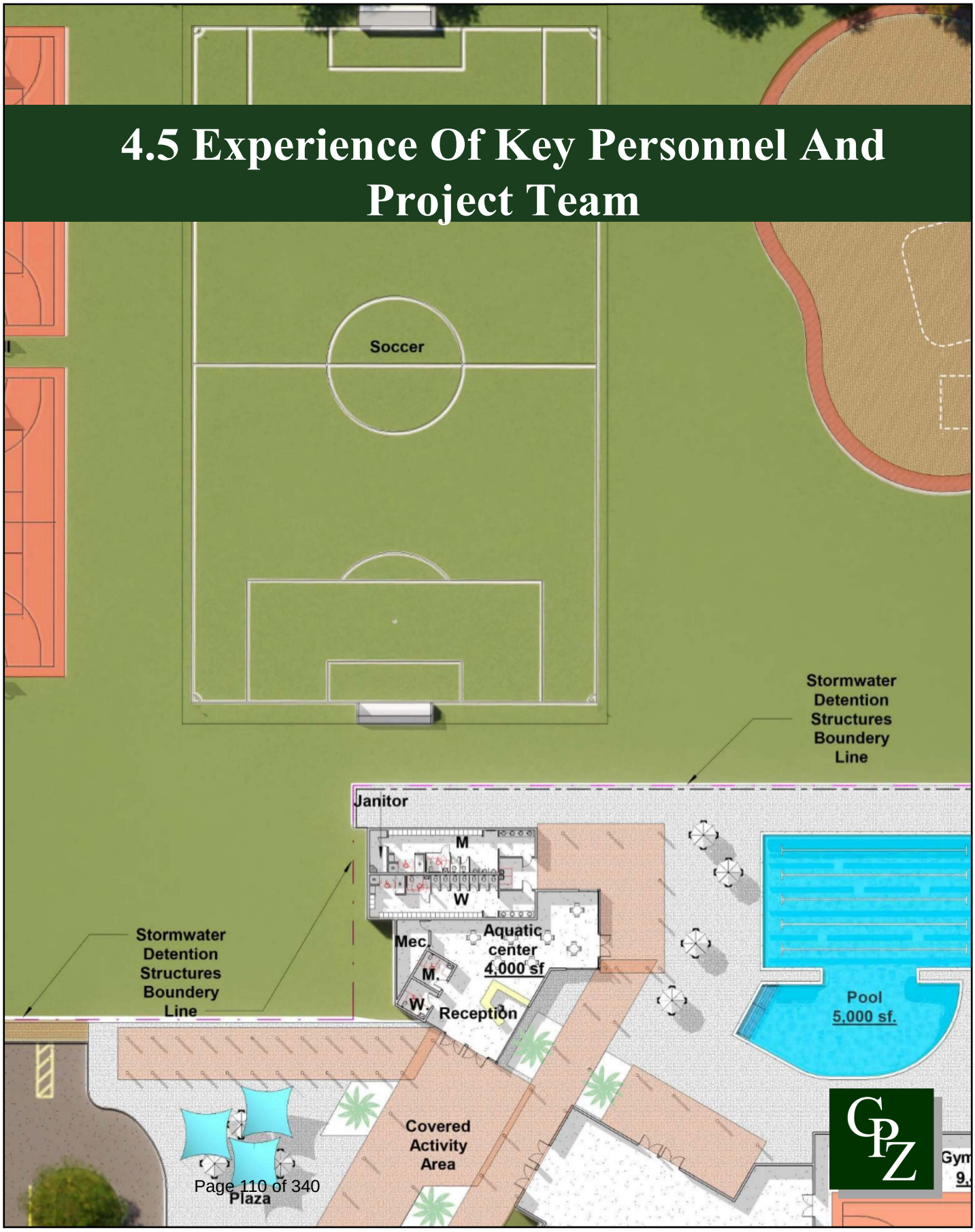
CONCLUSION

Our firm has an established record of service to municipalities throughout South Florida, including projects for city halls, public safety complexes, community centers, parks and recreation facilities, and infrastructure improvements. We have partnered with agencies from South Broward to Indian River County, providing architectural leadership from project inception through completion.

CPZ Architects combines technical expertise, regulatory understanding, and local insight to provide exceptional architectural design services for municipal clients across South Florida. Our team's experience in managing every phase of the project life cycle—guided by a strong commitment to public stewardship and design excellence—ensures the successful delivery of facilities that serve their communities for generations to come.

"Designing Quality Architecture that Builds Lasting Relationships"

4.5 Experience Of Key Personnel And Project Team



Team Organizational Chart

"Designing Quality Architecture that Builds Lasting Relationships"

Town of Pembroke Park

Prime Professional / Team Leader



CPZ Architects, Inc.

Plantation Office

Joseph Barry, AIA, Principal
Heidi Rodriguez AIA, Principal
Gus Santos, Sr. Project Manager/Architect, AIA, NCARB
Chris Zimmerman, AIA, Quality Control

- Architectural, Planning, Operations, Maintenance, Financial, Management

Civil & Landscape
Kimley Horn
Tiffany Stanton, PE
Tom Hargrett, PLA, ASLA

1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411

Structural
MUEngineers
Marcus Unterweger, PE.E., S.I, LEED AP
Yusuf Rangoonwala, P.E.
Ricardo Madriz, P.E. LEED AP
3440 NE 12th Ave, Oakland Park, FL 33334

Building Envelope
Paul w. Just III

Mechanical, Electrical, & Plumbing
Delta G
George San Juan, P.E., LEED AP

1800 Eller Drive, Suite 570 | Ft. Lauderdale, FL 33316

Geotechnical/Environmental
Terracon Consultants
Hugo E. Soto, P.E.
Mark J. Frickle, CIH, CSP, LAC
Mark M. Kearns

3347 NW 55th St, Ft Lauderdale, FL 33309

Survey
Stoner
James D. Stoner, P.S.M.

4341 S.W. 62nd Avenue, Davie, FL 33314

G&T
Construction Management Services
Alex Halli
Dennis Vasin

One Alhambra Plaza, Suite 1435, Coral Gables, FL, 33134

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Prime and Subconsultant Collaboration Experience

Over the past five years, **CPZ Architects, Inc.** has established strong working relationships with several of its trusted consultant partners on numerous public-sector projects throughout Florida. These long-standing collaborations have resulted in efficient project coordination, responsive communication, and high-quality deliverables that meet or exceed client expectations.

CPZ Architects serves as the **Prime Consultant**, leading overall project management, architectural design, coordination, and quality control. CPZ oversees all design disciplines, ensuring that each consultant's work aligns with the project's goals, schedule, and budget.

Kimley-Horn provides **civil engineering and site design services**, including grading, drainage, utilities, permitting, and coordination with local jurisdictions. CPZ and Kimley-Horn have successfully worked together on multiple municipal and park improvement projects across South Florida, where Kimley-Horn's extensive permitting experience and technical expertise complement CPZ's architectural leadership.

MUE Engineers serves as the **structural engineering consultant**, responsible for design and analysis of building systems and ensuring compliance with Florida Building Code and municipal standards. CPZ and MUE have partnered on several civic and public safety facilities, including fire stations and community centers, ensuring structural integrity that supports both function and design intent.

Delta G Consulting Engineers provides **mechanical, electrical, and plumbing (MEP) engineering services**, ensuring that each facility operates efficiently and sustainably. CPZ and Delta G have a long history of collaboration on municipal and educational projects, working closely to integrate building systems seamlessly within the architectural framework.

Terracon Consultants delivers **geotechnical, environmental, and materials testing services**. Their early involvement in site analysis supports CPZ's design and planning decisions with accurate subsurface data, contributing to safe and cost-effective design solutions. CPZ and Terracon have worked together on numerous public facility and park projects across Florida, providing a consistent foundation for reliable design outcomes.

G&T Consulting Engineers provides **cost estimating and construction phase support**, ensuring budget accuracy and value-driven decision-making. Their collaboration with CPZ enhances the team's ability to align design aspirations with fiscal responsibility, particularly on publicly funded projects.

Stoner & Associates provides **surveying and mapping services**, delivering critical base mapping and topographic data to support early planning and design coordination. CPZ and Stoner have worked jointly on multiple municipal and recreation projects where accuracy and responsiveness are essential to early project success.

Collectively, these firms have demonstrated an effective and proven working relationship across numerous projects in Florida, including civic, recreational, and infrastructure improvements. The team's established communication structure and shared commitment to public-sector excellence ensure a coordinated and responsive approach tailored to the needs of the **Town of Pembroke Park**.

JOSEPH J. BARRY, AIA

PRINCIPAL

PROFESSIONAL PROFILE



Joseph Barry has over 25 years of experience in architectural design, project development and owner's representation. Joe is one of CPZ Architects' Presidents and Senior Project Manager/Senior Architect for the firm. His role is essential to the management and coordination of all projects. Joe is responsible for the coordination of all project efforts, administrative and technical, to assure the most efficient and cost-effective execution of assigned projects. He prepares strategic plans for project success and serves as primary liaison contact with clients to bring projects to completion on schedule, within budget and with maximum client satisfaction.

Mr. Barry has designed and supervised the implementation of many industrial, municipal, residential, commercial, and corporate projects as Architect, Owner's Representative, and as Construction Project Manager. He is a strategic thinker with proven ability to manage projects, motivate teams and cultivate strong professional relationships. and implement quality control methods that exemplifies CPZ's motto: ***"Designing Quality Architecture that Builds Lasting Relationships."***

YEARS' EXPERIENCE 25

REGISTRATION

Architect:
Florida, #AR96502
NYS #030787
NCARB Certification,

EDUCATION

Bachelor of Architecture
Pratt Institute 1994

AFFILIATIONS

American Institute of Architects

Wildflower Park, Boca Raton



CPZ Architects provided Design and Construction Administration Services to the City of Boca Raton for the construction of Wildflower Pavilion and Silver Palm Restroom Buildings. Wildflower & Silver Palm Parks are on the north and south side of Palmetto Park Road and on the west side of the intercoastal. The site consists of new pedestrian promenade, boat ramp, picnic pavilion and restroom facility.

Howard Park, West Palm Beach



In an effort to preserve the beautiful landscape of Howard Park, this conceptual design blends building and landscape. The existing building from 1961 inspired the design with heavy timber trusses. Multipurpose rooms, a youth area, an indoor/outdoor cafe lounge, covered outdoor area for yoga, art, parties, and many other uses provide a positive community driven space for all ages.

Flamingo Gardens Welcome Center, Davie, Florida



CPZ provided design services for the Welcome Center at the Flamingo Gardens, a botanical garden and bird sanctuary park in Davie, Florida. The facility will include a Visitors Center, gift shop, restaurant, multi-purpose rooms, and administrative offices and supporting spaces. Site improvements include new parking, site lighting and landscape upgrades.

Container Business Park, Delray Beach



CPZ Architects was commissioned to develop a conceptual design for what could be the next new trend for Delray. Envisioned was a destination filled with several restaurants and businesses housed in what could be prefabricated metal containers, a business park for Delray's West Atlantic Ave that would bring flexibility and an affordable place for many new businesses while staying sensitive to the surrounding area.

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HEIDI RODRIGUEZ

PRINCIPAL

PROFESSIONAL PROFILE



As one of CPZ Architects' Presidents, Heidi's commitment to excellence is reinforcement of the standard set by this established firm. She emphasizes the importance of communication, good planning and coordination of projects and seeks quality in all her projects. Heidi's project experience includes both new construction and existing facility renovations. She has served as project manager on such diverse project types as Port of Miami Cruise Terminals, residential and multi-family projects and light commercial. All her experience has included working with both the public and private sectors.

Heidi's project experience includes new construction as well as tenant interior improvements and building upgrades. She has fully developed projects such as office and public safety buildings, recreational complexes, commercial facilities, community centers and educational buildings. Heidi has been involved in the schematic design, design development, code research, construction documents, engineering coordination, bidding, permitting, and construction administration of the following projects:

YEARS EXPERIENCE 13

REGISTRATION
Architect:
Florida: AR102411

EDUCATION
Florida International University
Master of Architecture
2018 Summa Cum Laude

University of Florida
Bachelor in Design (Architecture) 2010
1st Place Luminaire

Federal Reserve Bank – *Miami Branch*



- ***East Wing***: Addition and renovation to the Federal Reserve Bank building.
- ***Site:*** Egress/ingress project to make traffic bi-directional and add lanes for ingress traffic and replace existing hydraulic bollards with wedge barriers at egress lanes.
- ***Generators:*** Generator replacement project to replace 2 old generators with 3 new ones.
- ***LE Post 4:*** Law Enforcement Post renovation to include all new finishes and state of the art equipment to protect Bank personnel.
- ***AP TI:*** Tenant improvement project to reclaim
- tenant space.
- ***Exterior LE Post:*** Exterior Law Enforcement post to accommodate bi-directional traffic and a separate entrance for visitors and deliveries.

Port St. Lucie Police Building Renovation



A complete ground floor as built was conducted at Port St. Lucie's existing police station. This provided a current and accurate base for our renovation project. The renovation encompassed a complete gut-out of the first-floor restrooms, gym and locker rooms, as well as new finishes for the lobby and breakroom. The material selection was based on cost and durability, featuring epoxy flooring, luxury vinyl tile, and new furniture, cabinetry, and appliances. The scope of the project also included a new ballistic-rated partition and double doors at the lobby to resist a Level 3 ballistic threat.

Meadows Park Preserve – *Southwest Ranches, Florida*

Meadows Park is a Restroom Pavilion within Southwest Ranches' preserve. The pavilion will feature a covered canopy area with picnic tables for public events and a neutral-colored metal standing seam roof to fuse with the Town's existing architectural fabric.

GUSTAVO A. SANTOS, AIA, NCARB

SENIOR PROJECT MANAGER/ARCHITECT

PROFESSIONAL PROFILE



Gustavo A. Santos has over eight years of experience within the A/E/C industry and holds a wealth of building and design knowledge. Gustavo is a Senior Project Manager/Architect at CPZ Architects and plays a key part in CPZ ventures. His role is central for the coordination and execution of projects at the firm. He clarifies and guides project and client requirements through the project's development with office and consultant staff to ensure the client's, stakeholders', and end-users' needs are successfully met.

Gustavo earned his bachelor's and master's degrees from the University of Florida; currently, he is a Professor of Architecture at Miami-Dade College and Registered Architect in the state of Florida. Mr. Santos has extensive experience with municipal, commercial, and maritime clients ranging from feasibility studies and existing condition assessments to design and construction administration of projects for various procurement delivery methods. His ability to analyze and solve project specific challenges serves as an asset in providing clients with thoughtful insights and guidance through solutions.

Gustavo enjoys guiding and educating clients on the intricacies of the design and construction processes, while understanding their project needs through discourse, providing feedback, and sharing opinions and opportunities.

YEARS' EXPERIENCE 10

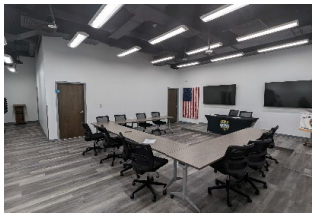
REGISTRATION
Architect:
Florida, #AR103033
NCARB Certification

EDUCATION
Bachelor of Design in Architecture, University of Florida, 2015

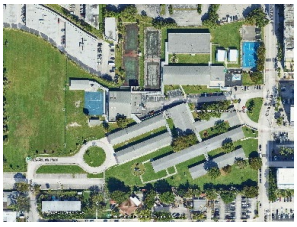
Master of Architecture, University of Florida, 2018

AFFILIATIONS
American Institute of Architects

City of Sunny Isles Beach – Building Department Annex, *BEA Architects, Inc.*
As a response to growing staff and needs for expansion, the City of Sunny Isles Beach is relocating the Building Department Staff offices into a new facility. The project entails programmatic assessments to confirm staffing requirements and future growth projections. The new design totaling 9,353 SF is based on the complete interior renovation of a prior Tony Roma's Restaurant with a building expansion, into the new, state-of-the-art, home for the Building Department. The proposed building further includes a revenue-generating component of a tenant café for use by the public.



City of Opa-locka – Police Department Relocation, *BEA Architects, Inc.*
The relocation of the City's Police Department into the nearby Municipal Complex required programmatic verification to confirm the required staff could be accommodated into the limited space. The 34,000 SF first floor space used to be a day care that was renovated to house officer and non-officer administrative offices, with toxic/narcotic evidence storage, storage of confiscated items, properties/equipment storage, breakroom, and other ancillary spaces.



North Bay Village (NBV) – Treasure Island Elementary School (TIES) Community Park, *BEA Architects, Inc.*
As a result of a Public-Private-Partnership agreement, the NBV Community Park is designed to serve three different user groups: Students from the adjacent public school (TIES), the Argentine Football Associations (AFA), and the local public community. Sitting on 7.5 acres of land, the design includes a running track, baseball/soccer field, exercise equipment and playground, community center that doubles as an emergency response center, and pickle ball courts.

Chris P. Zimmerman, AIA

QUALITY CONTROL/QUALITY ASSURANCE, CONSTRUCTABILITY

PROFESSIONAL PROFILE



Mr. Zimmerman's client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Mr. Zimmerman also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a fact that assures his clients that his designs have been developed to be economically buildable. Mr. Zimmerman brought to his own firm the unique perspective of both architect and client. In his prior position as vice president of Scharf & Associates, he designed and managed more than $50 million of new and renovation projects for both public and private sector clients.

Miami Gardens Community Center,



Owner retained CPZ Architects to replace original architect at start of project construction of this 60,000 square foot complex. Project was successfully put back on track, meeting City's goals for completion.

Coral Springs Public Safety Complex,



Comprehensive 3-phase renovation, expansion and hurricane hardening of existing 60,000 sf facility, including new 2-story, 11,000 sf addition for state-of-the-art

Doral Glades Park, Doral, Florida



CPZ Architects had the pleasure of working with the City of Doral on their brand new $10.5 million Glades Park & Nature Center Building project. Also included is a kayak launch, dock area for gatherings and fishing, protected wetlands area boardwalk for nature walks, ample Parking and a 9,000+ S.F. contemporary "Nature Center" building comprised of such finishes as stained large heavy timber roof beams and stone veneered walls.

Lakeside Park Amphitheater



The Lakeside Park Amphitheater project in Coconut Creek, Florida is part of an extensive renovation of an existing parcel as well as the redevelopment of a new adjacent parcel of land totaling approximately 589,633 SF. In addition to the new 2300 SF Outdoor Amphitheater, Park upgrades include a 900 SF Restroom building, (2) 40' x 50' Basketball Courts, (4) 30' x 50' Pickleball courts, (1) multi-purpose athletic field (approximately 195'x330'), Outdoor fitness equipment area, Parking lot for approximately 50 vehicles, an 8' wide pedestrian walkway, Drinking fountains, Park benches, Bicycle racks, Trash/ Recycling receptacles, as well as a Food truck staging area.

YEARS' EXPERIENCE - 40

REGISTRATION

Architect:
Florida, #AR0010995, 1985
North Carolina #9716, 2004
Louisiana #6826, 2008
NCARB Certification, 1986

General Contractor:
Florida, #CGC1507035

EDUCATION

Carnegie-Mellon University Bachelor of Architecture, 1983

AFFILIATIONS

American Institute of Architects

AIA Chap. Pres., 2014

2013 Citizen Architect

Boy Scouts of America
Eagle Scout
City of Plantation
2013-2017 Councilman

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Tiffany Stanton, PE

Civil Engineer

Pembroke Park Stormwater Master Plan, Pembroke Park, Florida — Project Manager. Kimley-Horn collected and evaluated information contained in the original master plan, as well as NPDES permit information, stormwater management and land use GIS coverage, design, and record drawings of completed stormwater management projects, citizen complaint reports, and records of stormwater management problem areas. With this information, Kimley-Horn developed an update to the master plan that contains an existing problems assessment identifying the locations of stormwater problem areas, a hydrologic/hydraulic stormwater model that evaluates the priority sub-basins, a summary of needed improvements based on the collected information, resiliency alternatives, and a vulnerability analysis.

Village Art Plaza, Sunrise, FL — Project Engineer. Kimley-Horn is serving as the landscape architect for the design of a public plaza in the City of Sunrise. The project encompasses streetscape improvements to the existing Village Civic Center, portions of NW 68th Avenue (between Sunset Strip and NE 22nd Court), and areas within the Village Multipurpose Center complex and parking lot. The design focuses on reconfiguring pedestrian and vehicular spaces and enhancing the public realm between two buildings to create a flexible event space for community gatherings and other uses. Key features include an emphasis on artistic expression through the incorporation of public art, an event stage, and enhanced security elements within the plaza.

Aventura General Engineering Contract, Aventura, FL — Project Engineer. Kimley-Horn provides ongoing general engineering services to the City of Aventura under a continuing services agreement. This contract covers a wide range of disciplines, including civil engineering, traffic and transportation engineering, stormwater drainage design, landscape architecture, surveying and mapping, and urban design. Our team supports City staff with tasks such as peer review of traffic impact and parking studies, site plan review, signal design, and representation at public hearings. Additional responsibilities include evaluating infrastructure improvements, coordinating with utility providers, and preparing design plans for roadway and multimodal enhancements.

Continuing Services for Water, Wastewater, Stormwater and Administrative Facilities, Coral Springs, FL — Project Engineer. Kimley-Horn provides ongoing engineering and consulting services to support the City of Coral Springs in managing its water, wastewater, stormwater, and administrative facility needs. Under this continuing services agreement, our team delivers planning, design, permitting, and construction-phase support for a wide range of utility and infrastructure projects. Services include hydraulic modeling, utility system evaluations, stormwater management solutions, and facility improvements to ensure regulatory compliance and operational efficiency.

Parker Playhouse Renovation, Fort Lauderdale, FL — Project Engineer. Kimley-Horn was retained by Wilson Butler Architects to provide professional civil engineering services for the renovations and expansion of the Parker Playhouse in Fort Lauderdale. Managed by the Broward Center for the Performing Arts, the 1,168-seat, fully equipped theater has played an important role in the community for over 50 years. Our services included site plan submittal assistance, design development, permitting, and construction phase services.



Professional Credentials

- Bachelor of Science, Civil Engineering, Florida Atlantic University
- Professional Engineer in Florida, #85268

Special Qualifications

- 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services
- Worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay
- Software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, ArcMap, AGi32, and MS

Kimley»Horn

Tom Hargrett, PLA, ASLA

Landscape Architect

Sunrise Art Plaza Design Services, Sunrise, FL — Landscape Architect. The City of Sunrise is working with Kimley-Horn to redevelop parts of the existing Village Civic Center to include a public art plaza. This project will redesign and reconfigure pedestrian and vehicular spaces between the civic center buildings to create a flexible event space for community gatherings and other uses. Our specific services for this project include conceptual design, schematic design, construction documents, permitting, limited construction phase services, and subconsultant coordination.

Sunrise City Hall and Municipal Campus Improvements, Sunrise, FL — Landscape Architect. Kimley-Horn has been selected to provide professional engineering services for the development of a new city hall and municipal complex in Sunrise, FL. This project will include a new approximately 120,000-square-foot City Hall, a new approximately 800-space parking garage, the expansion of the existing amphitheater, a new water park, covered pedestrian connections, and site infrastructure improvements to support the new and existing facilities. Kimley-Horn's specific services include site investigations, site plan preparation, civil engineering plans and regulatory agency permitting, landscape and hardscape plans, traffic and parking studies, water park design, and construction phase services.

North Andrews Gardens Community Center, Oakland Park, FL — Landscape Architect. Kimley-Horn is providing site development services for the North Andrews Gardens Community Center for the City of Oakland Park. The project includes demolition of the existing building and construction of a new one-story, 7,500-square-foot community center. Kimley-Horn's services include site civil engineering, landscape, irrigation, hardscape plans and calculations, traffic statement, and construction phase services. Additional services include regulatory agency permitting with the City of Oakland Park, Broward County, and the Florida Department of Environmental Protection (FDEP).

Oscar Wind Park, Sunrise, FL — Landscape Architect. Kimley-Horn is providing professional landscape architectural services for the expansion of Oscar Wind Park in Sunrise, Florida. This project includes improvements and renovations to the existing park, as well as the addition of new space from the School Board. The upgrades include new walkways, improvements to the existing parking lot on the School Board Cypress Bay Annex site, and landscaping/irrigation improvements. The project also includes the replacement of the playground and construction of an outdoor fitness court.

South Olive Park Tennis Expansion, West Palm Beach, FL — Landscape Architect. This 12.2-acre park in West Palm Beach is one of three city parks actively pursuing tennis and pickleball-related site improvements with Kimley-Horn. The expansion includes a new 25-space surface parking lot, amenity area, new cushioned tennis courts, resurfaced cushioned courts, new maintenance facilities, and landscape and irrigation enhancements. Kimley-Horn provided master planning, landscape architecture, engineering design, and permitting services, as well as construction observation and administration. The project is currently in permitting and is expected to be completed in Summer 2024.



Professional Credentials

- Bachelor, Landscape Architecture, University of Georgia
- Professional Landscape Architect in Florida, #LA6667512

Special Qualifications

- Nine years of public, private, and institutional design experience
- Experience includes landscape/hardscape design, irrigation design, project management, site planning, due diligence coordination, construction documents, cost estimation, and construction phase services
- Software experience includes Land F/X and Irrigation F/X, Adobe Suites, and GIS

Kimley»Horn

MUEngineers, Inc.



Marcus Unterweger, P.E., S.I., LEED AP

Principal/Principal Engineer

BENEFITS FOR THE TOWN OF PEMBROKE PARK

- **26+ years in professional practice**
- **Previous working experience with various municipalities in Florida including Broward County, City of Miami, City of Hallandale Beach, City of Aventura, Palm Beach County, City of Lake Park, City of Fort Lauderdale, City of Clewiston, City of Pompano Beach, City of Hollywood, City of Coral Springs, Town of Belle Glade, City of Delray Beach, and City of Boca Raton**
- **Project Role: Mr. Unterweger will oversee the project from start to finish. He will represent MUE at meetings, presentations, and/or site visits. He will interact directly with the client, design team and contractors. Mr. Unterweger has extensive experience in the public sector and has structurally designed several public safety complexes and fire stations throughout his career.**
- **LEED Certified**

PROFESSIONAL EXPERIENCE

Mr. Unterweger is the Principal of MUEngineers, Inc. He is a Florida registered professional engineer with over twenty-six years of professional experience. His experience includes the structural design of educational facilities, municipal facilities, high-rise buildings, healthcare facilities, churches, clubhouses, building restoration, office buildings, pedestrian bridges and parking garages.

Marcus Unterweger has owned and operated MUEngineers since 2010, and leads a team of smart, pioneering professionals who share his vision and commitment to delivering superior results for the customers.

EDUCATION

Master of Engineering: Dipl. Ing.
Technical University of Munich, Germany, 1999

Master of Business,
Business School of Edinburgh, Britain, 2004

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 63860

Registered Special Inspector/Threshold Buildings
State of Florida
Reg. No. 7027309

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Principal-in-Charge*. MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

Consulting Services for Port Everglades, Hollywood, FL-*Principal-in-Charge*. A member of the team for the continuing services for civil engineering related to Port Everglades. Our current scope of work includes assessments, upgrades, and modifications to the Port Seacor building

Public Works Complex, Oakland Park, Florida-*Principal-in-Charge*. MUE provided structural inspection services during the construction of three new buildings at the Public Works Complex site for the City of Oakland Park. The three buildings (Fleet, Operations and Warehouse Buildings) were constructed with tilt-up panel installation.

Water Wastewater Plant-Wind Hardening, Coral Springs, Florida-*Principle-in-Charge*. MUE is a member of the team for the assessment of the structural adequacy of six existing building structures and providing structural hardening details to ensure compliance with the current FBC standards at the water-wastewater treatment plant for the City of Coral Springs.

Sawgrass to Seagrass Center, Deerfield Beach, Florida- *Principal-in-Charge*. MUE is a member of the team for the structural design of a new 17,000sf public facility center in Deerfield Beach. The ground floor features an open parking garage and office spaces, while the second level includes open terrace areas, a new community center and an exhibition space. MUE will provide structural special inspections during the construction phase.

Marco Island Academy, Marco Island, Florida- *Principal-in-Charge*. Provided the structural engineering and design of a new public charter high school on Marco Island. The two-story, 55, 000sf building includes classrooms, gymnasium, main entrance lobby and storage rooms.

Wildflower Park, Boca Raton, Florida-Principal-in-Charge. MUE is providing structural design services for a new partially open park pavilion structure with enclosed bathrooms and concession area. Additionally, foundation designs for miscellaneous site structures, including light poles, sitting walls and artwork.

Seawall Assessment and Restoration, Aventura, Florida-Principal-in-Charge. MUE was involved in the restoration of four sections of seawalls located along canals (5.2 miles) for the City of Aventura. Visual observations of the seawalls from both the land and the water and roughly 388 seawall piles were assessed, and our firm prepared the structural design for the repair details and procedures of the deteriorated structures.

Torry Island Seawall & Walkway, Belle Glade, Florida - Principal in Charge – MUE's role on this project was to structurally design a new 800ft long new bulkhead/seawall structure and concrete boardwalk structure. Additionally, MUE engineered foundations and anchor points to secure floating dock structures designed by another company.

Broward County Professional Engineering Consultant Services, Continuing Contract, Various, Broward County, Florida- *Principal-in-Charge*. MUE was a member of the team for this continuing contract with Broward County RFP, as a sub-consultant. We have begun the process of three phases for this contract, a park walkway observation deck/tower remodel, and a gazebo restoration/remodel and light pole assessments and foundation design.

3440 NE 12th Avenue
Oakland Park, FL 33334

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MUEngineers, Inc.



Ricardo Madriz, P.E., LEED AP

Vice President /Sr. Project Manager

BENEFITS FOR THE TOWN OF PEMBROKE PARK

- 17+ years in professional practice
- Previous working experience with various municipalities in Florida including Broward County, City of Coral Springs, Town of Davie, City of Southwest Ranches, City of Delray, City of Pompano Beach, City of Miami Gardens, City of Lauderhill, City of Tamarac, City of Oakland Park, and City of Boca Raton
- Project Role: Mr. Madriz will oversee the daily project management, ensuring timelines are met, project is moving forward, reviewing project engineers work and answering questions, communicating with the entire design team and final overall structural drawings.
- LEED Certified

PROFESSIONAL EXPERIENCE

Mr. Madriz is the V.P. of Engineering for MUE and brings more than seventeen years of structural engineering practice and skill to the table. He is incredibly knowledgeable in building structures and analysis, the latest software, and current building codes and industry standards.

Ricardo Madriz has experience in the structural design of educational facilities, municipal facilities, high-rise buildings, building restoration, residential buildings, water related structures, office buildings and parking garages.

EDUCATION

Master of Engineering:
McGill University, 2004

Bachelor of Civil Engineering
McGill University, 2002

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 68444

RELEVANT PROJECT EXPERIENCE

James Archer Smith Splash Pad, Homestead, Florida-Project Manager. Our role on this project is structural design and engineering related to a new fifty-foot diameter splash pad and aquatic features for the City of Homestead.

McNair Park, Pompano Beach, Florida-Project Manager. MUE is a member of the team for this RFQ. Our scope involves the structural design of a one-story building expansion, a new free-standing restroom and concession building, a new press box structure, picnic shelter and new football goal post foundations.

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Sr. Project Manager.* MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

Coral Springs Westside Maintenance Facility, Coral Springs, FL- *Project Manager.* Our office is a member of the team for this RFQ as a sub-consultant. We are providing structural consultant engineering for the renovation, redesign and repurposing of the Westside Maintenance Facility, Fire Training Academy and Police Firing Range for the City of Coral Springs.

White Course Park, Doral, Florida-Project Manager. MUE was responsible for the structural design and engineering of a new restroom building, foundation systems for new picnic shelters, foundations for light poles and wayfinding signage, and foundations for pre-engineered playground shade structures.

City Park, Oakland Park, Florida-Project Manager. MUE provided structural engineering services related to improvements and modifications to City Park. Our services included the design of a one-story restroom facility, new one-story storage building, structural design of foundation for light poles, wayfinding signage and pre-engineered playground shade structures.

Pedestrian Bridge, All Aboard Train Station, Miami, Florida-Project Manager. MUEngineers, Inc. was involved in the structural evaluation and design of a precast and steel pedestrian bridge to connect the All-Aboard train station to the existing station. We designed the bridge structure and foundation system, all gravity and lateral loads and provided structural construction documents and calculations.

McTyre Amphitheater, West Park, Florida-Project Manager. MUE provides structural engineering and design services for this project for the City of West Park. The new amphitheater is the first phase of the new McTyre Park Cultural Center, and the public facility will feature dressing rooms and other support areas and will be ADA compliant.

Kester Park, Pompano Beach, Florida-Project Manager. MUE is a member of the team for this RFQ with the City of Pompano Beach. Our scope involves the structural design of renovations of the existing baseball fields such as dugout modifications and foundations for picnic shelters.

South Florida Water Management District, Southwest Ranches, Florida- *Project Manager* - MUEngineers, Inc. provided professional engineering services for the design of a one story, 3,000sf maintenance building, a 1,050sf covered parking area and a dumpster enclosure for the South Broward Drainage District.

Mills Pond Park, Fort Lauderdale, Florida – Project Manager – MUE's role on this project was the structural design of a new 10'x10' elevated wood observation deck in the park. The project was awarded in 2016 and was completed in 2017.

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MUEngineers, Inc.



Yusuf Rangoonwala, P.E.

Vice President/Assistant Sr. Project Manager

- **BENEFITS FOR THE TOWN OF PEMBROKE PARK**
- **12+ years in professional practice.**
- **Previous working experience with most type of building structures including high rise residential buildings, hotels, restaurants, water and waste water treatment facilities, city and county recreational parks, office buildings, industrial buildings, car dealerships, townhouses, sing family residential structures, exclusive luxury residential mansions, warehouses, lift stations, pedestrian bridges, docks, boardwalks, residential construction waterside of the coastal construction line, religious facilities, parking garages, vehicular bridges, sport facilities, etc.**
- **Project Role: Mr. Rangoonwala will be assisting Mr. Ricardo Madriz on an as / if needed basis managing the design efforts and the project team resource assignments.**

PROFESSIONAL EXPERIENCE

Mr. Rangoonwala is currently a Vice President at MUE. He is a licensed Florida P.E. and has over twelve years of professional experience. His experience includes the structural design of manufacturing facilities, Residential and Commercial buildings, hotels, recreational facilities, high-rise buildings, residential houses, office buildings, and parking garages.

Yusuf also has over two and a half years of work experience in India as a Structural Engineer. Mr. Rangoonwala also has previous work experience in the petrochemical and oil and gas refineries industries.

EDUCATION

Master of Science: Structural Engineering
Virginia Tech,
Virginia, USA, 2016

Bachelor of Engineering: Civil Engineering
University of Mumbai,
India, 2012

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 90777

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Retail Potable Water and Wastewater Master Plan RFQ, Various Broward County, FL-*Project Manager*. MUE is the structural engineering consultant for this master plan contract. Thus far, we have provided structural observations and assessments for twenty existing wastewater pumping stations and six water repump stations located throughout Broward County. MUE provided a structural condition rating, a description of our findings and assessment for each station observed.

Sintavia New Manufacturing Facility, Hollywood, Florida-*Project Manager*. Our role on this project was providing structural design and engineering for a new two-story manufacturing facility. The total area of the building is approximately 59,000sf with a manufacturing area of 42,000sf and an office area of 19,000sf. The structure consists of a metal roof deck, steel joists and beams, a composite second floor deck and tilt-up panels.

Champion Porsche Dealership, Pompano Beach, Florida-*Project Manager*. This active project involves delivering comprehensive structural design for a new two-story, 71,000sf car dealership, a four-story precast parking garage ~121,000sf, and the structural redesign and repurposing of an existing 116,000sf warehouse into a new car service building.

I&B Medical Offices, Pompano Beach, Florida-*Project Manager*. This project involves the structural design of two separate 1-story buildings in Pompano Beach, Florida, with a combined gross area of 16,536 square feet. One building is designed to serve as a senior center and medical office, while the other is constructed as a shell building for future use. Both buildings utilize tilt-wall panels and hollow core plank framing, ensuring cost-effective, durable construction with flexibility for future adaptations.

Wellington Sports Complex, Wellington, Florida- *Project Manager*. Our role for this ongoing project is structural design and engineering for a new 90,000sf, one-story community sport complex building and a detached and structurally independent 6,000sf enclosed batting cage building. The sports complex gymnasium facility includes fitness area, indoor courts, locker rooms, gym, offices, commercial kitchen & small café and tenant buildouts for chiropractor and physical therapy.

CW Thomas Community Center, Dania Beach, Florida-*Project Manager*-A member of the team for this pursuit involving the structural design of a new 14,600sf community and aquatics center including an indoor basketball court, gymnasium, classrooms, offices, locker rooms and kitchen area.

Sawgrass to Seagrass Center, Deerfield Beach, Florida-*Project Manager*. MUE is a member of the team for the structural design of a new 17,000sf public facility center in Deerfield Beach. The ground floor features an open parking garage and office spaces, while the second floor includes open terrace areas, a new community center and an exhibition space. MUE will provide structural special inspections during the construction phase.

Senior Activity Center, Pompano Beach, Florida- *Project Manager* -A member of the team for the City of Pompano Beach for the structural design and engineering related to a new one-story, ~8,472sf senior community center. The building consists of multiple activity rooms, kitchen, laundry facilities, storage rooms, office spaces, restrooms, a gymnasium and reception and lounge areas.

3440 NE 12th Avenue
Oakland Park, FL 33334

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BUILDING ENVELOPE

PROFESSIONAL PROFILE

PAUL W. JUST, III

LICENSE:	Florida Licensed Architect (since 1991)
CERTIFICATION:	Certified Construction Specifier (1982 - 2018) Certified Construction Contract Administrator (1999 - 2018) Certified, National Council Architectural Registration Boards (1991-2018) LEED Accredited Professional (2009 - 2018)
PROFESSIONAL POSITION:	Building Envelope, LLC Principal Architect Managing Member AR 0013722
EXPERT QUALIFIED:	Roofing and Waterproofing Systems Broward County Court – Civil Division
GENERAL:	Principal Owner / President of an Architectural Consulting firm.
EXPERIENCE; SPECIFIC:	Hands on practical experience with an emphasis on technical documents, including contracts and technical specification writing and specialized building envelope waterproofing consultation. Other expertise includes contract administration, construction compliance inspections and expert witness testimony.
PROFESSIONAL MEMBERSHIPS:	INTERNATIONAL INSTITUTE OF BUILDING ENCLOSURE CONSULTANTS (IIBEC) (p.k.a. RCI) Professional Member
EDUCATION:	UNIVERSITY OF MIAMI School of Architecture, Bachelors of Architecture 1987 Professional Degree Program
CONTINUING EDUCATION:	NCARB Professional Development Program – Webinar/Seminar • Improving Building Performance • Mold and Moisture Prevention • Low-Slope Roofing – Part I • Low-Slope Roofing – Part II Miami Chapter CSI - AIA/CES Continuing Education – Webinar/Seminar • Stucco problems and Solutions • A Primer on Specification Writing • Specification Writing in the A/E Office • Lighting Update
PROJECT LIST:	Four Seasons Condominium • Concrete, Stucco and Painting • Waterproof Pedestrian Deck Coating • Waterproofing of Balcony/Patio Decks • Window and Door Sealant /Waterproofing Replacement

DELTA G CONSULTING ENGINEERS, INC.



EDUCATION:
Bachelor of Science, 1988 from Florida Atlantic University, Associate of Arts in Business Administration from Florida Atlantic University, 1983

LICENSING & REGISTRATIONS:
LEED Accredited professional (2006)

PROFESSIONAL AFFILIATIONS:
United States Green Building Council

George SanJuan, P.E., LEED AP
President/Electrical Engineer
Years of Experience: 38 / Years with Firm: 30

George SanJuan founded Delta G Consulting Engineers Inc. in 1992. Mr. SanJuan has led the firm's growth to twenty-four engineers and staff since October 1992. George SanJuan is an Electrical Professional Engineer with over thirty-eight years' experience as an electrical engineer, project manager, and Principal-in-charge. Mr. SanJuan is the principal of the firm and spends most of his time assisting the project managers of our 4 four fully staffed project teams and support personnel. His responsibilities also include QA/QC and specialty projects. Mr. SanJuan also works very closely with the client's project teams and is instrumental in the management and coordination of projects from the initial kick-off meeting through to final C.O. and commissioning of projects.

Experience

Port Everglades 14th Street Sallyport project, *Ft. Lauderdale, FL*
Project#210712
Provided professional engineering services for vehicular access control/sally port upgrade at Port Everglades in Fort Lauderdale, Florida. The scope of work includes the replacement and upgrade of the existing security permit automated sally port system.

The Government Center West Escalator Replacement, *Broward County, FL*
Project#200803
Complete gut and renovation of the interior area of the building of approximately 8,800 SF. They are renovating a portion of the first floor to accommodate the mobility advancement plan (MAP) administrative team & the surtax oversight board.

1800 Eller Drive #570, Fort Lauderdale, FL 33316 - Telephone: (954) 527-1112 – Deltag.net – Admin@deltag.net

Hugo E. Soto, P.E.

Principal Geotechnical Engineer/QA/QC Review



EDUCATION
Master of Science in Geotechnical Engineering, Utah State University, 1980

Bachelor of Science in Civil Engineering, Utah State University, 1979

REGISTRATIONS
Professional Engineer, #36440, Florida, 1985

AFFILIATIONS
American Society of Civil Engineers

Cuban American Association of Civil Engineers

YEARS OF EXPERIENCE: 44

YEARS AT FIRM: 17

OFFICE LOCATION:
Miami Lakes, FL

PROFESSIONAL EXPERIENCE

Hugo is a principal and Manager of Regional Geotechnical Services for Terracon's Fort Lauderdale and Miami offices. He is also an authorized project reviewer (APR) for the firm's Florida Division, providing oversight and guidance on project quality, delivery, and other aspects of each project, including safety, schedule, budget, and meeting Terracon and client expectations. Hugo has more than 40 years of expertise in providing geotechnical engineering, construction materials testing, inspection, and consulting services. Geotechnical services include geotechnical design, analyses, and recommendations related to the design and construction of foundations, as well as geotechnical exploration programs. He is well-versed in performing analysis and evaluation of field and laboratory data, in-situ soil testing, in-place permeability testing, and geophysical explorations.

Hugo's extensive experience includes: evaluating bearing capacity and settlement for different types of shallow and deep foundation systems; analysis/evaluation of retaining walls, sheet piling systems, slope stability analysis of conventional and reinforced embankments, evaluation of drilled shafts, auger cast piles and driven piles; evaluation, design, and implementation of subsurface improvement programs (i.e. application of dynamic compaction, preloading, compaction grouting, and vibro-compaction techniques); and conducting studies including monitoring vibrations of structures during construction.

PROJECT EXPERIENCE

City of Dania Beach DCP for Southeast Stormwater Improvements – Dania Beach, FL
Principal Engineer/Project Manager/QA/QC Review. Hugo provided senior-level supervision and review of Terracon's deliverables to confirm adherence to Terracon standards and regulatory requirements. This project consists of stormwater drainage improvements within the area bound from west to east by Federal Highway and SE 5th Avenue and from the south to the north from SE 10th Street to SE 2nd Street. The proposed structures included two pump stations and an exfiltration trench. Terracon performed subsurface exploration and geotechnical engineering that included the advancement of test borings, exfiltration tests, pavement cores, and double-ring infiltrometer (DRI tests). The samples obtained in the field were laboratory tested. The firm provided information and geotechnical engineering recommendations relative to subsurface soil (and rock) conditions, groundwater conditions, pavement core information, exfiltration test results, and recommendations for the proposed pump stations.

Fire Station No. 114 – Pompano Beach, FL
Principal Engineer/QA/QC Review. The City of Pompano Beach planned to construct a new fire station to reduce response time and enhance fire and emergency services. The project included land acquisition along with a new 2-story, 3-bay fire station. The station was being designed to meet the City's Green Development for Sustainability Standards. Terracon performed exfiltration tests on the project site in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Constant Head" Percolation Tests. Hydraulic conductivity was calculated from the test results and reported in units of cubic feet per second per SF of seepage area per foot of head. The soils at the exfiltration test locations were classified by Terracon. The firm provided a report that included the results from the exfiltration tests and boring logs that graphically represented the soil profile at exfiltration test locations.

Westside Improvements Building Renovation/Addition - Coral Springs, FL
Principal/QA/QC Reviewer. The project consists of an addition on the first floor on the southwest side of the building along with a second-floor addition and mezzanine level on the southwest side of the building. Subsurface exploration and geotechnical engineering services were performed for the proposed improvements. Terracon provided information and geotechnical engineering concerning subsurface soil conditions, groundwater conditions, excavation considerations, site preparation and earthwork, foundation design and construction, and floor slab design and construction.

Terracon

Mark J. Fricke, CIH, CSP, LAC

Licensed Asbestos Consultant/Certified Industrial Hygienist/QA/QC



PROFESSIONAL EXPERIENCE

Mark has worked in the environmental consulting field for more than 25 years. He has extensive experience serving both public and private sector clients and the insurance industry. He has performed numerous property assessments for mold and bacterial contamination, mold cause and origin investigations, building envelope failures, water intrusion, lead-based paint (LBP) inspections/risk assessments, asbestos surveys, and abatement design, as well as industrial/occupational hygiene sampling and exposure assessment. Mark also has extensive ecological consulting and regulatory agency permitting experience for large-scale residential, commercial, and industrial developments, wetland delineation, threatened and endangered species surveys, and property acquisition due diligence investigations.

PROJECT EXPERIENCE

Fire Station – Lighthouse Point, FL

Florida Licensed Asbestos Consultant (FLAC)/Quality Assurance/Quality Control (QA/QC) Reviewer. An asbestos survey was requested due to the planned renovation of the first and second floors of the building. Terracon conducted an asbestos inspection of the Fire Station. The inspection was conducted by an Asbestos Hazard Emergency Response Act (AHERA)-accredited asbestos inspector. The interior two floors, exterior, and roof were surveyed, and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in the EPA regulation 40 Code of Federal Regulations (CFR) 763 (AHERA). Samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

Fire Station No. 43 - The Villages, FL

Certified Industrial Hygienist (CIH). Completed a mold, moisture, and ventilation assessment at the station. Identified negative building pressure issues leading to excessive indoor condensation and mold growth. Collaborated with mechanical engineer to correct HVAC installation deficiencies and prepared mold remediation protocol and performed post-remediation verification. Work performed prior to joining Terracon.

Naval Air Station (NAS) Key West Building A-734 – Key West, FL

FLAC/QA/QC Reviewer. Building A-734 was planned for renovation. A Terracon AHERA-accredited asbestos inspector conducted a pre-renovation asbestos survey of the approximately 13,472-square-foot (SF) building. The structure's components were surveyed and homogeneous areas of suspect ACM were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA regulation 40 CFR 763 (AHERA). Asbestos samples were delivered to an accredited laboratory for analysis. Suspect ACM samples were analyzed by PLM.

Broward County Health Operations Building – Fort Lauderdale, FL

FLAC/QA/QC Reviewer. HVAC and Building Automation System (BAS) upgrades were planned for the two-story 22,800-SF building that was constructed in 1974. A Terracon AHERA-accredited asbestos inspector conducted an asbestos survey of the building. The interior two floors and roof were surveyed, and homogeneous areas of suspect ACM were visually identified and documented. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA regulation 40 CFR 763 (AHERA). Asbestos samples were delivered to an accredited laboratory for analysis. Suspect ACM samples were analyzed by PLM.

EDUCATION

M.S.P.H. Candidate, Industrial Hygiene, Tulane University, New Orleans LA, expected graduation 2024

B.S., Biology, University of South Florida, Tampa, FL 1994

REGISTRATIONS / CERTIFICATIONS

Licensed Mold Assessor: Florida No. 2307

Licensed Asbestos Consultant: Florida No. AX132

Certified Industrial Hygienist, Comprehensive Practice: American Board of Industrial Hygiene No. 12204 CP

Certified Safety Professional: Board of Certified Safety Professionals No. CSP-36837,

Lead-based Paint Inspector/Risk Assessor: Environmental Protection Agency (EPA) No. LBP-R-I191574-2

AHERA Asbestos Inspector, Management Planner and Project Designer

AFFILIATIONS

American Industrial Hygiene Association

American Conference of Governmental Industrial Hygienists

Indoor Air Quality Association

YEARS OF EXPERIENCE 27

YEARS AT FIRM 2

OFFICE LOCATION

Winter Park, FL

Mark M. Kearns
Senior Environmental Scientist



EDUCATION
Bachelor of Science in Anthropology/Archaeology, Millsaps College, Jackson, MS, 2008

CERTIFICATIONS
Water Well Contractor - South Florida Water Management District No. 11364

Qualified Stormwater Management Inspector No. 21269

PROFESSIONAL TRAINING
OSHA 8-Hour HAZMAT/Health and Safety

YEARS OF EXPERIENCE: 17

YEARS AT FIRM: 3

OFFICE LOCATION:
Fort Lauderdale, FL

** Work performed prior to joining Terracon.*

PROFESSIONAL EXPERIENCE
Mark is the Environmental Group Manager for Terracon's Fort Lauderdale and Miami offices. He is qualified as a senior professional with extensive experience managing environmental assessment and remediation projects. He has extensive field experience in Florida and overseas implementing and overseeing safety programs for coworkers, clients and contractors. With 17 years of experience in the environmental field, Mark has demonstrated the ability to manage large, complex projects for local, state and federal agencies. He also has the technical experience, leadership skills, and specialized training to effectively analyze, measure, and resolve site-specific environmental issues.

PROJECT EXPERIENCE
Broward County Consolidated Maintenance Facility – Port Everglades, Fort Lauderdale, FL

Senior Environmental Scientist. The site was being considered for redevelopment as a Consolidated Public Works/Maintenance Facility that would remove the buildings from the east and south sides of the site and incorporate the services provided within the shops, along with shops from other areas within the port, into a common unified facility. Terracon performed a Phase I environmental site assessment (ESA) to identify recognized environmental conditions (RECs) in connection with the site. Terracon also provided a Tier 1 Vapor Encroachment Screen and presentation of construction considerations. A Phase II ESA was conducted by Terracon to assess soil, vapor, and groundwater quality at the site for potential impacts from the RECs and Vapor Encroachment Condition (VEC) identified in the Phase I ESA through the advancement of soil borings and the installation of groundwater monitoring wells and vapor points for the collection of soil, vapor, and groundwater samples from within areas of concern. Terracon conducted two limited asbestos and visual hazardous/regulated materials survey at the maintenance complex and out parcel buildings for various structures (office buildings, trailers, warehouses, shops. Terracon also provided an expanded site investigation, remedial engineering design, subsurface investigation/underground storage tank (UST) removal services, post-occupancy evaluation, and materials testing services.

Hialeah Park and Race Track – Hialeah, FL

Project Manager. Terracon has provided consulting and redevelopment services to the Hialeah Park Race Track/Bal Bay Management, LLC since 2016 to the present day. We have assisted the client with services including regulatory interface and support for a No Further Action with Conditions (NFAC) closure planning with the Miami-Dade County Department of Regulatory and Economic Resources (DRER), Division of Environmental Resources Management (DERM), semi-annual groundwater sampling for arsenic, geotechnical evaluations, lake restoration permitting, engineering control inspections, and construction management. Terracon successfully reduced the required frequency of periodic groundwater sampling from quarterly to semi-annually for the client based on an analysis of the historical groundwater data. Terracon also prepared a Soil Management Plan (SMP) and Dust Control Plan (DCP) for lake restoration and maintenance activities at the lake located within the historic Hialeah Park horse track. Terracon successfully obtained DERM approvals for this work, including approvals for the beneficial reuse of material excavated from the lake restoration activities. Terracon provided construction management services including environmental oversight of the construction activities for compliance with the DERM-approved SMP and DCP.

Terracon

Alex Halli

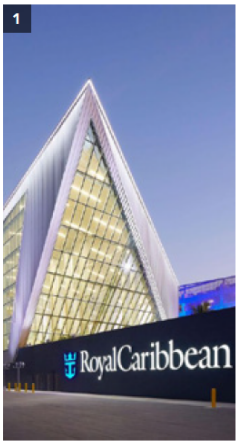
Senior Director



QUALIFICATIONS
BSC (HONS), MRICS

EXPERIENCE
23 YEARS

Alex's leadership of our Florida and Caribbean offices ensure the client and project obtain optimum value. Alex has considerable pre-contract and post-contract experience in multiple sectors.









1. Royal Caribbean Terminal
2. Carnival Terminal
3. MSC Terminal
4. Virgin Voyages Terminal V

Notable Clients

St. Petersburg Pier
MSC Terminal
Carnival Terminal
Royal Caribbean Terminal
Virgin Voyages Terminal V
Universal Studios
Global Ports Holding
Bonds Cay
Coco Cay
Baha Mar
Baha Mar Waterpark
Barbuda Ocean Club
Melia Hotel
Grand Hyatt
830 Brickell
Millennium
Jones Day
Ichan

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317

Dennis Vasin

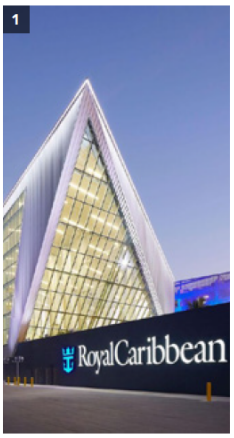
Senior Associate Director
Cost Management

QUALIFICATIONS
BS, CONSTRUCTION MANAGEMENT

EXPERIENCE
18 YEARS



Dennis excels in working alongside the client and the design team, assisting them with estimating through guiding the development of accurate budgeting, bringing ability to recognize gaps in the design documents and prepare a risk analysis for any unanticipated project costs.









1. Royal Caribbean Terminal
2. Carnival Terminal
3. MSC Terminal
4. Virgin Voyages Terminal V

Notable Clients

St. Petersburg Pier
MSC Terminal
Carnival Terminal
Royal Caribbean Terminal
Virgin Voyages Terminal V
Avenues: The World School
Center for Jewish Life
Cox Science Center & Aquarium
Society of Four Arts
Baha Mar
Baha Mar Water Park
Delano Hotel
Perez Art Museum Miami
Edition Hotel - Water Street Tampa*
Cora - Water Street Tampa*
Revel Casino*

**Experience prior to G&T*

CPZ ARCHITECTS, INC.
MAIN: 4316 W. Broward Boulevard, Plantation, Florida 33317

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS

4341 S.W. 62nd Avenue, Davie, Florida 33314
T: (954) 585-0997 • F: (954) 585-3927 • www.stonersurveyors.com

James D. Stoner, P.S.M.
President

Professional Profile



Mr. Stoner is a second generation Land Surveyor, with over forty years of surveying experience in South Florida. He began his surveying career at Williams, Hatfield, & Stoner, Inc. working from the bottom as a Rodman, all the way up to Vice President of the Surveying Department.

Mr. Stoner founded Stoner & Associates, Inc. in 1988, based on the philosophy that attention to detail and quality work would create a successful firm. He manages all aspects of the firm's growth and development.

Mr. Stoner has supervised both small and large scale surveying projects. His firm has successfully completed numerous roadway and other various projects, while working directly with the clients and consultants.

Education

Associates of Science in Land Surveying
Palm Beach Community College in 1979

Professional Registrations

State of Florida Professional Surveyor and Mapper
License Number LS4039

Professional Affiliations

Florida Surveying and Mapping Society
Florida Surveying and Mapping Society – Broward Chapter
American Congress on Surveying and Mapping
Leadership Broward



Technical Qualifications & Expertise

CPZ Architects is a South Florida–based, full-service architectural practice specializing in the planning, design, and delivery of municipal and public-sector projects. We are fully licensed in the State of Florida and have a long record of successfully completing task orders under **continuing services contracts** for city, county, and state agencies throughout the region.

Our multidisciplinary team includes registered architects, LEED-accredited professionals, cost estimators, interior designers, and envelope specialists. This integrated team allows us to efficiently deliver design and documentation services across multiple concurrent assignments ranging from small facility upgrades to large-scale renovation and new construction projects while maintaining consistent quality and responsiveness.

Core Service Categories and Expertise

1. Design-Build Projects

Our firm has extensive experience supporting design-build delivery for municipal projects. We understand the statutory requirements of Florida's design-build process and are adept at developing Design Criteria Packages, performance specifications, and preliminary design packages that align with agency procurement procedures. Working as the architect-of-record within design-build teams, we coordinate directly with contractors to ensure compliance with public bidding standards, budget targets, and schedule milestones.

2. Building Remodeling and/or New Construction

We have successfully completed numerous **municipal and private sector renovation, expansion, and new construction projects**, including city halls, public works facilities, community centers, fire stations, police substations, park structures, and maintenance buildings. Our staff is highly experienced in assessing existing building conditions, documenting as-builts, preparing phased construction plans, and coordinating construction to minimize service disruption to municipal operations.

3. Project Cost Estimating, Cost Engineering, and Forecasting

Cost control is essential in public work. We employ a rigorous cost-management process that begins during programming and schematic design and continues through bidding. Our estimators develop **line-item cost models** based on current local market conditions and historical data from previous municipal projects. We provide ongoing budget updates, cost forecasting, and value-engineering recommendations to help ensure each task order remains within the allocated funding.

4. Space-Need Analysis

For city departments and municipal facilities, our team conducts **space needs assessments** that document operational workflows, staffing forecasts, and functional adjacencies. We work directly with department heads and user groups to quantify current and future space requirements, develop utilization matrices, and recommend space optimization strategies. The resulting analysis forms the foundation for programming and facility-master-planning efforts.

5. Feasibility Studies

We routinely prepare **feasibility and due-diligence studies** for potential municipal sites or facilities, analyzing zoning compliance, environmental constraints, accessibility, infrastructure capacity, and building code implications. Our studies also include conceptual site layouts, preliminary cost and schedule projections, and permitting pathway assessments—allowing municipal clients to make well-informed decisions about project viability.

6. Conceptual Plans and Schematic Designs

Our conceptual and schematic design services translate programming and feasibility results into clear, visual, and functional solutions. We develop schematic floor plans, elevations, and 3D visualizations tailored for presentation to councils, commissions, or community stakeholders. These early-phase designs reflect local architectural character, resilience standards, and public-sector durability requirements.

7. Design and Construction Documents

We produce **fully coordinated construction documents** compliant with Florida Building Code, ADA, and local government standards. Our construction drawings include architectural, structural, MEP, and civil coordination through trusted engineering partners. Each set is prepared to meet the procurement and permitting requirements of municipal jurisdictions, facilitating competitive bidding and minimizing change orders during construction.

8. Envelope Analysis

Given South Florida's coastal climate, our firm places strong emphasis on **building envelope performance**. We evaluate existing roof, wall, and glazing systems for waterproofing integrity, energy efficiency, and wind-load compliance. For new or renovated facilities, we design robust envelope assemblies using durable, low-maintenance materials and specify systems that meet or exceed Miami-Dade and Florida Product Approval standards.

9. Interior Design Services

Our interior design group provides complete finish and furniture coordination for municipal environments—from council chambers and community centers to police and fire facilities. We specify cost-effective, high-durability materials that support heavy public use while maintaining a professional civic image. Services include space planning, FF&E coordination, and finish schedules integrated into architectural documentation.

10. Coatings, Paints, and Primers Specifications

We develop detailed coating specifications for both interior and exterior municipal applications, including protective finishes for high-moisture, coastal, and maintenance environments. Our team ensures all coatings meet sustainability, VOC, and warranty requirements, aligning with agency maintenance standards and long-term performance goals.

11. Scope Development

Under continuing services contracts, our firm excels at **rapidly defining and managing project scopes** across multiple task orders. We develop clear work plans outlining deliverables, milestones, and responsibilities for each assignment. Our proactive communication with agency staff ensures tasks are initiated, executed, and closed out in full compliance with contract terms and reporting requirements.

Why Municipal Clients Choose Us

- **Proven Performance** under continuing services contracts for local governments across South Florida.
- **Fast Response Times** for task orders and on-call assignments.
- **Comprehensive Services** from feasibility through design and construction support.
- **Deep Knowledge** of local codes, procurement procedures, and permitting authorities.
- **Commitment to Budget & Schedule** through diligent cost management and communication.
- **Resilient, Sustainable Design** aligned with community and environmental goals.

Conclusion

Our firm's technical expertise, local experience, and structured project management approach make us an ideal partner for municipal continuing services contracts. We provide responsive, high-quality architectural solutions that help cities, counties, and public agencies maintain and enhance their facilities efficiently, economically, and sustainably.

4.6 Relevant Completed Project Experience



Design Build

CONTAINER BUSINESS PARK
DELRAY BEACH, FLORIDA







Initial Construction Estimate: $6,700,000
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $111,708
Change Orders to Design Contract: $0

Project Type
Governmental

Services
Full Architectural

Construction Cost
TBD

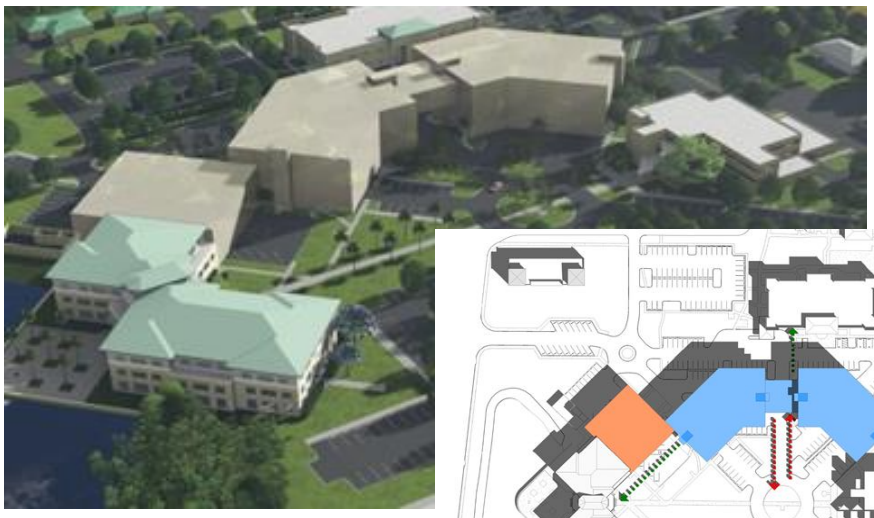
Completion Date
2023

Client Contact
Ivan Cabrera,
Delray Beach CRA
561-276-8640.
cabrerai@mydelraybeach.com

CPZ Architects was commissioned to develop a conceptual design for what could be the next new trend for Delray. Envisioned was a destination filled with a number of restaurants and businesses housed in what could be prefabricated metal containers, a business park for Delray's West Atlantic Ave that would bring flexibility and an affordable place for many new businesses while staying sensitive to the surrounding area. The design offers a new atmosphere to an evolving demographic of Delray, filled with entertainment, food venues and small local businesses it can become a destination for families to visit and enjoy a day out in the beautiful south Florida weather.

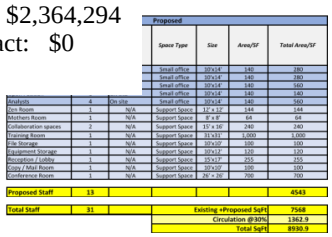
PORT ST LUCIE CITY HALL SPACE NEEDS ASSESSMENT

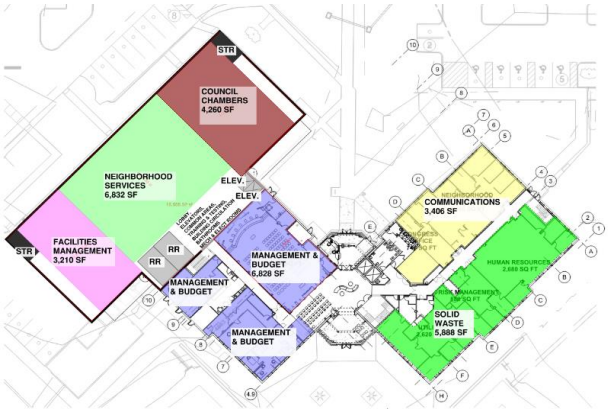
PORT ST LUCIE, FLORIDA











Initial Construction Estimate: TBD
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $2,364,294
Change Orders to Design Contract: $0

Project Type
Municipal

Services
Space Needs Analysis

Construction Cost
$TBD

Completion Date
2025

Client Contact
Roger Jacob
Construction Projects Director
772-281-9252

Client Goals / Results:

The City of Port St Lucie hired CPZ to provide comprehensive planning, design, and construction administration for a resilient public facility. Services encompass space needs assessments, efficiency and space planning, phasing studies with cost estimates, and site improvements for parking, drainage, lighting, and landscaping in compliance with City of Port St. Lucie ordinances and all regulatory agencies. The project design will utilize energy-efficient, sustainable building design practices. The scope covers programming, site and environmental reviews, schematic through construction documents, permitting, cost estimating, and construction-phase support.

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957
(954) 792-8525
AA #26000685
WWW.CPZARCHITECTS.COM

WILDFLOWER PARK

BOCA RATON, FLORIDA









Initial Construction Estimate: $8,900,000

Amount of Initial Design Fees: $471,700.00
Change Orders to Design Contract: $0

Project Type:
Municipal

Project Location:
Boca Raton, Florida

Services
Full Architectural

Construction Cost:
$TBD

Completion Date:
2022

Client Contact:
Jennifer Bistyga

City of Boca Raton
(561) 416-3397

Client Goals / Results:

CPZ Architects provided Design and Construction Administration Services to the City of Boca Raton for the construction of Wildflower Pavilion and Silver Palm Restroom Buildings. Wildflower & Silver Palm Parks are on the north and south side of Palmetto Park Road and on the west side of the intracoastal.

A direct pedestrian connection under the Palmetto Park Road Bridge will provide access to and from Silver Palms and the Wildflower Property. The park's amenities include, additional parking, a new restroom and pavilion, promenade seating, picnic areas, exercise stations and walking pathways. The new pavilion and restroom buildings compliment several of the park's interactive features such as art sculptures and play art, interactive water features, event lawn and waterfront seating.

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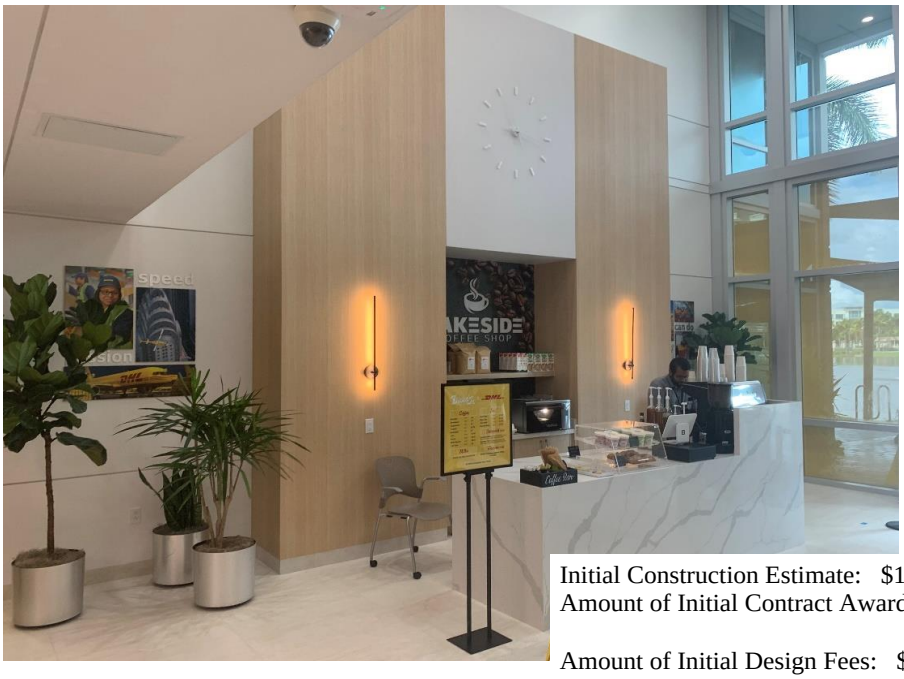
(954) 792-8525 AA# 26000685 WWW.CPZARCHITECTS. COM

CORNERSTONE – DHL CORPORATE OFFICE

PLANTATION, FLORIDA



Initial Construction Estimate: $1,300,000
Amount of Initial Contract Award: 1,300,000

Amount of Initial Design Fees: $112,165
Change Orders to Design Contract: $0

Project Type
Commercial
Tenant Improvement
Projects

Services
Full Architectural,
Interior Design

Construction Cost
$1,300,000

Completion Date
August 2024

Client Contact
Jim Fry
(954 941-6121

Client Goals / Results:

In late 2024, **CPZ** successfully completed the interior renovation of the existing Cornerstone Building, located at **1210 S. Pine Island Road** in Plantation, Florida for the global shipping company DHL. The project included the addition of a first-floor coffee bar, a complete remodel of the existing lobbies, and the expansion and renovation of the third and fourth-floor breakrooms. The renovation also introduced new collaboration rooms designed to enhance functionality and foster a modern, connected workplace environment.

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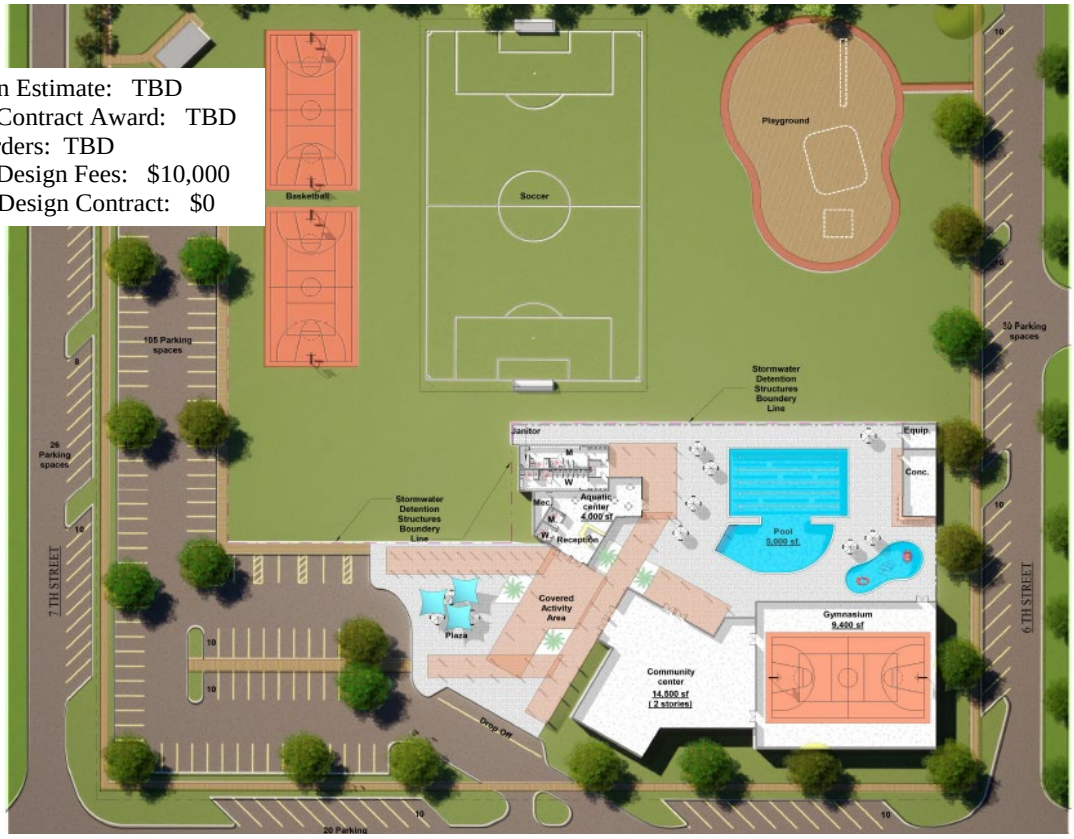
AA #26000685 WWW.CPZARCHITECTS.COM

TOWN OF LAKE PARK AQUATIC CENTER

LAKE PARK, FLORIDA

Initial Construction Estimate: TBD
Amount of Initial Contract Award: TBD
Total # Change Orders: TBD
Amount of Initial Design Fees: $10,000
Change Orders to Design Contract: $0



Project Type:
Municipal

Project Location:
Town of Lake Park, Florida

Services
Conceptual Design

Construction Cost:
TBD

Completion Date:
TBD

Client Contact:
John Wille
Capital Projects
Town of Lake Park, FL
Phone : (561) 881-3345,

Client Goals / Results:

The Town of Lake Park hired CPZ to assist in the programming and development of conceptual plans and renderings associated with a new Aquatic Center, pool and Community Center. The new facility would be constructed on the grounds of Bert Bostrom Park, which is located at 311 7th St, Lake Park, FL 33403. There will be significant public outreach to identify desired recreational uses and programs for the aquatic facility and community center. Project to consist of; community center – (approx. 15,000sf), parking, aquatic building (restrooms, administrative office(s), multi-purpose room), lap pool with shallow area for recreational swimming, kids area and splash pad.

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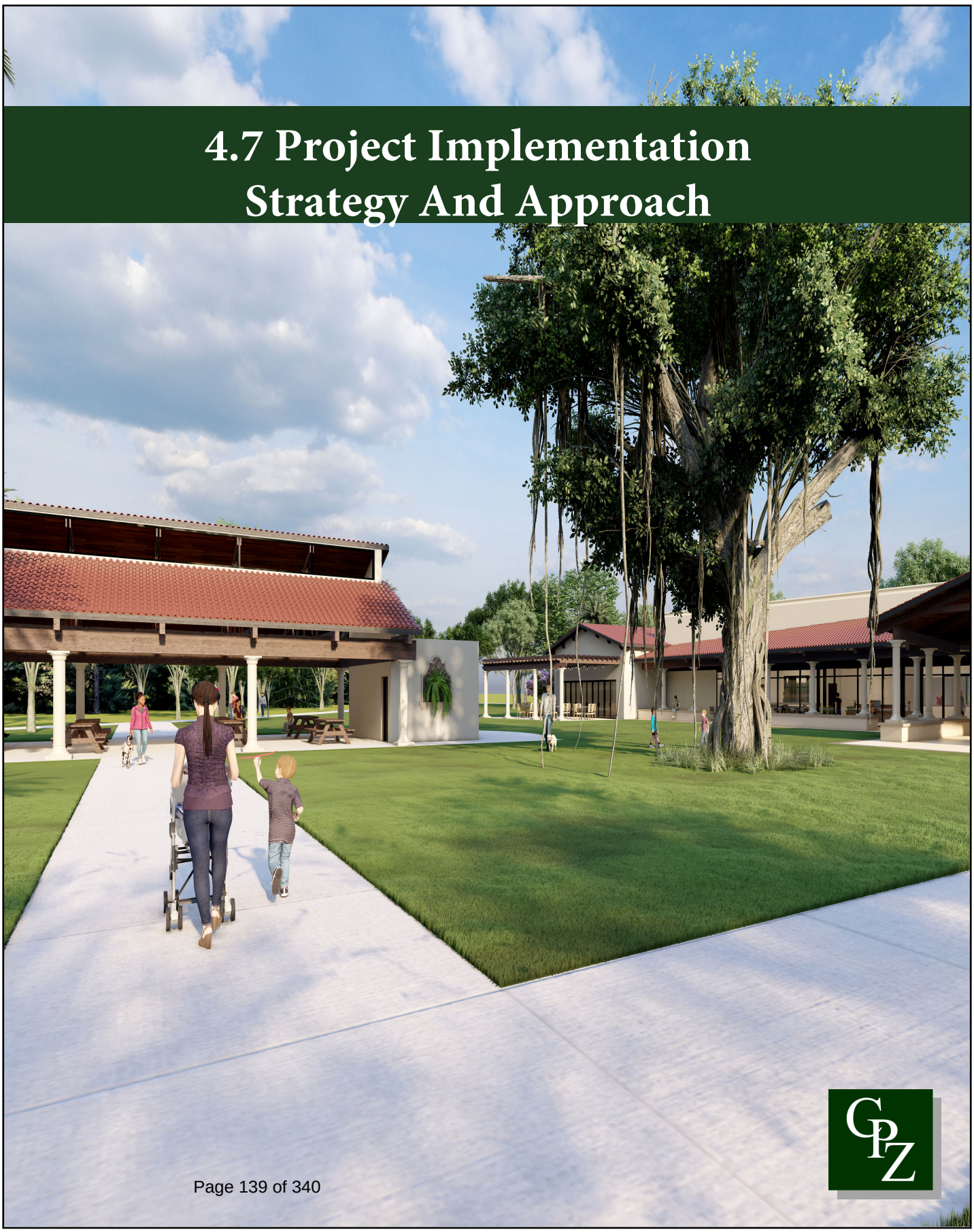
4.7 Project Implementation Strategy And Approach





Technical Capabilities and Approach

CPZ Architects has successfully completed the design for over 200 municipal facilities within the state of Florida over the past 23 years. CPZ Architects, Inc is fully capable of handling multiple projects in size and type. The experience we have gained has provided us with an understanding of the Government Owner and the pride of Ownership for your own buildings and City Image. CPZ Architects prides itself on the ***technical quality*** of our construction documents and specifications. Clarity in communicating the ***complete design and construction details*** is valued as a company culture. As testament to that commitment, it becomes evident when the project is "bid" by the client. When the bids are spread apart and very different it shows that the documents were not clear to all bidding the project. Our projects are consistently bidding with the bids very close, proving those documents were clear and well detailed.

BIM Capabilities and Experience

CPZ Architects strives to incorporate innovative technology to increase efficiency. Since the beginning of 2014, CPZ Architects, Inc. is an integrated BIM office, utilizing Revit 2016 software from Autodesk. We have also worked with our consultants to integrate the process for structural and MEP Engineering. The consultants we utilize today are also BIM/Revit proficient and have worked with us through the integration process. Three-dimensional modeling is utilized in all phases of design and construction documents with all new and current projects. Schematic design mass models, initial studies and preliminary plans are developed and presented to the client, facilitating the understanding of the project concept from the beginning. The client then can visualize and have a better understanding of the proposed style of the building or we can even present unique design styles applied to the same building for comparison. During this phase, even in a simple interior remodeling project, the ability to produce a three-dimensional floor plan increases the ability to clearly communicate with the stakeholders. Design Development is further streamlined by refining the Schematic Design. Coordination between the design team and the consultants is facilitated using the BIM / Revit software. The consultants receive the architectural model and can integrate their systems allowing early detection of any inter-disciplinary conflicts (clash detection). As materials and finishes are selected, a realistic rendering can be easily produced to give the client further confidence in the outcome of the design.

LEED Experience

Sustainable design has been practiced on all CPZ's design projects. Our firm has had several LEED certified projects at different LEED ratings, and six projects are currently under the process of certification. Our in-house LEED Accredited Professional collaborates with Civil, Landscape, structural, and MEP consultants who are also LEED AP. We implement LEED design charrettes from project start, which involve the client and all design professionals to determine the level of project certification and what will be necessary to achieve it. We manage all stages of project LEED certification: Project Registration, Design Phase Review, Construction Phase Review, and Project Certification.

Allocation of Resources

As an office that specializes in Municipal and Governmental Projects, we realize how important it is to maintain both the project schedule and budget throughout the project. We feel that this process starts in the beginning with the overall project management philosophy. As Architects, we are

the team leader, and we are well versed in maintaining the project on time and on budget. As with all designed projects, the number of hours per week, as well as staff required, will fluctuate based on the phase of the project. Naturally, during the Design and Construction Document Phases of the project more hours will be required than during the bidding Phase of the project.

Our Firm works with our clients to determine the project schedule at the start of the project to include the Design Phase, Permitting Submittals and estimated construction phase. We then create an electronic schedule that can be maintained throughout the project. This schedule is reviewed at the completion of each phase of the project. If the project falls behind schedule, we determine what is required to bring the project back on schedule and make the necessary revisions. We have the ability to add additional people to the project, extend work hours or both if these methods will expedite the project. Other scheduling solutions may include changing the sequence of activities to keep the project moving to completion.

Project Management

Each project is managed by a Licensed, Registered Architect and a Project Manager. The Architects review the in-house Architectural drawings and specifications as well as the drawings & specifications of the consultants. We maintain the same staff on your project, from start to completion of construction, thereby assuring the City of a seamless process. This also ensures that what was discussed and envisioned during the design is managed all the way through to the end of the project, We conduct review meetings with ALL the project consultants together to review the relationships of all disciplines. At the conclusion of these meetings, copies of the marked-up drawings are provided to ALL consultants. This enables us to have control of the project and through communication and coordination **we are able to stay on schedule and within budget.**

As with all designed projects, the number of hours per week, as well as the staff required, will fluctuate based on the phase of the project. Naturally, during the Design and Construction Document Phases of the project more hours will be required than during the bidding Phase of the project. Based on the project description contained within the RFQ, we cannot assign hours to all the tasks at this time. However, we can inform you that we do have the staff available to work on your project immediately and continuously. Furthermore, **the personnel listed in this submittal will be available for and assigned to this project.**

Joe Barry, AIA will be assigned as the project lead for your project. He will be ready to start working on your project immediately. So, the timing of your project will fit her schedule perfectly. Joe will be supported by Chris Zimmerman, AIA for QA/QC and Sr Project Manager Gus Santos, AIA. They will have the support of other technical staff in the office if additional workforce is needed to meet the County's scheduling requirements. We do have the staff to complete your projects on time.

Your facilities deserve the attention of an Architectural/Engineering Team that understands the needs of a Building Owner. ***"Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and On Budget"***.

Quality Assurance / Quality Control

Our internal QA/QC & management processes also set us apart. Each project is managed by a Licensed, Registered Architect and a Project Manager. Our firm has (6) six registered Architects on staff. The licensed Architect and Project Manager assigned to your project will review the in-house Architectural drawings & specifications as well as the drawings & specifications of the consultants. This process provides two sets of eyes on each project. We conduct review meetings with ALL the project consultants together to review the relationships of all disciplines. At the conclusion of these meetings, copies of the marked-up drawings are provided to ALL consultants.

CPZ Architects Project Approach to Coordinating Projects

CPZ's project approach is both systematic and progressive. As the Architect, we will be the designers of your projects, buildings, and overall site functions. The functionality of the facilities, both site and buildings, will be our top priority. Our approach is usually as follows:

Phase 1 – Conceptual / 30% Design

Programming: The first part of this project is the programming and recommendations report. In this phase the design team will meet with staff to review all the project goals and gather all the analysis data. Then we will meet with all the departments concerned and determine the project specific needs, requests, and budget for the entire project. These meetings are essential for the Design team and Client staff to work together. During the programming phase we will meet on the site with our design consultants and provide a due diligence site report. This due diligence report includes all discipline reviews and code analysis, zoning requirements and Client ordinances review. CPZ will also meet with Planning and Zoning during this phase to review the entire project for master planning and site plan approval process. We also request our clients to provide a survey and the geotechnical services during this phase. Once all the programming requirements mentioned above are completed, the design team will issue a programming report.

Schematic Design: Once the programming phase has been completed and with the scope in hand, we will develop a project milestone schedule and begin schematic design. As a starting point, our project manager will develop several preliminary master plan and floor plan options for review and then request a meeting with the ***Client*** and selected staff for a ***Charrette type meeting where we spend time to review their ideas and comments and develop the details of the master plan and floor plan options and all the specific requirements based on the programming report***. Based on our feedback from meetings, we will make changes and submit the selected master plan and floor plan schematic drawing to our cost estimator to generate a schematic cost estimate for the project. As part of the schematic design phase of your project we will review ***all agency reviews and permitting that will be required and ADD them to the schedule***.

Phase 2 – 60% Design - Design Development

Upon written acceptance of the schematic design from the Client we will work with our design team to develop the design of your project. The project will be broken up into two main design elements: Site Design and Building Design. The Site Design portion will be completed first. This will help ***expedite the drawing completion for both Site Plan/DRB permitting and the Civil Engineering permit process***.

The Building Design process will focus first on the overall floor plan and building exterior to support the Site Plan approval process. Regularly scheduled team meetings, at which the Project Manager and all design consultants will be present, enable us to effectively coordinate the design with all the mechanical, plumbing, electrical, civil, and structural aspects of this project. We will review building code requirements, zoning regulations, and Client ordinances regarding this project.

During Design Development we will finetune and solidify sustainable design practices through material and system selections. A preliminary meeting with your Building Department and any other government agencies will be conducted to assure that our review agrees with theirs. This will assist in minimizing surprises during the permitting process.

Phase 3 – 90% Design - Construction Documents

The normal design process will be followed as closely as possible, but many items will overlap. We will provide many submittals to the Client on a continuous basis for review, however there will be the standard formal submittals for the Client's sign off; Schematic Design 30%, Design Development 60%, 90% Construction Documents and 100% Construction Documents.

As the documents progress, we will convene project progress meetings with your office/staff to review and comment on design as well as to discuss finishes, etc. ***Formal meeting minutes are issued to all parties after each meeting***. These minutes are also copied to other Client Staff and Consultants as appropriate to assure that all parties remain in the loop. The meeting minutes serve as documentation of decisions made as well as a check list and follow-up list of items that need to be accomplished. Finally, the meeting minutes are brought back to the subsequent meeting and reviewed for progress and resolution.

Our office is very committed to providing the Client with the ***most accurate and up to date cost estimating for your project.*** If the project warrants, we could provide detailed construction costs estimates as part of our services. As part of our services. We will review the project construction estimates or opinions of cost as design progresses in consideration of your project budget. This is where the importance of our cost estimator comes in. Through the design phases we will receive updates of the cost estimate. We can then go to our Consultants to get ideas on value engineering where we can change various aspects of the design to fit the Client's budget without compromising the overall design. As the documents progress, we will convene project progress meetings with your office/staff to review and comment on the overall design. Upon completion of construction documents, we will prepare documents for permitting and update the design schedule as required.

Phase 4 – 100% Design - Permitting

Upon completion of construction documents, we will prepare documents for permitting. Our full design team is well versed in submitting plans to local and state agencies for permits. As part of our design process, we will meet with your Building officials as needed both during the design phase and during the permitting process. We will respond to the building department's comments as they arrive. **See also section below related to permitting.**



Phase 5 – Bid Support

Project Specifications will be compiled by our office. These documents will be coordinated with the Client to incorporate all the Client's bidding and contract requirements. The procurement process of the General Contractor will be especially important to the successful completion of your project. We would recommend the Client consider two possible methods, other than the standard "low bid" process. The "Construction Manager at Risk" or "Prequalification Process." ***Our office recommends the "Pre-Qualification" Process*** where the Client prequalifies contractors for the project and then shortlists them to 3 or 4 best qualified contractors. ***This allows the*** Client ***to select contractors that are the most qualified and then allows them to competitively "Bid" the project.*** We have utilized this process with other Clients, and it has been successful. This process should be started at the very beginning of our design. This would allow us to have the shortlisted contractors ready to bid when the construction drawings are 100% complete. It would greatly help expedite the overall process.

Phase 6 - Construction Administration

Once the Client has selected a contractor, CPZ will prepare a Construction Issue set of documents incorporating all bidding clarifications and permit revisions. CPZ Architects takes the Construction process VERY seriously. This is the part of the project where the rubber hits the road. As a General Contractor, our firm principal, Chris P. Zimmerman, AIA has a strong understanding of this process.

We encourage a true "Team" approach with the Contractor to help assist him in their success. We are available to answer questions and provide any additional input and suggestions during this process. We are "open minded" to any suggestions from the contractor to help expedite the project or provide a better project. ***Shop drawings are carefully reviewed by our entire team*** to help coordinate the products and materials into the project. CPZ Architects reviews every shop drawing, even if our engineers review them also. We do require the ***Contractor to take an "active" roll in the process as well to assure what is being submitted is "specifically" submitted for this project*** and not just a generic submittal.

- **Shop Drawing submittals** and processing – All submittals must be reviewed and stamped by the General Contractor prior to submitting to our office. This helps ensure the general contractor has reviewed the submittals.
- **Request for information** – All requests must be in writing and submitted through the General Contractor to the Architect only. We will not respond to any questions from any Sub-Contractors, nor will our consultants respond to the General Contractor or Sub – Contractors. This helps promote clear communication.
- **Site Meetings** – We recommend bi-weekly site meetings or more if the City wants a more in-depth site review. ALL meetings are followed up with site meeting minutes and include construction site photos of the project. We are believers in the statement that a picture tells a thousand words. These minutes are usually distributed to all parties within 48 to 72 hours of the meeting. Items from each meeting are carried on the minutes until they are resolved. All this adds up to a detailed record of the job progress.
- **Minimize change orders** – provide explanation and suggestions for alternatives to optimize savings for owner. We have a very solid track record of expediting our projects. We were hired by the City of Miami Gardens to complete the 12-million-dollar Community Center after the City had

to terminate the Architect of Record. We assigned dedicated staff to this project and expedited the completion. ***Based on this successful completion, the city retained our services for the next two phases of the project.***

- **Electronic Construction Schedule**. This shall be submitted and approved before construction starts and will be reviewed monthly with each pay request and updated as required. We consider this to be the single most important document to manage the project and review the contractor's real knowledge of the project. Our requirements are very specific and detailed regarding this submittal. The project schedule is now an intricate part of the project. It will also be updated as additional information and schedule requirements become known. It is important to remember that this schedule is a dynamic tool that is constantly adjusted throughout the project. As the design process completes, the Contractor will take over the responsibility for the schedule.

Cost Control & Estimates (Opinion of Project Costs)

At each phase of the design process, we will review the cost estimate with our clients. One of the most beneficial services that we have utilized is the use of a consultant that specializes in cost estimating. We utilize the services of local cost estimators to help maintain our costs. They provide a project breakdown that can be utilized to review the construction bids as well as the contractor schedule of values. Therefore, this process not only aids the Owner during design, it also helps manage the successful contractor's schedule of values preventing over billing.

RFB2021-3303
MARTIN COUNTY FIRE RESCUE STATION #14
DATE ADVERTISED: FEBRUARY 12, 2021
BID DUE DATE: APRIL 14, 2021 @ 2:30 PM

CONTRACTOR NAME	BASE BID	ADDITIVE ALTERNATE 1	ADDITIVE ALTERNATE 2	ADDITIVE ALTERNATE 3	DEDUCTIVE ALTERNATE 1
AHRENS COMPANIES	$ 4,771,933.00	$ 306,658.00	$ (27,400.00)	$ 49,940.00	$ 163,180.00
HEDRICK BROTHERS CONSTRUCTION CO, INC	$ 4,730,821.23	$ 239,952.47	$ (29,109.49)	$ 34,952.63	$ 153,872.35
KIRCHMAN CONSTRUCTION CO.	$ 4,682,700.00	$ 422,000.00	$ (11,000.00)	$ 38,000.00	$ 134,903.00
THE MORGANTI GROUP, INC.	$ 4,357,000.00	$ 264,000.00	$ (12,100.00)	$ 13,500.00	$ 149,426.00
VERDEX CONSTRUCTION LLC	$ 4,956,188.76	$ 575,850.00	$ (16,500.00)	$ 42,900.00	$ 150,070.00
WEST CONSTRUCTION INC.	$ 4,795,958.00	$ 264,190.00	$ (8,500.00)	$ 36,979.00	$ 154,066.00

DEMANDSTAR STATISTICS:

NUMBER OF BIDDERS: 6
NUMBER OF PLANHOLDERS: 66
NUMBER OF SUPPLIERS NOTIFIED: 587

With today's market, as volatile as it is, it is becoming very difficult to predict the cost of construction. We utilize a Cost Estimator on our projects to be as accurate as possible. For Martin City we provided an estimate of $5 million for a new Fire Station. Bids were received seven months later. **All bids were below our estimate and the top three bids were within 8%. This was prior to the current market!**

Overall, our projects maintain a change order rate of less than 5% regarding any issues with our construction documents, further testament to our quality control procedures.

Schedule Control

Our Firm works with our clients to determine the project schedule at the start of the project to include the Design Phase, Permitting Submittals and estimated construction phase. We will look for the City to provide all schedule related concerns, requirements, and any detail to schedule influences. We then create an electronic schedule that can be maintained throughout the project. This schedule is reviewed at the completion of each phase of the project. If the project falls behind schedule, we determine what is required to bring the project back on schedule and make the necessary revisions. We have the ability to add additional people to the project, extend work

hours or both if these methods will expedite the project. Other scheduling solutions may include changing the sequence of activities to keep the project moving to completion.

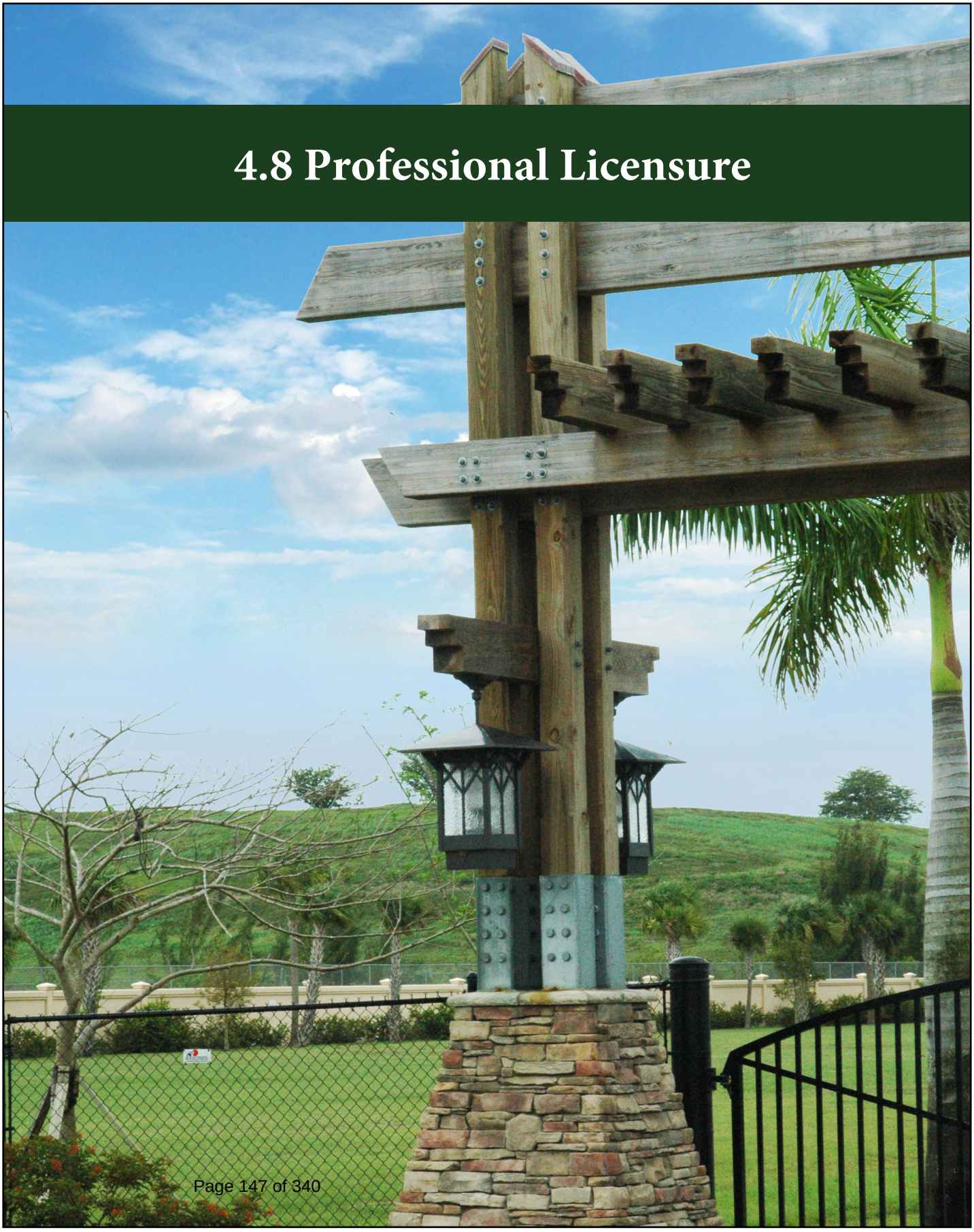
Clear and effective Communication

CPZ Architects, Inc., will encourage clear lines of communication with the city staff and at regular intervals during each phase of design, schematic, development, construction, and permit/bid documents. Through experience, our office has learned that a project can only be successful when open lines of communication between the Architect, the Client and various permitting agencies and other consultants exist. Initial detailed and comprehensive meetings with city staff, permitting agencies and consultants, helps CPZ understand the overall design of the project and allows our office to fully develop the scope and details from schematic design through construction.

Your facilities deserve the attention of an Architectural Firm that understands the needs of a Building Owner; **"*Good solid design that is well detailed, constructed efficiently and where the entire project is completed On Time and On Budget*"**. Our philosophy is to maintain a small office environment, where you, our Client, receive the benefit of having the ***Firm Principal involved specifically in your project from the beginning of design until the final punch list item is completed***. It is this ***personal attention*** that assures you and your City will receive ***the best possible project***.

As Architects, we are the team leader, and we are well versed in maintaining the project on time and on budget. We are committed to providing the Town with the most professional service possible and our Design Team is excited about working with you. CPZ will be able to start immediately on your projects. We look forward to the opportunity of presenting our qualifications to the Selection Committee and further discussing how we may be of service.

4.8 Professional Licensure



CPZ Architects, Inc, is licensed to do business in the State of Florida.

State of Florida
Department of State

I certify from the records of this office that CPZ ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on December 2, 2002.

The document number of this corporation is P02000128253.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 10, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of January, 2025

Secretary of State

Tracking Number: 7675556695CC

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

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

Detach and display the Local Business Tax Certificate below. Renew and display current certificate annually.

Plantation
the grass is greener

City of Plantation
LOCAL BUSINESS TAX CERTIFICATE

Certificate #: 201458

Account #: OC0203663

Valid from 10/1/2025 to 9/30/2026

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED

Classification: (20)d Professional - Architect

Business Name & Address:
Zimmerman, AIA, Christopher P.
4316 W Broward Blvd
Plantation FL 33317-3706

NOTICE:
If Business is sold this Certificate must be transferred within 10 days or it becomes null and void.

CPZ ARCHITECTS, INC.

MAIN: 4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317
1601 BELVEDERE ROAD, S-350, WEST PALM BEACH, FL 33406
200 NORTH EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FL 34957
1717 20TH STREET, SUITE 1, VERO BEACH, FL 32960
341 N. MAITLAND AVENUE, MAITLAND, FLORIDA 32751
(954) 792-8525 WWW.CPZARCHITECTS. COM

2025 FLORIDA PROFIT CORPORATION AMENDED ANNUAL REPORT

FILED
Jul 21, 2025
Secretary of State
7221470607CC

DOCUMENT# P02000128253

Entity Name: CPZ ARCHITECTS, INC.

Current Principal Place of Business:

4316 W BROWARD BLVD
PLANTATION, FL 33317

Current Mailing Address:

4316 W BROWARD BLVD
PLANTATION, FL 33317

FEI Number: 57-1140055

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KRAMER, ANDREW CPA
490 SAWGRASS CORP PKWY
STE 100
SUNRISE, FL 33325 US

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

SIGNATURE: ANDREW KRAMER 07/21/2025
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	TREASURER
Name	BARRY, JOSEPH J	Name	BARRY, RENEE
Address	10354 BRASILIA STREET	Address	10354 BRASILIA STREET
City-State-Zip:	COOPER CITY FL 33026	City-State-Zip:	COOPER CITY FL 33026
Title	VP	Title	SECRETARY
Name	RODRIGUEZ, HEIDI	Name	DIAZ DE VILLALVILLA, RODRIGO
Address	267 JACARANDA DRIVE	Address	267 JACARANDA DRIVE
City-State-Zip:	PLANTATION FL 33324	City-State-Zip:	PLANTATION FL 33324

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

SIGNATURE: JOSEPH BARRY PRESIDENT 07/21/2025
Electronic Signature of Signing Officer/Director Detail — Date

SMALL BUSINESS CERTIFICATION

The City of West Palm Beach's Small Business Program

Certifies that

CPZ ARCHITECTS, INC.

Has met the necessary requirements for certification as a Small Business under the Small Business Program as prescribed by the City of West Palm Beach's Ordinance Number 3366-00.

The following List of Services and/or Product are covered under this certification:

****

- Architectural Services, Professional
- Architectural Professional Design Services: Buildings

****

Issued by the City of West Palm Beach for a three-year period October 15, 2024 to October 14, 2027

Certificate Vendor Number: 1030036

Frank Hayden
Director Office of Equal Opportunity

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

BARRY, JOSEPH JAMES
CPZ ARCHITECTS, INC.
4316 W BROWARD BLVD
PLANTATION FL 33317

LICENSE NUMBER: AR96502
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/06/2025
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

RODRIGUEZ, HEIDI
267 JACARANDA DR
PLANTATION FL 33324

LICENSE NUMBER: AR102411
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/22/2025
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SANTOS, GUSTAVO ANDRES
15407 SW 9TH WAY
MIAMI FL 33194

LICENSE NUMBER: AR103033
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/12/2025
Do not alter this document in any form.
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State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025

Secretary of State

Tracking Number: 6244092437CU

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

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

STANTON, TIFFANY

5179 SW 87TH AVE.
COOPER CITY FL 33328

LICENSE NUMBER: PE85268
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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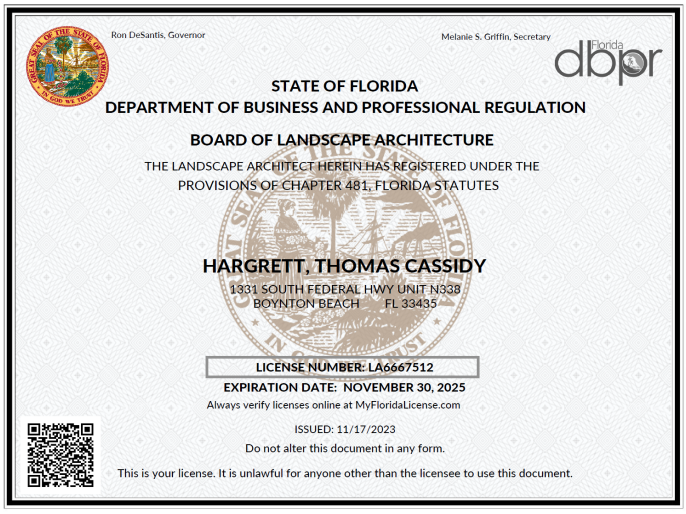

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HARGRETT, THOMAS CASSIDY

1331 SOUTH FEDERAL HWY UNIT N338
BOYNTON BEACH FL 33435

LICENSE NUMBER: LA6667512
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/17/2023

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State of Florida
Department of State

I certify from the records of this office that MUENGINEERS INC. is a corporation organized under the laws of the State of Florida, filed on December 14, 2010.

The document number of this corporation is P10000100735.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 4, 2025, and that its status is active.

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

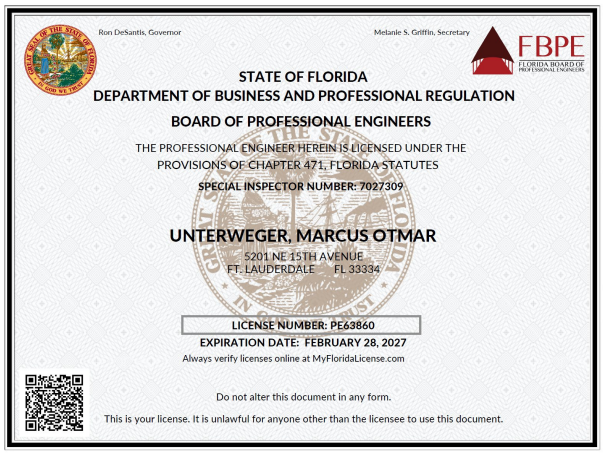
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of January, 2025

Secretary of State

Tracking Number: 6843633125CC

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

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



Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SPECIAL INSPECTOR NUMBER: 7027309

UNTERWEGER, MARCUS OTMAR
5201 NE 15TH AVENUE
FT. LAUDERDALE FL 33334

LICENSE NUMBER: PE63860
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

MADRIZ, RICARDO ADOLFO
2909 NW 10TH AVE
WILTON MANORS FL 33311

LICENSE NUMBER: PE68444
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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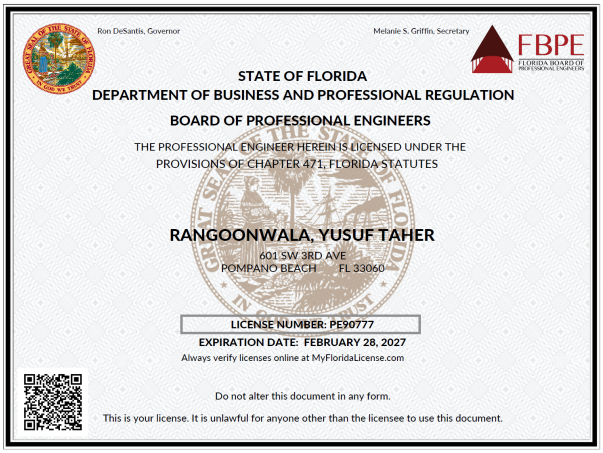

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

RANGOONWALA, YUSUF TAHER
601 SW 3RD AVE
POMPANO BEACH FL 33060

LICENSE NUMBER: PE90777
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Department of State

I certify from the records of this office that DELTA G - CONSULTING ENGINEERS, INC. is a corporation organized under the laws of the State of Florida, filed on October 5, 1992.

The document number of this corporation is V69412.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 23, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2025

Secretary of State

Tracking Number: 2492571150CC

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

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

SANJUAN, J. GEORGE
1800 ELLER DRIVE
SUITE 570
FORT LAUDERDALE FL 33316

LICENSE NUMBER: PE46100
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Department of State

I certify from the records of this office that TERRACON CONSULTANTS, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on December 31, 2003.

The document number of this corporation is F04000000114.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 16, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

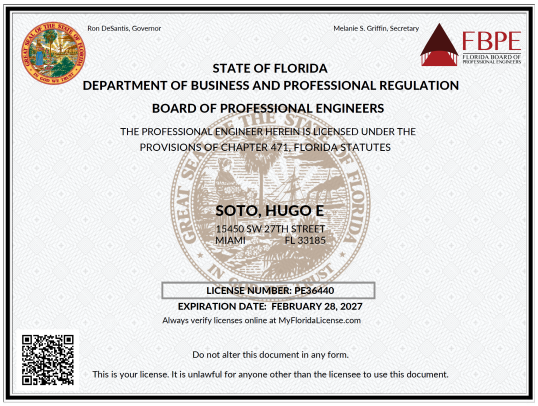
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of January, 2025

Secretary of State

Tracking Number: 9171696598CU

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

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SOTO, HUGO E
15450 SW 27TH STREET
MIAMI FL 33185

LICENSE NUMBER: PE36440
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

FRICKE, MARK J
210 N TUBB ST #1235
OAKLAND FL 34760

LICENSE NUMBER: MRSA2307
EXPIRATION DATE: JULY 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/25/2024

Do not alter this document in any form.
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State of Florida
Department of State

I certify from the records of this office that GARDINER & THEOBALD INC is a Delaware corporation authorized to transact business in the State of Florida, qualified on April 26, 2012.

The document number of this corporation is F12000001807.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 17, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of February, 2025

Secretary of State

Tracking Number: 4969182647CU

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

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

State of Florida
Department of State

I certify from the records of this office that STONER & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on September 13, 1988.

The document number of this corporation is M99107.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 6536125821CC

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

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

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 13, 2023

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB6633

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: **LB6633**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 13, 2023

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

SUBJECT: Professional Surveyor and Mapper License # LS4039

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS4039

Professional Surveyor and Mapper
JAMES D STONER

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2025

Detach Here

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

License No.: **LS4039**
Expiration Date February 28, 2025

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

4.9 Required Forms And Acknowledgments



SECTION 6.0 REQUIRED FORMS

Business Name: CPZ Architects, Inc.

D.B.A.: _____ Federal I.D. No.: 57-1140055

Business Address: 4316 West Broward Boulevard

City : Plantation State: FL Zip: 33317

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/5/2025

Addendum No.: 2 Dated: 11/4/2025 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1542354

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

CPZ Architects, Inc.
Consultant Name

11/6/2025
Date Signed

Affiant Signature

Joseph J. Barry, AIA, President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 6 day of November, 20 25 by means of ☒ physical presence or ☐ online notarization, by Joseph J. Barry who is personally known to me or who produced the following identification:_____.

(Notary Seal)

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH608061
Expires 10/30/2028

Notary Public for the State of Florida

My commission expires: 10/30/2028

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that:**

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of CPZ Architects, Inc., a nongovernmental entity.

3. CPZ Architects, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: KERON MURRELL

Witness #2 Print Name: GUSTAVO SANTOS

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Joseph J. Barry
Title: President
Entity Name: CPZ Architects, Inc.

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of November, 20 25, by Joseph J. Barry (name of person) as President (type of authority) for CPZ Architects, Inc. (name of party on behalf of whom instrument is executed).

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH508061
Expires 10/30/2028

Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. CPZ Architects, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: KERON MURRELL

Witness #2 Print Name: GUSTAVO SANTOS

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Joseph J. Barry
Title: President
Entity Name: CPZ Architects, Inc.

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of November, 2025, by Joseph J. Barry (name of person) as President (type of authority) for CPZ Architects, Inc. (name of party on behalf of whom instrument is executed).

ALEXANDRIA SAUNDERS
Notary Public
State of Florida
Comm# HH608061
Expires 10/30/2028

Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: CPZ Architects, Inc.
2. Doing Business As / Fictitious Name: (if applicable): N/A
3. Federal Employer I.D. No. (FEIN): 57-1140055
4. Website address: (if applicable): www.cpzarchitects.com
5. Principal place of business address: 4316 West Broward Boulevard, Plantation, FL, 33317
6. Office location responsible for this project: 4316 West Broward Boulevard, Plantation, FL, 33317

   Telephone No.: 954-792-8525
7. Type of business *(check appropriate box):*
   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Joseph J. Barry

   Title: President

   E-mail: joe@cpzarchitects.com

   Telephone No. 954-792-8525

Name: Heidi Rodriguez

Title: Vice-President

E-mail: heidi@cpzarchitects.com

Telephone No. 954-792-8525

9. List name and title of each principal, owner, officer, and major shareholder:

a) Joseph J. Barry-President

b) Heidi Rodriguez-Vice President

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) N/A

b)

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Full Service

Architectural, Programming, Design, Construction, Administration, Prime Consultant

14. How many years has your firm been in business while providing the services offered within this solicitation? 23 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

CPZ Architects, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**

Town of Pembroke Park

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA) - **ARCHITECTURE**

RFQ NO. 25-02

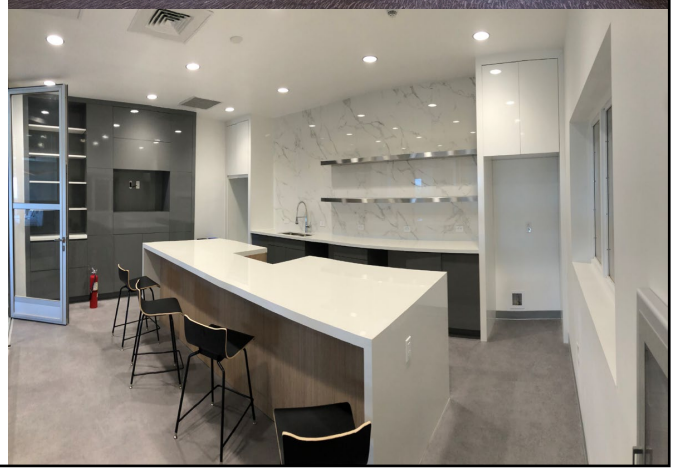
DUE: NOVEMBER 13, 2025

CONTACT: CRAIG AQUART
CAQUART@MCHARRY.COM
305-445-3765 X1113









Florida State Minority Supplier Development Council

MCHARRYASSOCIATES
ARCHITECURE . PLANNING . INTERIORS

2780 SW Douglas Road Suite 302 Miami, Florida 33133
305-445-3765

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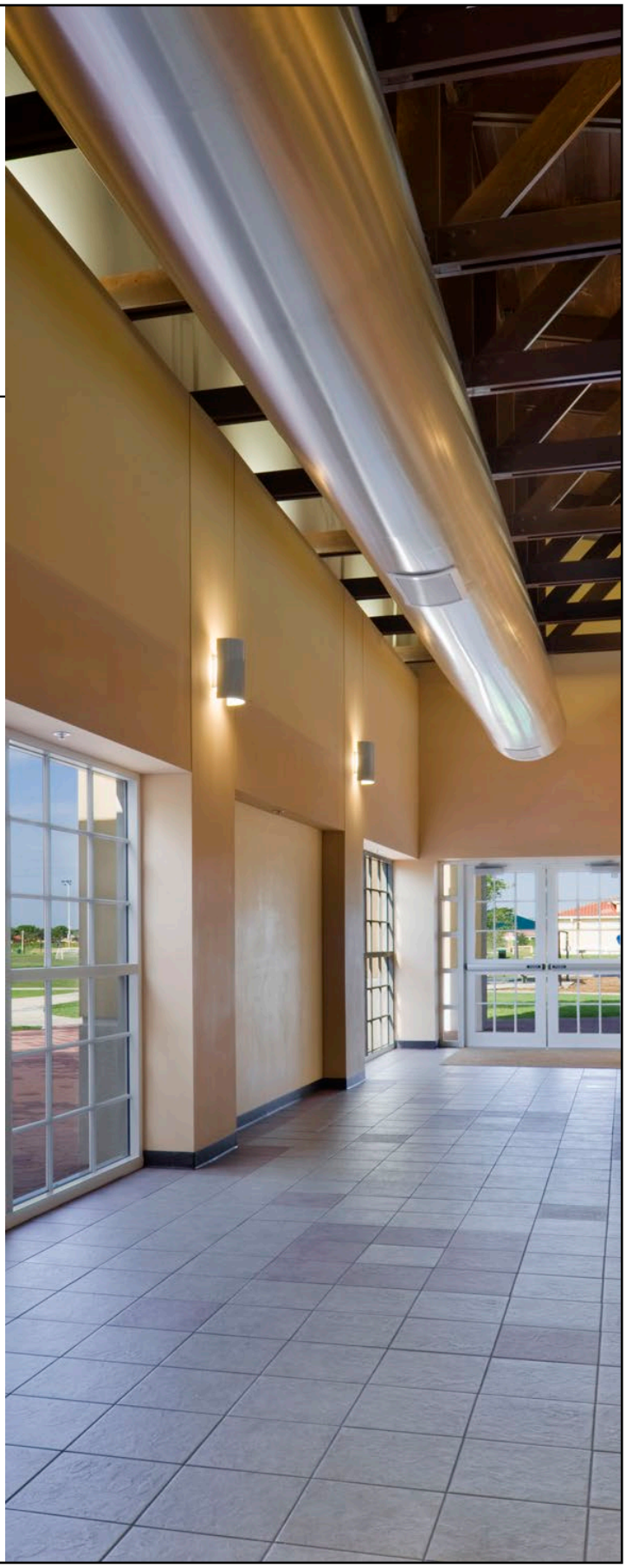
4.3 COVER LETTER / EXECUTIVE SUMMARY



MCHARRYASSOCIATES

November 13, 2025

Town of Pembroke Park
Attn: Procurement Division
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Ref: RFQ# 25-02 Architectural and Engineering Services through Continuing Contracts (CCNA)

Dear Selection Committee:

MCHarry & Associates, Inc. is pleased to submit our Statement of Qualifications to provide professional architectural and engineering services to the Town of Pembroke Park pursuant to Florida Statute §287.055, the Consultants' Competitive Negotiations Act (CCNA). We appreciate the opportunity to be considered for inclusion in the Town's library of continuing services consultants.

For over 68 years, MCHarry & Associates has served South Florida's municipalities, educational institutions, and government agencies with a full spectrum of planning, design, and construction administration services. Our firm is deeply rooted in the community and has successfully delivered hundreds of public-sector projects that strike a balance between functionality, cost efficiency, and civic value. We understand the Town's desire for responsive, dependable partners capable of addressing a variety of project types ranging from architectural design, renovations, and feasibility studies to civil, structural, and MEP engineering services. We are fully committed to supporting the Town on an as-needed basis.

Our multidisciplinary team is qualified, licensed, and experienced in providing the level of professional expertise and coordination required under continuing contracts. We take pride in our ability to mobilize quickly, communicate effectively, and deliver high-quality work products that comply with all applicable codes, standards, and permitting requirements. MCHarry & Associates maintains all required licenses, certifications, and permits necessary to perform these services and will continue to do so throughout the duration of the agreement.

We are confident that our experience, depth of resources, and commitment to excellence align perfectly with the Town's objectives. MCHarry & Associates is ready to provide immediate support, ensuring that every assignment no matter the size or scope, is handled with professionalism, efficiency, and care.

Authorized representatives for this submittal are as follows:
- Lourdes Solera, FAIA – President | (305) 443-4989 | lsolera@mcharry.com
- Craig Aquart, AIA, CSI – Principal | (305) 443-4989 | caquart@mcharry.com

2780 SW Douglas Road, Miami, FL 33133

We appreciate your consideration and look forward to the opportunity to partner with the Town of Pembroke Park in continuing to enhance the built environment for its residents and businesses.

Sincerely,

M.C. Harry & Associates, Inc.



Craig Aquart, AIA CSI
Principal

2780 S.W. DOUGLAS ROAD, SUITE 302, MIAMI, FLORIDA 33133. VOICE 305.445.3765. AR14445 ARCHITECTURE . PLANNING . INTERIORS

4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE



4.4 Professional Capabilities and Project Experience

Introduction

The following section outlines MCHarry & Associates' professional capabilities, resources, and relevant experience in providing architectural and engineering services for public-sector clients across South Florida. With nearly 70 years of continuous service, our firm has built a proven track record of delivering high-quality, cost-effective solutions for municipalities, educational institutions, and government agencies.

We understand the Town of Pembroke Park's need for responsive, multidisciplinary partners under a Continuing Services Contract and are prepared to provide the depth of expertise, technical precision, and design innovation necessary to support a wide variety of task orders ranging from studies and assessments to full design and construction administration services.

Firm Overview

MCHarry & Associates, Inc. is a distinguished architectural firm with over 68 years of experience providing exceptional design services throughout South Florida. Founded in 1957, the firm has grown into a trusted partner for a wide variety of public and private sector clients, known for delivering innovative, high-performance architectural solutions emphasizing sustainability, functionality, and design excellence.

- **Years in Business:** Over 68 years of continuous operation
- **Headquarters:** 2780 SW Douglas Road, Suite 302, Miami, FL 33133
- **Staff:** 26 professionals, including architects, project managers, designers, and support personnel
- **Primary Services:** Architectural, planning, and interior design
- **Primary Markets**: Education, municipal/government, civic, cultural, historic preservation, and commercial

Our single Miami office serves as the firm's central design and production hub, equipped with state-of-the-art design technology and fully staffed to manage complex projects efficiently from concept through construction closeout.

Mission Statement

At MCHarry & Associates, our mission is simple yet profound: to empower people by design. We are purposeful about providing our clients, consultants, and staff with the tools and collaboration needed to produce high-quality projects within budget and on schedule. Our philosophy is to listen carefully, capture our client's vision, and precisely deliver it—every single time.

Our team-driven, collegial environment fosters creativity and collaboration, allowing ideas to flourish and innovative solutions to emerge. We believe that architecture is not only about structures but about strengthening communities, inspiring civic pride, and improving the human experience.

Our philosophy is centered on creating functional, sustainable, and enduring architecture that reflects community identity and supports long-term operational value. With 26 professional staff, including 8 licensed architects and 4 licensed interior designers, and multiple LEED AP and CSI/CDT-certified professionals. MCHarry & Associates provides continuity, depth, and comprehensive in-house expertise to guide projects from concept through construction completion.

Licenses and Certifications

- **Architectural License:** Licensed to practice architecture in the State of Florida
- **Certifications**: Certified Small Business Enterprise (SBE) and Disadvantaged Business Enterprise (DBE) with Miami-Dade County

Sustainability Credentials: LEED-certified professionals on staff; extensive experience with sustainable and energy-efficient design
Professional Affiliations: American Institute of Architects (AIA), AIA Florida, Construction Specifications Institute (CSI), and other national and local professional organizations

MCHarry's team maintains all licenses, certifications, and credentials required to perform the full scope of architectural services in accordance with federal, state, and local regulations.

Professional Capabilities

MCHarry & Associates offers a complete spectrum of architectural and engineering design services to support municipal and public-sector projects. Our professional capabilities include:

- **Project Visioning**
- **Program Development**
- **Scope Validation**
- **Site Selection / Adaptability Review & Recommendations**
- **Feasibility Studies**
- **Conceptual / Schematic Design**
- **Construction Documents**
- **Construction Administration**
- **Closeout / Warranty**
- **Commissioning**
- **Sustainable Design**

These capabilities are supported by advanced Building Information Modeling (BIM) tools and a collaborative design process that emphasizes coordination, clarity, and accountability.

Depth of Resources

MCHarry's organizational structure is built around three core studios, Civic & Municipal, Educational, and Cultural & Historic Preservation, each led by a Principal Architect and supported by a strong team of Project Managers, Architects, and Designers.

Our 26-member staff combines experience, leadership, and technical skill, ensuring the flexibility and capacity to manage multiple on-call assignments simultaneously.

Key internal resources include:

- **Leadership & Oversight:** Principals and senior architects directly involved in all projects, ensuring consistent quality and client communication.
- **Technical Expertise:** Staff trained in Revit, AutoCAD, and BIM coordination, with advanced document management and digital collaboration tools.
- **Quality Control:** Rigorous QA/QC procedures and constructability reviews at 50% and 90% design milestones.
- **Construction Administration:** Field-experienced architects providing timely responses, detailed documentation, and cost-control oversight.

This internal structure provides the flexibility and strength to manage multiple on-call assignments simultaneously while maintaining MCHarry's standard of excellence across all deliverables.

Project Experience

MCHarry & Associates maintains a strong portfolio of continuing services contracts and long-term partnerships with numerous public-sector clients throughout South Florida. Many of these relationships span over a decade, renewed through multiple task orders and successive CCNA contracts reflecting our reputation for responsiveness, reliability, and design excellence.

Our experience includes on-call, task-order, and multi-year contracts for architectural and engineering services under the Consultants' Competitive Negotiation Act (CCNA), serving municipalities, school districts, universities, and state agencies across a wide range of project types.

Representative clients and projects include:

Miami Dade County Public Schools
Broward County Public Schools
Palm Beach County School District
City of Miami
City of Coral Gables
City of Miami Beach
City of North Miami
Florida Atlantic University
City of Deerfield Beach
City of Homestead
City of Lauderdale Lakes
City of Oakland Park
City of South Miami
City of Sunny Isles
City of West Park
Town of Miami Lakes
State of Florida Department of Management Services
Miami-Dade Aviation Department
Miami Dade Parks, Recreation and Open Spaces
Miami Dade College
Florida International University
Miami Dade County Department of Cultural Affairs
Monroe County
Monroe County School District
Village of Key Biscayne
Village of Miami Shores
City of Cooper City
Town of Davie
City of Opa-locka
Miami Dade County
U.S. General Services Administration
Village of Palmetto Bay

Representative Projects:

- **City of Miami Beach** – Dockmaster Building; Marine Patrol Headquarters (in design); Fire Station #4; Feasibility Studies & Assessments; Collins Park Rotunda Renovation
- **City of Coral Gables** – Merrick House Restoration; City Hall Renovations; Venetian Pool Improvements.
- **City of Miami** – Fire Station No. 2; Dorsey Library; Goulds Community Center; City Hall Reroofing; Legion Park Community Building Improvements; Armbrister Park Community Center
- **Town of Davie** – Governor Leroy Collins Farm Park (currently under permitting).
- **City of Opa-locka** – Historic Opa-locka City Hall Restoration
- **Miami-Dade County Public Schools, Broward County Schools, Palm Beach County Schools** – Over $100 million in school construction including new prototype schools, cafeterias, gymnasiums, and renovations. 45% of our portfolio is K-12 educational renovations and remodeling.
- **Miami Dade College** – Freedom Tower Upgrades; Historic Preservation and Restoration Projects; Restroom Renovations
- **HistoryMiami Museum** – Historic and cultural facility improvements and interior upgrades.

Representative Project Highlights:

Municipal / Civic Facilities

City of Miami Beach Dockmaster Building – Resilient marine operations facility (LEED Gold).
City of Miami Armbrister Park Community – Multi-purpose community facility providing classrooms, recreational amenities, and public gathering spaces that promote neighborhood engagement.
Town of Davie – Governor Leroy Collins Farm Park – Educational and recreational civic project.

MCHARRYASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS

MCHARRY CONTINUING SERVICES CONTRACTS

Florida International University

Miami-Dade County Public Schools

Broward County Public Schools

Florida Department of Management Services

City of Coral Gables

City of Miami

Miami-Dade County Aviation

Miami Dade College

Miami Dade Parks & Recreation and Open

Monroe County

City of South Miami

Village of Palmetto Bay

Town of Miami Lakes

City of Miami Beach

Miami Dade GSA

ABILITY TO PROVIDE SERVICES

CONTINUING SERVICES CONTRACTS

PROJECT SIZE & SCOPE

- Projects between $75,000 to $7.5 million
- Renovation / Additions projects with rapid response time
- Multiple projects at same time

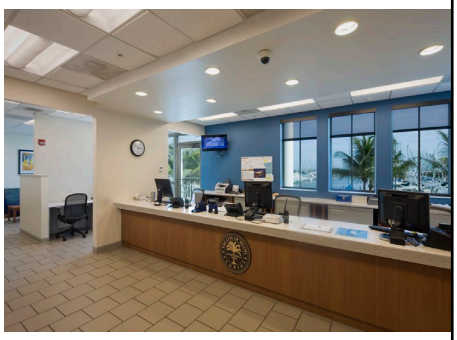
AE TEAM SKILLS

- Creative Thinking
- Problem-Solving
- Collaboration / Teamwork









City of Miami Dinner Key Marina Dockmaster Facility

Client:
City of Miami

Type of Project:
New Dockmaster Building

Project Location:
Coconut Grove
Miami, Florida

Building Area:
9,700sf

Completion:
2016

Budget:
$4M

LEED Certification:
Gold

Located in the historic and fashionable Coconut Grove neighborhood of Miami, Dinner Key Marina is Florida's largest wet-slip marina with space for 582 boats. To stay in step with ever-growing demand, the area recently underwent a massive renovation, including the addition of the newly constructed, 9,700 square-foot Dockmaster Facility, including a grand 10,000sf waterfront plaza.

Beyond its function as a service center for Marina customers, MC Harry Associates' three-story Dockmaster Building incorporates, demonstrates, and educates users and visitors on sustainable design concepts tailored to the South Florida waterfront environment.

The work consisted of the design and construction of a new building to replace the existing Dock Master's building, located in Dinner Key Marina. It is a three-story building erected on structural pilings. The ground floor accommodates support facilities, with customer area and administrative spaces on the second and third floors, respectively. The first floor consists of a limited parking area, laundry and storage facilities, and vertical circulation spaces. The customers' floor consists of a lounge area with a library, computer stations, a convenience store, in addition to restrooms and showers. The administrative floor includes office spaces, a conference room, staff restrooms, housekeeping, and supply rooms. Also, provided a covered balcony at this level. The new building was 9,700sf and its design complied with the rules and regulations of the Florida Department of Environmental Protection (FDEP) and the Coastal Construction Control Line (CCCL).

During Hurricane Irma, the Dockmaster building performed admirably during the storm and the emergency generator enabled the building to be used as the city's primary post-hurricane staging site for both FEMA staff and local law enforcement.



City of Miami Armbrister Park Community Center

Client:
City of Miami

Type of Project:
New 2 Story Facility
Community Center

Project Location:
Coconut Grove, FL

Completion:
On-Going

Budget:
$11M

Delivery Method:
Hard-Bid

Esther Mae Armbrister Park is a 4.4-acre City of Miami Park located at 4000 Grand Avenue, Miami, FL 33133 in the Coconut Grove neighborhood. The park has amenities that include an existing community center, baseball field, football field, tennis courts, basketball courts, playground, and exercise equipment, among others. This project includes the scope identified below: Demolition of the existing community center building and the construction of a new two (2)-story facility of approximately 10,000 square feet, and an outdoor pavilion at Esther Mae Armbrister Park. The new facility will include, at a minimum:

- One (1) administration office;
- Entrance reception area;
- Warming kitchen;
- Information Technology (“IT”) room with laptop charging stations;
- Multi-purpose room;
- Workrooms, including an artwork room that includes a sink;
- Elevator access to the second floor;
- Restrooms at both levels (first level restroom shall have access from the building exterior.
- and be able to be closed off from the rest of the building);
- Janitor closet;
- Sport equipment storage (with exterior access);
- Security: alarm, lightning detection, CCTV;
- Outdoor pavilion;
- Code-compliant parking area;
- Art in Public Places component; and
- Landscaping.



Town of Davie – Davie Collins Farm Park

Client:
Town of Davie

Type of Project:
Farm Park

Project Location:
Davie, FL

Construction Budget:
$21M

Delivery Method:
Hard Bid

Reference:
Keith Pursell
954-797-2086

The project strives to increase the public's understanding of the vital role agriculture plays in our everyday survival, while making learning fun. The land, facilities, amenities, and programming of the Governor Leroy Collins Park combine to provide this educational experience focused on agriculture and wildlife. The A/E will provide full-service, multi-discipline design documentation, permitting, bid/award, and construction administration services. Our program verification and schematic design services will refine the Town's previously approved master site plan and schematic design.

Elements of the project scope are summarized below:

1. Entry Control Gate: Site Civil and Utilities
2. Stables
3. Multi-Purpose Arena
4. Welcome and Education Center
5. Caretaker's House
6. Farm Observation Post: An elevated structure that will provide users the opportunity to view farming and animal activities.
7. Farmers Market
8. Farm Animal Barnyard
9. Crops and Gardens
10. Wetlands Program and Earthwork
11. Multi-use Trails
12. Native Landscaping
13. Offsite Roadway Improvements









MDCPS Prototype Elementary Schools

Client:
Miami Dade County Public Schools

Type of Project:
Prototype Elementary School

Construction Cost:
(4) Schools @ $96M

Year of Completion:
August 2007

Construction Method:
CM@Risk

Building Material:
Tilt-Up Construction

Student Stations:
825-1239 students

Contact:
Erick Laventure
305-995-4685

The goal of the 'prototype system' is to achieve a high-performance school that delivers meaningful civic presence, responds well to varying site conditions, and creates an inviting educational environment for impressionable young minds. MCHarry Associates has responded with a collection of 'proto-parts' to create a village-scale 'campus' organized around a central 'Mainstreet' pedestrian environment.

The architectural vocabulary for the campus is based on a 'tilt-wall model'. This construction model organizes a system of abstract, yet coherent, visual relationships expressed through the use of asymmetric, geometric, planar wall elements. Techniques for achieving student-oriented scale and proportion for the school include the use of wall plane articulation, fenestration, and the controlled use of bold color. Campus style layout is located on a 6 acre site and is comprised of 7 or 8 separate building elements supporting a pre-K thru 5th grade academic program.

Sustainable Design Strategies:
Derived from LEED Design Program & CHPS: California High Performance Schools

Awards:
Honorable Mention in the 2008 Educational Design Showcase





Opa Locka Historic City Hall & Gardens

Client:
City of Opa Locka

Type of Project:
Restoration and Adaptive Reuse

Project Location:
Opa Locka, Florida

Building Area (sf):
7,800sf

Renovation & Restoration Construction Cost
$4.5 million

Project Completion
January 2025

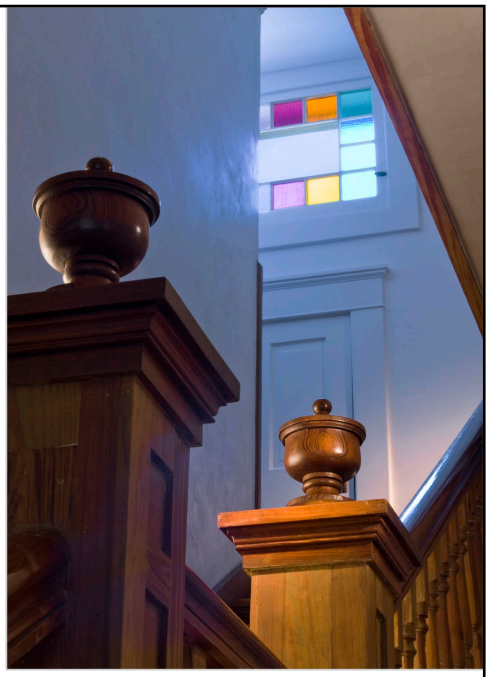
Project Contact:
Adelina Gross
305-496-8992

The City of Opa-Locka, a 1920s vintage thematic development of aviation pioneer Glen Curtiss, was based on the Arabian Nights folklore literature, evident by the large collection of Moorish Revival Architecture found throughout the City. Opa-Locka currently has twenty such buildings listed on the National Register of Historic Places.

Perhaps the most intriguing reminder of the City's past is its iconic City Hall building, designed by architect Bernhardt Muller. The building, with its array of domes, minarets, pointed arches, and crenellated parapets, was built in 1926 and served as the sales center for the emerging Opa-Locka community prior to becoming the City Hall administration building. The building was unoccupied for several years. MCHarry & Associates was engaged by the City in 2014 to assess the property and develop a multi-phase restoration program utilizing state and county historic grants for the construction costs.

The renovations included protection and restoration of existing architectural features including the wood stairs, painted Moorish details on the first floor, new doors and windows, restoration of existing doors, reinstallation of mosaic tiles on the building domes as depicted in the original drawings, restoration and fabrication of the metal finials on all the domes and minarets, new finishes to complement the existing finishes, restoration of existing historic lighting fixtures, re-roofing, existing stucco rehab and repainting as per original dwgs. All the work adhered to the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.





City of Coral Gables George Merrick House

Client:
City of Coral Gables

Type of Project:
Restoration & Renovation

Project Location:
Coral Gables, FL

Renovation Construction Budget:
$1.8 million

Year Completed:
2019

Building Area (sf):
7,557

Listed on the National Register of Historic Places, the Coral Gables Merrick House exists today much as it did in the 1920s. The house stands as a tribute to South Florida's history and the Merrick family's legacy. George Merrick was raised in the house and is the visionary behind the creation of the City of Coral Gables, with much of its architectural style tracing back to this house.

The City of Coral Gables acquired the property in 1976 and began its first restoration efforts in earnest. Over the years, the house has suffered additional distress, and in 2015, M.C. Harry & Associates was commissioned to repair, restore, and rehabilitate the Main House and the Garage Apartment.

Main components of this effort included extensive electrical, life-safety and air-conditioning upgrades, the restoration of all wood doors, windows, screens and hardware; repair, restoration of exterior finishes (stucco) and in limited areas, complete replacement of decaying wood framed walls and finishes; the entire re-roofing of the house with period Ludowici interlocking clay roof tiles and western cedar wood shakes matching the historic conditions, and the interior demolition and remodel of the Garage building - including complete re-roof - into new accessible toilets, storage and offices on the second floor.

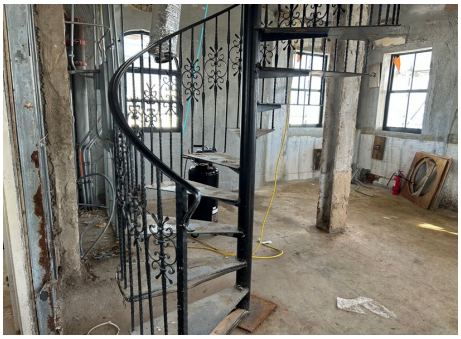
Completed in 2019, the property has been brought back to its 1925 appearance and will re-open to the public for tours and activities, continuing to be one of the City's most treasured historical resources.

Value of Construction Awarded: $1,448,591
Value of Construction Actual: $1,571,242
Difference: Owner requested changes/unforeseeable conditions

Project Completion Projected: 180 days
Actual Completion: 300 days







Miami Dade College Freedom Tower Upgrades

Client:
Miami Dade College

Type of Project:
Historic Preservation/Restoration/ Renovations

Project Location:
Freedom Tower
Miami, FL

Building Area:
88,250sf

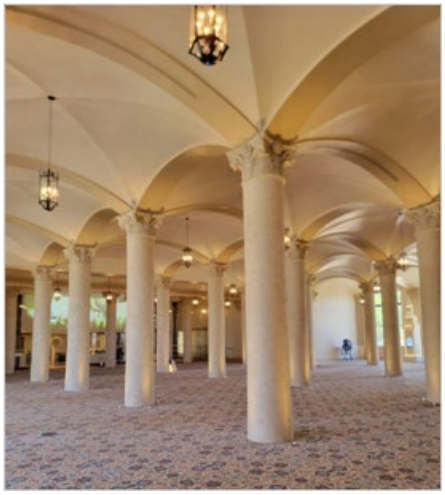
Completion:
2025

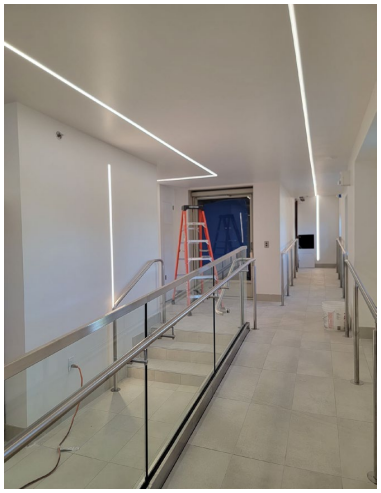
Budget:
$38M

Reference Contact:
Lisa Ulbrich
617-719-3466

Design Commencement:
11/2021
Design Completion:
5/2023

Work consists of the building upgrades of the Freedom Tower. Renovation addresses building code, life safety, and accessibility deficiencies, maintaining the historical integrity of the building. Structural work includes a new structural slab, repair of the east façade wind bracing steel structure, addressing corrosion on steel, replacement of guy wires bracing smoke evacuation fans on the 3rd floor roof level, repair of concrete columns, beams, and slabs. Historic preservation/restoration of the lobby. A new stair connecting floors 2-4, FPL vault relocated, and new ADA access.





4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM



4.5 Experience of Key Personnel and Project Team

Team Overview and Key Attributes
MCHarry & Associates, Inc. is a full-service architectural, planning, and interior design firm with over 68 years of continuous service throughout South Florida. Our staff of 26 professionals, including 8 licensed architects and 4 licensed interior designers, provides the in-house capabilities to deliver architecture, planning, project management, and construction administration under one roof.

Our firm is structured to ensure single-source responsibility, offering the Town of Pembroke Park the benefit of a fully integrated, locally based team with the capacity to manage projects from concept through construction closeout. Every project benefits from the direct involvement of our Principals, ensuring consistency, accountability, and exceptional quality control.

Prime Firm Role and Responsibilities
As the Prime Consultant, MCHarry & Associates will provide complete architectural design and management services for all task orders assigned under this continuing contract. Our in-house team possesses the skills necessary to oversee all phases of planning, design, documentation, and construction administration.

Our scope of in-house services includes:
- Architectural Design and Project Visioning
- Programming, Space Planning, and Feasibility Studies
- Site Evaluation and Code Analysis
- Construction Documents and Specifications
- Permitting Coordination and Quality Assurance
- Cost Control, Scheduling, and Construction Administration
- Sustainable and LEED Design
- Interior Design and Finish Coordination

MCHarry & Associates maintains long-standing working relationships with local engineers, planners, and specialty consultants and can readily engage pre-qualified partners when specific technical disciplines are required. However, all project management, coordination, and client communication will remain the sole responsibility of MCHarry & Associates.

Organizational Structure
The Town of Pembroke Park will be served by a dedicated project team led by our Principals and senior project managers, supported by experienced architects, designers, and administrative staff.

Project Leadership & Key Roles:

Craig Aquart, AIA, CSI – *Principal-in-Charge*
Lourdes Solera, FAIA –*Principal / Project Architect*
Howard Ferguson – *Project Manager*
Lawrence Arrington, AIA CSI LEED AP – *Code Officer / QA & QC*
Jalin Harrington, CDT – *Construction Contract Admin. Specialist*
Lisette Boosooboy, LEED AP – *Interior Design*
Tristan Sykes *– Production / 3D Visualization*
Laura Serna – *Production*

Each of these individuals brings hands-on experience in municipal, educational, and civic projects many completed under continuing service agreements for clients such as the City of Miami Beach, City of Coral Gables, Town of Davie, and multiple School Districts across South Florida. Our firm's hands-on approach, technical depth, and long-standing local experience make MCHarry ideally suited to support the Town's goals under this continuing A&E contract.

ORGANIZATIONAL CHART

The MCHarry Design Team stands committed to providing the Town of Pembroke Park with our expertise for Architectural Consulting Services

M.C. HARRY & ASSOCIATES INC.

Craig Aquart, AIA CSI
Principal / Project Executive Director

Lourdes Solera, FAIA LEED AP
Principal / Project Architect

ARCHITECTURE + DESIGN

M.C. HARRY & ASSOCIATES INC.

Howard Ferguson
Project Manager

Lawrence Arrington, AIA LEED AP
QA/QC Coordinator

Jalin Harrington, CDT
Construction Contract Admin. Specialist

Lisette Boosooboy, LEED AP
Interior Design

Tristan Sykes
Production / 3D Visualization

Laura Serna
Production

Craig Aquart, AIA

RID, NOMA, CSI
M.C. Harry & Associates, Inc.

Principal / Executive Director

Miami, Florida
34 Years Exp 19 years MCHarry



About Craig Aquart

Mr. Aquart has distinguished himself through leadership, professionalism and performance. He has over 25 years of experience in the planning, programming, design, and construction administration of numerous project types for municipalities, government agencies and public institutions.

He is particularly adept at orchestrating a creative interdisciplinary design team to explore multiple development scenarios leading to consensus among a divergent group of stakeholders. His experience as a full time field representative for numerous capital improvements, totaling more than a $150 million in construction, assure the constructability of his design work.












Select Experience

Atlantic Sapphire Salmon Farm
Miami Dade College; Miami, FL
- Eduardo Padron Campus Building 6
- Science Complex

SBC Community Development Corporation; Miami, FL
- SBC CDC Family Life Center

City of Miami; Miami, FL
- Armbrister Park Community Center

Town of Davie; Miami, FL
- Davie Collins Farm Park

City of West Park; West Park, FL
- Mary Saunders Park Improvements
- West Park - McTyre Park Master Plan
- West Park Plaza Envisioning
- West Park Transit Corridor Expansion

Miami Dade Aviation Department (Miami International Airport); Miami, FL
- Concourse CCE APM 3
- MIA North Terminal Federal Inspection Facility
- MIA CCE to CCF Bridge
- MIA Terminal Façade and Security
- MIA Collection Plaza
- MIA Terminal Wide Wayfinding Signage
- MIA EF & HJ Consolidated Checkpoint
- Concourse F Southside Expansion

City of Coral Gables; Coral Gables, FL
- Merrick House Restoration
- Venetian Pool Restoration
- City Hall Renovations

Florida International University; Miami, FL
- North Campus Marriot Distance Learning Classroom
- South Campus OE Building First Floor Renovations
- South Campus Panther Hall Lobby Renovations
- MARC 5 Office of Development
- HTM School - Renovations/Expansion
- International Center for Tropical Botany at Kampong
- South Campus PG6 Dan Marino Foundation
- DM Courtyard
- Graham Center Ballroom Refurbishment
- Graham Center Fresh Food Renovation
- Marc Lobby & Restroom Renovation

Professional Highlights

Education
Master of Architecture, University of Technology, Jamaica, W.I.

Registration & Licensing
Florida Architect AR96477 / Jamaica Architect #148 / TX Architect #29362
GA Architect #RA016480 / Florida ID #6438
Construction Specifications Institute

Lourdes Solera, FAIA

RID, NOMA, LEED AP
M.C. Harry & Associates, Inc.

Principal / Project Architect

Miami, Florida

39 Years Exp 26 years MCHarry



About Lourdes Solera

Ms. Solera has over 30 years of experience as an architect committed to both public service and advancing the cause of architecture. Ms. Solera has served the profession thru a variety of leadership positions at the American Institute of Architects (AIA) including AIA Miami 2004 President, Director at the Florida AIA Board and 2022 AIA Florida President. Her commitment to public service and historic preservation is reflected in her years at the City of Miami Historic and Environmental Preservation Board, Florida's Board of Architects and Interior Design and served on Miami -Dade County's Historic Preservation Board. She has also served as an adjunct professor at the School of Architecture at Florida International University. These endeavors have been balanced with the application of her extraordinary management skills, refined over time, on numerous public & private sector projects. Through this body of work, Ms. Solera has acquired considerable experience in the full range of architectural skills necessary to move highly technical and complex building types through programming, design/documentation, construction administration and closeout.










Select Experience

City of Opalocka City Hall
Miami-Dade Aviation Department
- MIA Collection Plaza
- Park 7
- MIA Terminal Wide Wayfinding Signage
- Concourse F Southside Expansion

City of Key West
- Key West City Hall

Atlantic Sapphire
- USA Salmon Farm

Miami Dade County Public Schools; Miami, FL
- Sunset Senior High School
- Miami Central Sr. High School
- Goulds Elementary School
- Coral Gables Sr. High School
- Glades Middle
- Hialeah K-8 Ctr
- Benjamin Franklin K-8
- Shenandoah Middle
- SW Sr. High

Florida Gulf Coast University; Ft. Myers, FL
- Florida Gulf Coast University Library

Miami-Dade County Department of Cultural Affairs; Miami, Florida
- History Miami Museum Renovation and Expansion Master Plan

Miami Dade College; Miami, FL
- Science Complex - Biology, Chemistry, Physics, Forensic Sciences
- Environmental Science and Criminal Justice Center

City of Miami; Miami, Florida
- Police Substation and Mounted Police Facility
- Historic Fire Station No.2 with Police Substation
- Dinner Key Dock Master Building (LEED Gold)
- Historic Dorsey Library Restoration
- Legion Park Community Building Improvements

City of Miramar; Miramar, FL
- Vizcaya Park Community Center (LEED Gold)

City of Miami Beach
- Fire Station No.4

School District of Palm Beach County, FL
- Citrus Cove
- Coral Sunset
- Del Prado
- Jaega MS
- Forest Hill HS
- Christa McAuliffe MS

Professional Highlights

Education

Bachelor of Architecture, Mississippi State University
Master of Architectural History, University of Virginia

Registration & Licensing

Florida Architect AR14445 / LEED Accredited Professional / Florida Interior Design ID5601

Howard Ferguson

M.C. Harry & Associates, Inc.

Project Manager
Miami. Florida
30 Years Exp 10 years MCHarry



About Howard Ferguson

Mr. Ferguson has worked on institutional , commercial and residential projects of varied sizes, budgets and complexities. He is an effective team player with experience across the project spectrum including programming, design development, documentation, construction administration and project closeout. He focuses on teamwork, timeline and budget to create and complete projects that far exceed the original expectations.













Select Experience

SBC CDC Family Life Center
Zoo Miami Restroom Renovations
School District of Palm Beach County Santaluces HS
City of Coral Gables
- Youth Center Clay Reroofing

City of Miami Armbrister Park
Department of Management Services
- FHP Lantana Reroof
- N Broward Roof Replacement

Florida International University
- Arena Athletics
- BBS Renovation - Phase 1
- Chartwells Refresh
- EC 3930 Multi-Purpose Room
- Field House Weight Room
- GC 2nd Flr New Stair
- ICTB - Kampong
- Mango 5th & 6th Flr Restrooms
- MARC 3rd Flr - Business Incubator
- OE Biology Labs
- PH 1st Flr Restroom Renovations

Miami Dade College
- Koubek Center Renovations
- Wolfson Campus DM

Miami International Airport
- MIA Top Central Terminal Façade
- MIA Wayfinding MIC Pedestrian Signage
- Dolphin and Flamingo Garages

Resorts World
- RW—Ballroom
- RWI– Omni Mall

Professional Highlights

Education
- Master of Architecture 1997, Univeristy of Technology, Jamaica

Lawrence Arrington, AIA

RID, CSI, NCARB, LEED AP
M.C. Harry & Associates, Inc.

Code Compliance/QC

Miami, Florida
49 Years Exp 41 years MCHarry



About Lawrence Arrington

Mr. Arrington has over 40 years of professional experience in architectural planning and design, landscape design, and the project management of large, complex capital improvements. Project experience includes numerous building types for a variety of governmental, institutional, and commercial clients. Mr. Arrington's special expertise in technical specifications and code analysis, combined with his design talents and detailed knowledge of construction make him a most effective project manager with an established track record for delivering award winning projects on-time and within budget.

Mr. Arrington has also conducted several value analysis workshops on large scale public sector projects which have resulted in significant savings to the client in both initial construction costs and subsequent life cycle costs.

Value Analysis recommendations have included revisions to sequence of construction and construction schedules, program scope modifications to life safety and building systems, building envelope and the benefits of non-proprietary specifications.











Select Experience

Atlantic Sapphire Salmon Farm
Miami Dade Aviation Department (Miami International Airport); Miami, FL
- Concourse E APM Replacement
- MIA North Terminal Federal Inspection Facility
- Terminal Wide People Mover System
- Dolphin Parking Garage Expansion
- MIA Techniport Building 100
- International Satellite Terminal Improvements
- Landside Patrol Operations Facility
- Ground Transportation Improvements
- Terminal Concessions "Main Street"
- Concourse F Expansions and Renovations
- Central Chiller Plant
- Skyport Helicopter Terminal

City of Miami; Miami, Florida
- Police Substation and Mounted Police Facility
- Historic Fire Station No.2 with Police Substation
- Dinner Key Dock Master Building (LEED Gold)
- Historic Dorsey Library Restoration
- Legion Park Community Building Improvements
- Melreese Golf Training Center (LEED Gold)

City of Miami Beach; Miami Beach, Florida
- Miami Beach Fire Station No.4
- Collins Park Cultural Center

City of Key West; Key West, Florida
- Key West City Hall at Glynn Archer (LEED Platinum)

University of Miami; Miami, FL
- UM Toppel Student Career Center (LEED Silver)

Resorts World Omni Hilton; Miami, FL
- RWI-Omni Hilton Renovations

Miami-Dade County; Miami, Florida
- 11th Judicial Circuit Court
- Courthouse Lobby Restoration & Courtroom 6-1 Restoration

Professional Highlights

Education
Construction Management, Florida International University
Master of Arts in Architecture, University of Florida

Registration & Licensing
Florida Architect AR8516 / NCARB Certified / LEED Accredited Professional
Florida Interior Design ID5590

Jalin Harrington, CDT

M.C. Harry & Associates, Inc.

Construction Contract Admin. Specialist

Miami, Florida

6 Years Exp 6 years MCHarry



About Jalin Harrington

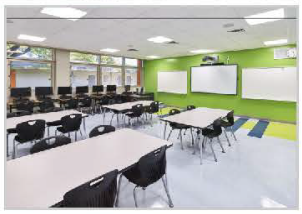
Mr. Harrington has over four years of professional experience at MC Harry Associates. As an Associate, he has worked on various renovation, expansion, and repair projects for the public and educational sectors. Current project municipalities include Miami Dade, Broward, and Palm Beach County, City of Miami, and the City of Coral Gables . He has worked in project development from Schematic Design through Construction Administration and is an integral part to our production team.











Select Experience

Resorts World - Ballroom
PROS - Larry and Penny Thompson Park
PROS - Southridge Park Aquatic Center
Atlantic Sapphire Salmon Farm
Zoo Miami Restroom Renovations
School District of Palm Beach County
- Santaluces HS
- Citrus Cove
- Del Prado ES
- Jupiter Elementary
- Pahokee Elementary
- Seminole Trails ES

School Board of Broward County
- Coconut Creek
- Broadview Elementary

City of Miami
- Armbrister Park
- Legion Park Community Building

City of Miami Beach
- Barclay Feasibility Study
- Byron Carlyle

Florida International University
- ICTB - Kampong

Miami Dade College
- Wolfson Campus DM
- Freedom Tower Repairs

Professional Highlights

Education

- Bachelor of Science & Architectural Studies, Florida A&M
- Bachelor of Architecture, FAU

Lisette Boosooboy, LEED AP

M.C. Harry & Associates, Inc.

Interior Design

Miami, Florida
20 Years Exp 20 years MCHarry



About Lisette Boosooboy

Ms. Boosooboy has over 15 years of professional experience. She has spent the last several years as MCHarry Associates' lead interior designer for higher education projects. She has been responsible for contract documentation and construction administration for numerous renovation / expansion / repair projects for public and educational sector projects.

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Select Experience

Atlantic Sapphire Salmon Farm
Borinquen Health Care Renovations
Miami Dade Aviation Department (Miami International Airport); Miami, FL
- MIA North Terminal Federal Inspection Facility
- MIA CCF Modernization Study
- MIA Top Central Terminal Façade
- MIA Wayfinding

GSA - Department of Homeland Security Federal Protective Service; Miami, FL
- Claude Pepper Renovations

City of Miami Beach; Miami Beach, FL
- Collins Park Rotunda
- Fire Station #4

City of Miami; Miami, Florida
- Fire Station 2
- Dorsey Library
- Legion Park Community Building
- Dinner Key Dockmaster Facility
- Melreese Golf Training Center

City of Coral Gables, Florida
- Merrick House Restoration
- 4520 Ponce Renovations

City of Key West; Key West, Florida
- Key West City Hall at Glynn Archer (LEED Platinum)

Miami Dade College; Miami, FL
- Eduardo Padron Campus 6 Expansion
- MDC Science Complex
- MDC Kendall Campus Makers Lab
- Tower Theater Renovations

Vizcaya Museum & Gardens
- Vizcaya Master Plan Implementation

Florida International University
- MARC 5th Floor
- MARC 3rd Floor
- Panther Square Interior Renovations
- UT 121 Office
- OE 129-132 Animal Lab
- Dan Marino Build-Out
- EXN Nutrition Build-Out
- EC West Entry Improvement

Professional Highlights

Education
Masters of Interior Architecture, Florida International University, 2013
Bachelor of Interior Design, Florida International University, 2005

Registration & Licensing
LEED Accredited Professional

Tristan Sykes

M.C. Harry & Associates, Inc.

Production / 3D Visualization

Miami, Florida

2 Years Exp 2 years MCHarry



About Tristan Sykes

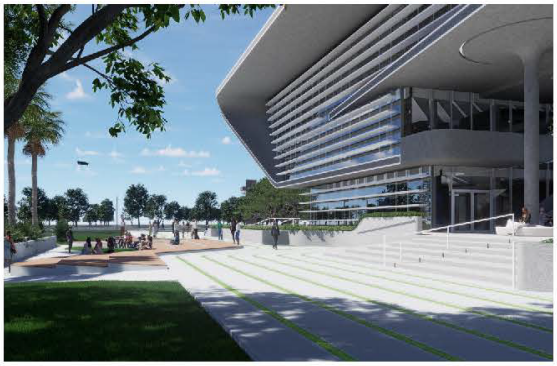
Mr. Sykes is a recent graduate from Florida International University with a Master's in Architecture. With experience spanning educational, municipal, and hospitality projects, he has honed his skills in design, BIM, 3D modeling and rendering, and graphical representation. He is proficient in all phases of the design process, from conceptual design to construction administration, specializing in design, visualization and constructiond documents.

Mr. Sykes expertise extends to evidence-based design, exploring how the built environment impacts the brain, body, and behavior. Mr. Sykes is an active member of the American Institute of Architects and the Academy of Neuroscience for Architecture, which allows him to stay at the forefront of innovative design practices.









Select Experience

Miami Dade Aviation
- MIA TOP CCF Gate F4 Wall Repairs
- MIA TOP CCF TSA

Miami Dade College; Miami, FL
- MDC Kendall Restrooms
- MDC NDM MEEC
- MDC North Building 7000
- MDC Wolfson Campus DM

Florida International University
- DM Window & Door Replacement
- UT Reroofing
- UT Stucco Remediation
- WPAC Rotunda Kiosk

City of Miami Beach; Miami Beach, Florida
- Marine Patrol

City of Miami; Miami, Florida
- Armbrister Park Community Center

Miami Dade County School Board
- Flamingo ES GoBond

School Board of Broward County
- Boyd Anderson GOBond Renovations
- Miramar High School
- Walker Elementary

School Board of Palm Beach County
- Coral Sunset ES
- Forest hill Community HS
- Jaega MS
- Polo Park MS

PROS Zoo Miami Tiger Exhibit
Sunrise School of Miami
South Miami Park Restrooms & Concession
Goulds Park Community Center Renovations
Little Haiti Marketplace Re-Roof
DMS Marathon ADA Restroom Renovations
MD-EDP Calusa Playhouse

Professional Highlights Education

- Master of Architecture with Summa Cum Laude Honors, Florida International University, 2024

Laura Serna

M.C. Harry & Associates, Inc.

Production Manager

Miami, Florida
4 years Exp 4 years MCHarry



About Laura Serna

Ms. Laura Serna has four years of experience at MCHarry & Associates. She has contributed to a variety of projects in the public and educational sectors, including work for Florida International University (FIU), Miami-Dade International Airport, Palm Beach County Schools, and Miami-Dade County Public Schools. Ms. Serna has participated in all phases of project development, from Schematic Design through Construction Administration, demonstrating a strong commitment to the design process and client needs. Her diverse project experience, attention to detail, and collaborative approach ensure the delivery of functional and innovative designs.













Select Experience

PROS Goulds Park
RW Ballroom
Opa Locka City Hall
Davie Collins Farm Park
Palm Beach County Schools
- Santaluces High
- Coral Sunset Elementary
- Loggers Run Middle
- Polo Park Middle
- Seminole Trails

City of Miami
- Armbrister Park

Miami Dade County Public School
- Glades Middle School
- Coral Gables Sr. High
- Miami Lakes K-8
- Coral Park High
- Flamingo Elementary

Broward County Public School
- Atlantic Technical College
- Boyd Anderson High
- Coral Springs High

Miami Dade College
- MDC Bldg.8000
- MDC Kendall KDM 23006
- MDC Freedom Tower

Florida International University
- FIU Lakeview South
- FIU UT Reroofing
- FIU UT Stucco Remediation

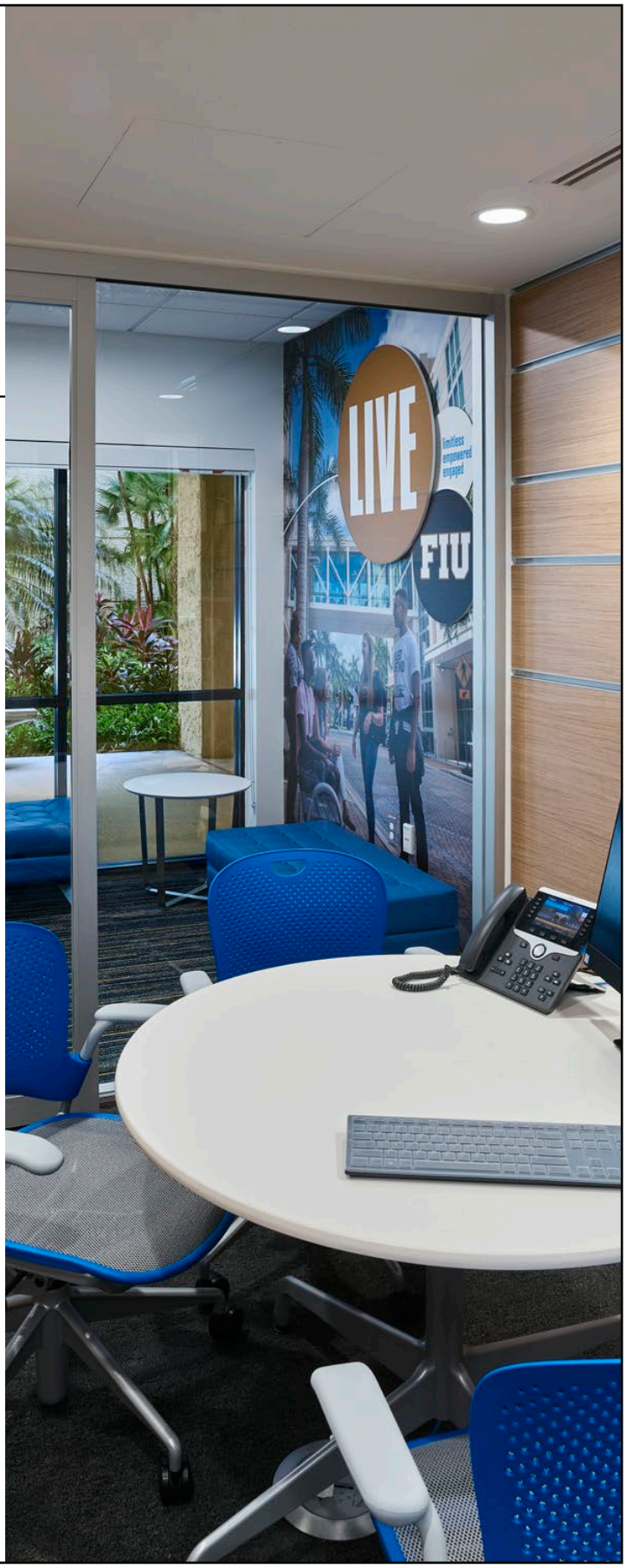
Miami Dade County Aviation
- MIA TOP CCF TSA
- MIA TOP CCF Gate F4

City of Miami Beach
- Collins Park Rotunda

Professional Highlights

Education
- Master of Architecture Florida International Univeristy, 2024
- Associates in Arts Broward College, 2020

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE



MCHarry & Associates has a proven record of providing high-quality architectural services for municipal, educational, and community projects throughout South Florida. Each project described below demonstrates our firm's technical expertise, coordination capabilities, and commitment to delivering cost-effective, sustainable, and context-sensitive design solutions.

All projects were performed under continuing services or CCNA-based contracts within the last five years and reflect MCHarry's ability to manage complex scopes efficiently while maintaining strong client communication and quality assurance from design through construction.









City of Miami A/E Planning Services

Client:
City of Miami

Type of Project:
A/E Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

Project Completion:
2014-2024
***Extended till 1/2026**

A/E design services for various projects

Dinner Key Marina Dockmaster Facility: The design and construction of a new, three-story, Dockmaster Building serving the Coconut Grove Dinner Key Marina. It replaces the 40-year undersized facility and provides a shaded commons area and patron parking on the first floor, customer services on the second floor, and administrative offices on the third floor. Const Cost 4,365,526.00 Completion 12/2016
Richard Pope, City of Miami Project Manager 305-416-1285

Dorsey Memorial Library Restoration:
Restoration/Reconstruction of the Dorsey Memorial Library located in the heart of Overtown. Const. Cost 918,502.05 Completion 12/2018
Jose Caldeira, City of Miami Project Manager 305-416-1290

City Hall Reroofing:
The Design, Permitting, and construction administration for the roof replacement and lighting protection of City Hall Reroofing. Const. Cost 250,000.00 Completion 4/2018
Jose Caldeira, City of Miami Project Manager 305-416-1290

Past Projects also include: City of Miami Mounted Police Unit Stables at Lummus Park, Melreese Golf Training Center, CRA Fire Station No.2, Legion Park, City Hall Reroofing, Domino Park






City of Miami Beach AE Planning & Design Services

Client:
City of Miami Beach
2014-20170

Type of Project:
Miscellaneous A/E Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

Contact Reference:
Colette Satchell
305-673-7071

Various Architectural renovations, studies and capital improvements for the City of Miami Beach.

Professional A/E Services—General (2014-2020)
Professional A/E Services—Historic (2021-2026)

2021 CMB Marine Patrol - The proposed project site area is approximately 16,500 square feet within the City owned property of 148,376 square feet. The Marine Patrol Facility is located between the park and public parking lot, and the boat launch and boat trailer parking area. The proposed project is to be designed and constructed within current zoning code parameters. No variances are requested. Per Land Development Regulations Section 133-2, the proposed Marine Patrol Facility will pursue LEED Gold Certification.

2018 CMB Collins Park Rotunda Renovation - Complete renovation of Rotunda Building in Collins Park to become a Performing Arts Venue and the design of a 900 SF Addition to provide ADA access, restrooms and utilities to serve the performing arts space.

2020 CMB Fillmore Conditions Assessment - Conditions Assessment and Cost Estimate for CMB Fillmore at Jackie Gleason Theater.

2023 CMB Byron Carlyle Conditions Assessment - Conditions Assessment and Cost Estimate for CMB Byron Carlyle Theater.

2024 CMB Barclay Feasibility Study & Recommendations - Barclay Building at 1940 Park Avenue, Miami Beach 33139. Currently vacant apartment building. Feasibility Study and Recommendations and cost estimates to restore the building to use as either 1) all residential, or 2) half residential and half for programming currently at the South Shore Community Center - daycare for at least 75 children, and office space.



MDC – Architectural Continuing Services

Client:
Miami Dade College

Type of Project:
Architectural Continuing Services / Renovations & Repairs

Construction Cost:
Varies

Year of Completion:
2020-2026

MC Harry Associates has successfully completed the design and construction of several projects developed through continuing services contracts with various construction values. The scope of services includes the renovation and expansion of classrooms, offices, and administrative spaces; repair and remodeling, investigations, and presentation of proposed solutions. Responsible for reviewing all existing zoning ordinances and building codes and incorporating all of the above data into complete construction documents, including final working drawings, specifications, and bid documents necessary for the bidding and construction of the project, and in some instances for construction management.

Miami Dade College North Campus Building 1000: The program scope transforms these multi-use buildings, involving three primary areas of work:
1. The decommissioning of 20,000 square feet of existing science laboratories and the conversion of this area into the new Faculty Offices and Classrooms;
2. The design of the new Media Services Center;
3. And the creation of a new 13,000 square foot Business Management Center, which includes a state-of-the-art lecture hall facility.

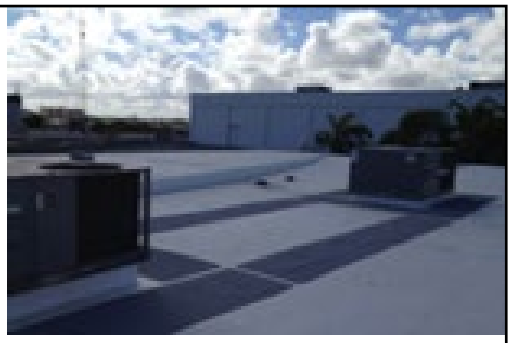
MDC Renovation 3000-5000: Renovate 3 distinct areas within active occupied student buildings. 1. Funeral Services/ Mortuary Sciences lab; 2. Architectural Lab and Wood Shop, and 3. Music Rehearsal Spaces. Project cost for this phase: $1,450,000

MDC Tower Theater Renovations: Work involved roof replacement, HVAC replacement, Main UPS Replacement, and direct replacement of existing emergency and exit light fixtures. $804,265

MDC Koubek Center Renovations: Renovations to Classrooms, ArtSpace, and Exterior Improvements Project Cost: $1.8M

MDC Bldg 7 Gym Floor Replacement: Replacement of the existing hardwood sports flooring. $350,000







DMS Miscellaneous A/E Services

Client:
DMS
2013-2020

Type of Project:
Miscellaneous A/E
Planning Services

Project Location:
Various

Construction Cost:
$2-$4M

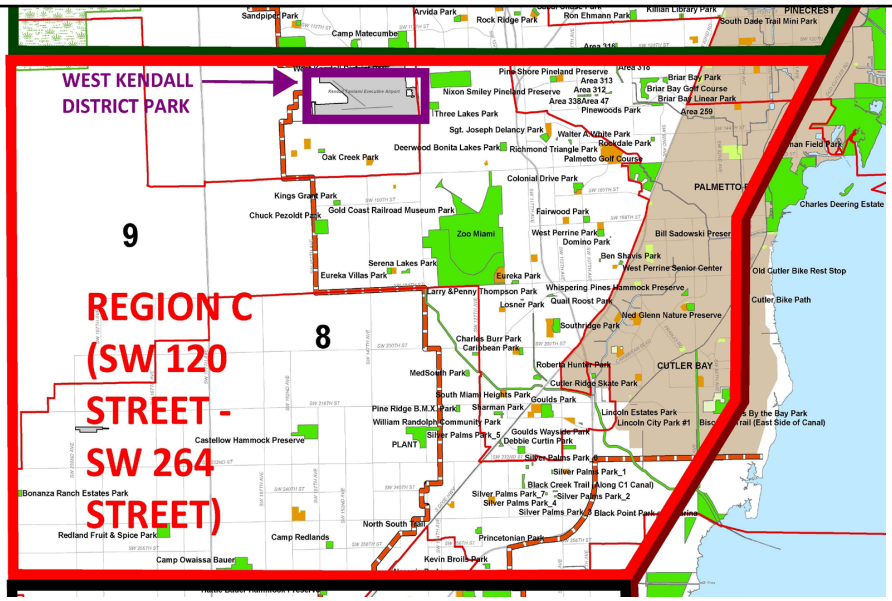
Architectural and Engineering miscellaneous services for projects under $2 Million Construction Cost. (2013-2020)

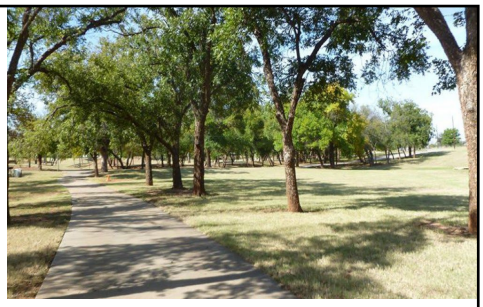
2023 DMS MCRSC Lab Conversion: Convert existing lab (1120 sf) on the 2nd floor to new office space. Construction Cost: $270,000 John Bridgeman 850-487-0525

2023 DMS Rohde Building Misc. Repairs: The scope involves investigating and providing design solutions for: 1. Replacing an overhead "garage door" at the loading dock. 2. Replacing all storefront doors to the enclosed fourth-floor aluminum and glass corridor connecting North and South towers. The corridor is not air-conditioned and has low-level louvres that allow ventilation but also water intrusion. 3. Provide a design solution for pedestrian access gates to resolve safety and security concerns at the ground floor southwest entry of the North Garage and the ground floor northwest entry of the South Garage. 4. Provide a design solution for a vehicular access arm/gate to resolve safety and security concerns at the ground floor South Entry of the North Garage. Construction Cost: $150,000 John Bridgeman 850-487-0525

2021 DMS N Broward RSC Roof Replacement: Our scope involves becoming familiar with the existing conditions of the roofs, conducting roof moisture and visual roof survey, identifying observable roofing deficiencies, meeting with stakeholders regarding water penetration issues, and providing roof replacement and repair construction documents and specifications to replace the roof system. Construction Cost: $2.3M John Bridgeman 850-487-0525

2020 DMS Gore 1st Flr Restroom ADA: The scope will require demolition and reconstruction of male and female restrooms at the ground floor. We anticipate the removal and replacement of all plumbing fixtures, toilet partitions, accessories, as well as floor, wall, and ceiling finishes. Replacement of plumbing fixtures is to ensure both restrooms are ADA compliant. As scope, we will relocate the plumbing sanitary riser and water line infrastructure as necessary. Construction Cost: $150,000 John Bridgeman 850-487-0525







Parks Recreation & Open Space

Client:
Miami-Dade County

Type of Project:
Parks and Open Space Planning and Design

Project Location:
South West Miami-Dade County

A/E Fee:
$3million

Contract Term:
2017 thru 2027

Miami-Dade County is committed to the principals of building a healthier, more vibrant and livable community through implementation of their Parks and Open Spaces Master Plan. Accordingly, they turned to MC Harry Associates to address the County's planning and design goals for the 300 square mile Region C area of Southwest Miami-Dade County containing more than 60 public parks and preserve areas.

The 10 year contract will achieve a variety of cost effective and aesthetically satisfying experiences for all park users by creating beautiful, durable, ecologically sustainable park environments where the relationship between the visitor and the unique elements of each park are thoughtfully considered.

These projects collectively represent MCHarry's technical depth, public-sector experience, and capacity to deliver on-call architectural services consistent with the Town of Pembroke Park's continuing services contract. Each project demonstrates our ability to balance design innovation with functionality, compliance, and long-term community benefit.

4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH



MCHarry & Associates brings nearly seven decades of experience successfully managing municipal and educational projects throughout South Florida. Our approach to project implementation is rooted in proactive coordination, clear communication, and disciplined project management, ensuring that every assignment—no matter the size or complexity is delivered on time, within budget, and to the Town's full satisfaction.

Our firm is structured to support multiple on-call task orders simultaneously, with dedicated staff assigned to each project and direct oversight by a Principal and Project Manager. This approach ensures continuity, accountability, and responsive service at every stage.

Technical Capabilities and Coordination

MCHarry's technical capabilities include comprehensive design, documentation, and construction administration services supported by advanced Building Information Modeling (BIM/Revit) and digital project management systems. These tools enable seamless coordination across all design disciplines, facilitate real-time updates, and ensure accuracy throughout each phase of work.

For each task order, we implement a three-tier coordination structure:

1. Internal Team Coordination – Daily communication between architecture, planning, and interiors to align goals and design intent.2
2. Client and Stakeholder Coordination – Regular meetings with Town staff to review progress, confirm decisions, and address priorities early.
3. Agency and Permitting Coordination – Ongoing engagement with local regulatory agencies to confirm compliance with SREF, FBC, ADA, LEED, and other applicable standards.

Project Scheduling and Resource Allocation

Each assignment begins with a project-specific work plan and milestone schedule, identifying all deliverables, responsibilities, and review dates.

- **Manpower Planning:** Key staff are assigned based on expertise and workload availability to maintain balanced resourcing across all projects.
- **Scheduling**: Internal deadlines are set earlier than client milestones to allow adequate time for quality review before submittal.
- **Progress Monitoring**: Weekly internal check-ins and monthly client updates ensure schedule adherence and quick resolution of potential delays.

This structured system allows MCHarry to maintain the flexibility required under continuing contracts, where response times and concurrent project management are essential.





Quality Control and Assurance

Quality is at the core of MCHarry's practice. Our QA/QC procedures are formalized and implemented at key design milestones to ensure technical accuracy, compliance, and constructability.

Our process includes:

- 50% and 90% QA/QC Document Reviews – Conducted by senior staff not directly assigned to the project to provide objective feedback.
- Peer Reviews – Cross-discipline checks for coordination between architectural, structural, MEP, and civil components.
- Code and Accessibility Verification – Systematic review against Florida Building Code, ADA, and local ordinances.
- Constructability and Cost Validation – Continuous evaluation of design solutions against budget and market conditions.

These checkpoints ensure that each deliverable meets both the Town's standards and professional best practices, minimizing revisions and change orders during construction.

Timely Reporting and Construction Phase Services

During construction, MCHarry's project managers maintain consistent communication with the Town's representatives, providing:

- Field Observation Reports and Meeting Minutes after each site visit.
- Timely review of pay applications and change orders to confirm alignment with contract documents and budget.
- Submittal and RFI Tracking Logs to ensure prompt response and minimize contractor delays.
- Closeout Documentation and Warranty Verification at project completion.

Our field staff are trained to identify issues early, communicate them clearly, and resolve them efficiently—ensuring projects progress smoothly from design through occupancy.

On-Call Responsiveness and Capacity

As a locally based Miami firm, MCHarry & Associates is uniquely positioned to provide rapid response and on-call services to the Town of Pembroke Park. Our principals and senior staff are readily available to attend meetings, perform site visits, or respond to task order requests within 24–48 hours.

With multiple licensed architects and project managers on staff, MCHarry maintains sufficient capacity to mobilize immediately upon authorization, providing the Town with the flexibility needed for unplanned assignments, emergencies, or expedited projects.

Compliance and Standards

All work performed by MCHarry & Associates conforms to:

- Florida Building Code (FBC) and all applicable state and local regulations
- Americans with Disabilities Act (ADA)
- Sustainable design standards (LEED, Green Globes, or equivalent)
- Standard industry practices (AIA, CSI, and ASTM)

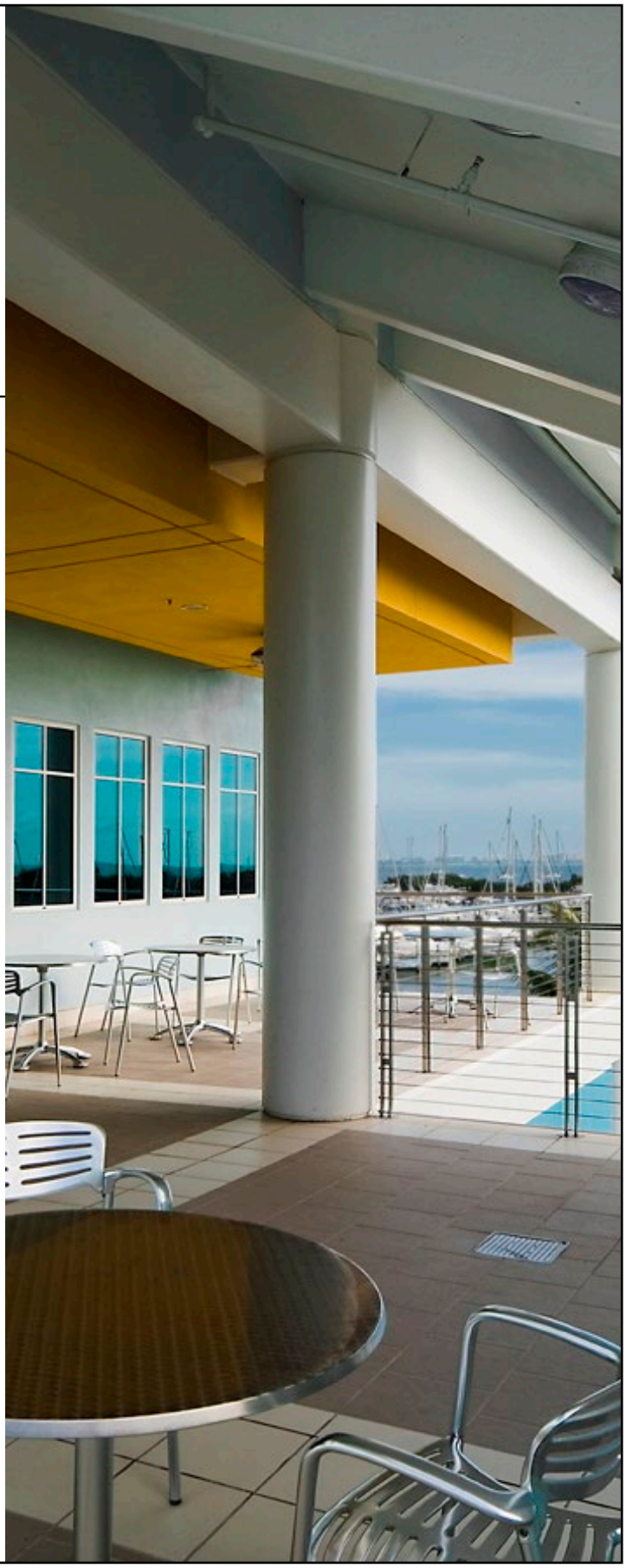
Our approach ensures every project adheres to the highest professional standards while maintaining efficiency, safety, and long-term value for the Town.

MCHarry & Associates' project implementation strategy is defined by precision, responsiveness, and accountability. Through disciplined scheduling, proactive communication, and rigorous quality control, we ensure that each project entrusted to us, large or small, is delivered with the professionalism, efficiency, and excellence that have defined our firm for more than 68 years.

Key Features of Our Approach:

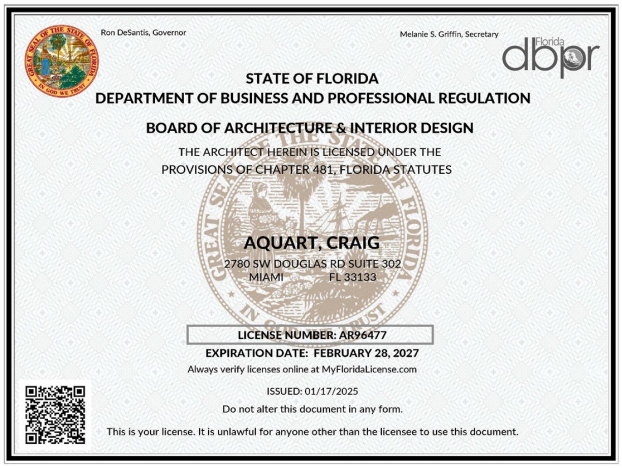
- Single-Source Responsibility – All services managed in-house for efficiency and accountability.
- QA/QC Milestones – Built-in reviews at 50%, 90%, and pre-construction phases.
- On-Call Responsiveness – Staff mobilized within 24–48 hours.
- Local Knowledge – 68 years of experience navigating local codes and permitting.
- Client Communication – Continuous coordination and transparent reporting at every stage.

4.8 PROFESSIONAL LICENSURE



MCHARRYASSOCIATES

M.C. Harry & Associates Inc. is a licensed architectural firm authorized to provide professional architectural services in the State of Florida.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

AQUART, CRAIG
2780 SW DOUGLAS RD SUITE 302
MIAMI FL 33133

LICENSE NUMBER: AR96477
EXPIRATION DATE: FEBRUARY 28, 2027
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ISSUED: 01/17/2025

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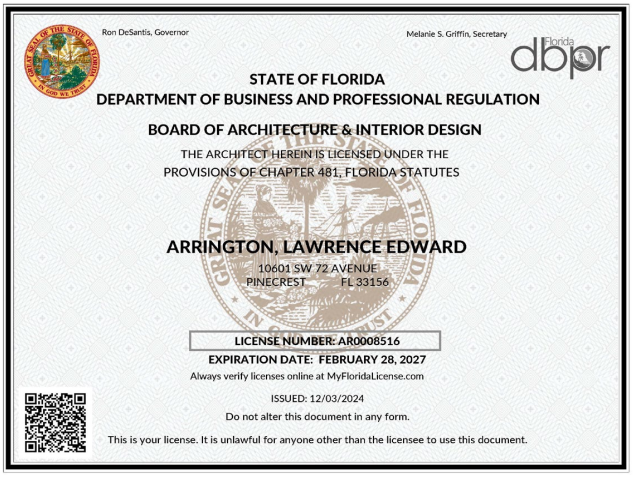

Ron DeSantis, Governor

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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ARRINGTON, LAWRENCE EDWARD
10601 SW 72 AVENUE
PINECREST FL 33156

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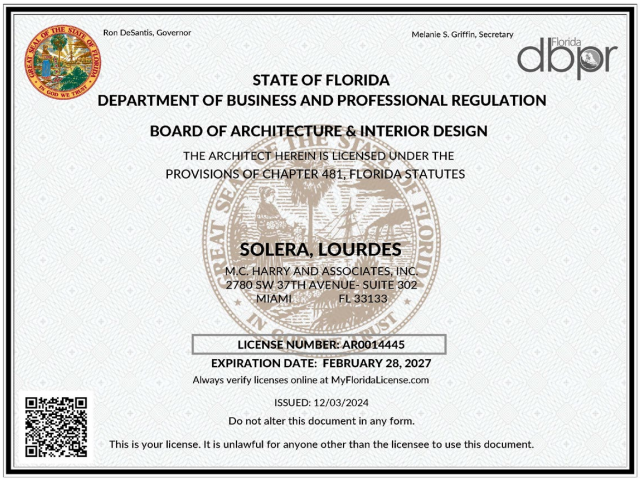

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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SOLERA, LOURDES
M.C. HARRY AND ASSOCIATES, INC.
2780 SW 37TH AVENUE- SUITE 302
MIAMI FL 33133

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EXPIRATION DATE: FEBRUARY 28, 2027
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State of Florida
Department of State

I certify from the records of this office that M.C. HARRY AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on March 24, 1983.

The document number of this corporation is G30512.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 17, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of January, 2025

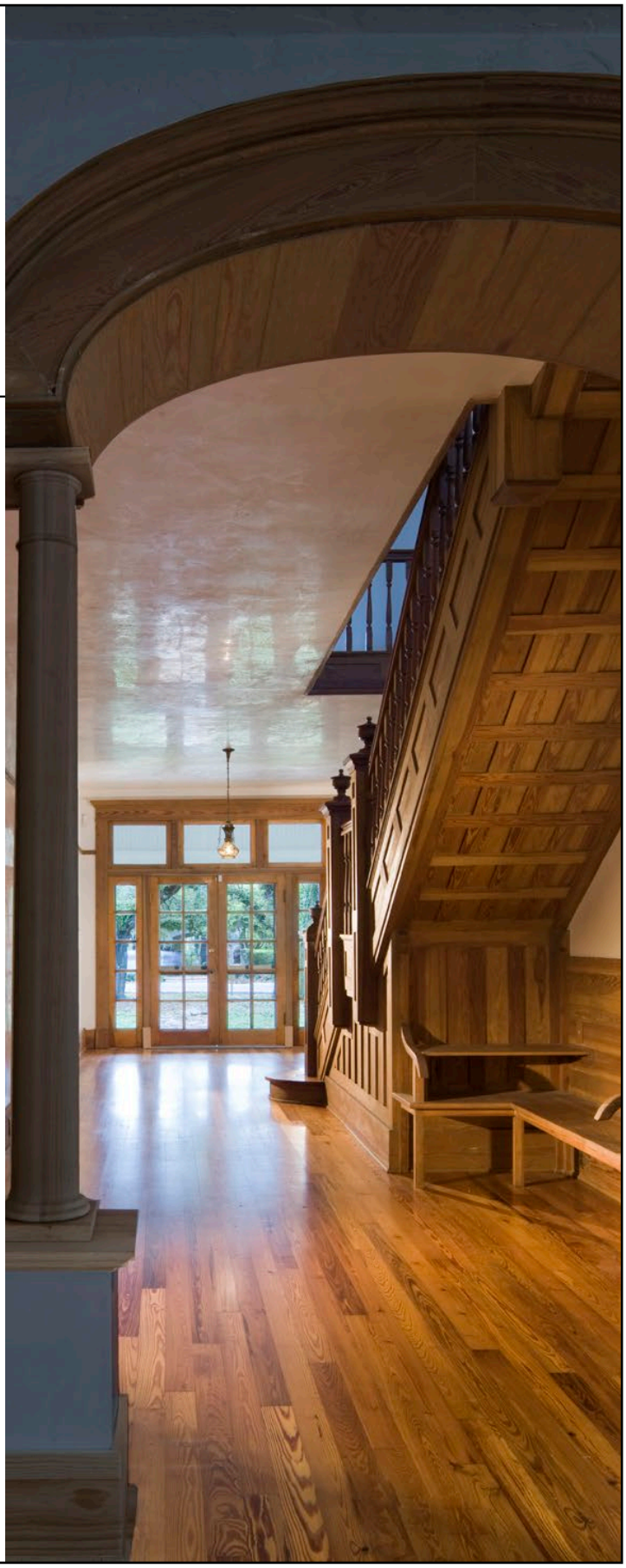
Secretary of State

Tracking Number: 0679694867CC

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

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

4.9 REQUIRED FORMS AND ACKNOWLEDGEMENTS



SECTION 6.0 REQUIRED FORMS

Business Name: M.C. Harry & Associates Inc.

D.B.A.:_____ Federal I.D. No.: 59-2281430

Business Address: 2780 SW Douglas Road, Ste.302

City : Miami State: FL Zip: 33133

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.:_____ Dated:_____

Addendum No.: 2 Dated: 11/4/25 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☐ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☐ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☐ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☐ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☐ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1728763

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

M.C. Harry & Associates Inc.
Consultant Name

11-13-2025
Date Signed

Affiant Signature

Craig Aquart, Principal
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13 day of November, 20 25 by means of ☐x physical presence or ☐ online notarization, by Craig Aquart who is personally known to me or who produced the following identification: _____.

(Notary Seal)

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH 525572

Notary Public for the State of Florida

My commission expires: May 24,2029

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of M.C. Harry & Associates Inc., a nongovernmental entity.

3. M.C. Harry & Associates Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Lourdes Solera

#2 Print Name: Jackie Ibinarriaga

Under penalties of perjury, I declare that I have read the foregoing and the facts stated ~~in it~~ are true:

Print Name: Craig Aquart

Title: Principal

Entity Name: M.C. Harry & Associates Inc.

OATH OR AFFIRMATION

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 20 25, by Craig Aquart (name of person) as Principal (type of authority) for M.C. Harry & Associates Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH 632572

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. M.C. Harry & Associates Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Lourdes Solera

#2 Print Name: Jackie Ibinarriaga

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Craig Aquart

Title: Principal

Entity Name: M.C. Harry & Associates Inc.

OATH OR AFFIRMATION

State of Florida County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of X physical presence or ☐ online notarization, this 13 day of November, 20 25, by Craig Aquart (name of person) as Principal (type of authority) for M.C. Harry & Associates Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or

_____ Produced identification (Type of Identification: _____)

_____ Did take an oath; or

_____ Did not take an oath

ELENA COSTA NOTARY PUBLIC MY COMMISSION EXPIRES 5-24-2029 STATE OF FLORIDA COMMISSION NUMBER HH 625571

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: M.C. Harry & Associates Inc.

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 59-2281430

4. Website address: (if applicable): www.mcharry.com

5. Principal place of business address: 2780 SW Douglas Road, Ste.302 Miami, FL 33133

6. Office location responsible for this project: 2780 SW Douglas Road, Ste.302 Miami, FL 33133

   Telephone No.: 305-445-3765

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Craig Aquart

   Title: Principal

   E-mail: caquart@mcharry.com

   Telephone No. 305-445-3765

Name: Lourdes Solera

Title: Principal

E-mail: lsolera@mcharry.com

Telephone No. 305-445-3765

9. List name and title of each principal, owner, officer, and major shareholder:

a) Craig Aquart

b) Lourdes Solera

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) _____

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Architectural, Planning and Interior Design Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 42 years.

15. **Is your firm's** business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. **Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties** during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the **Vendor's** business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

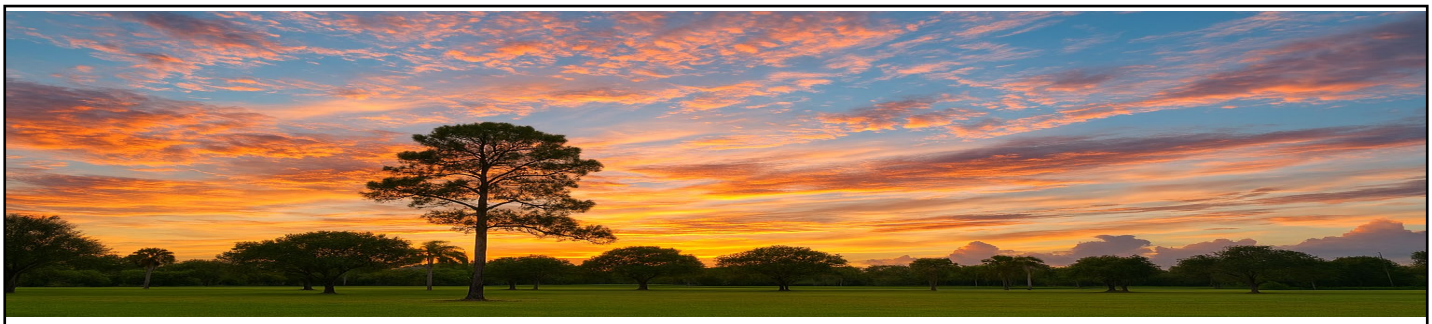
M.C. Harry & Associates Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**



4.1 TITLE PAGE

"RFQ 25-02"
TOWN OF PEMBROKE PARK

REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Due: November 13th, 2025 by 10:00 a.m.

JORGE A GUTIERREZ ARCHITECT LLC

GREEN • SUSTAINABLE • HIGH PERFORMING ARCHITECTURE

JORGE A GUTIERREZ ARCHITECT LLC

4000 Hollywood Blvd. Suite 455S Hollywood, FL 33021

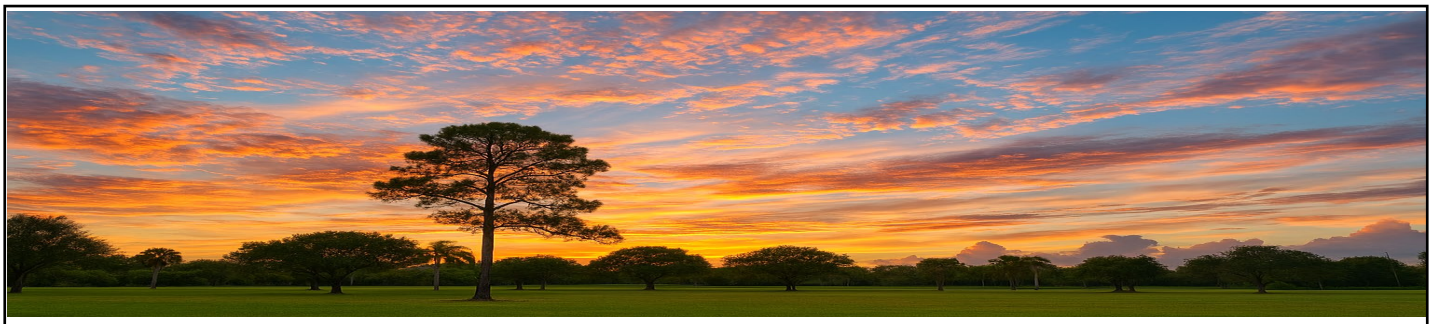
Cell 954-804-3517 Hollywood 954-367-7877

Jorge A. Gutierrez, AIA LEED AP - **Principal**

Email: Jor-G@jagaia.com

JORGE A GUTIERREZ ARCHITECT LLC

GREEN • SUSTAINABLE • HIGH PERFORMING ARCHITECTURE



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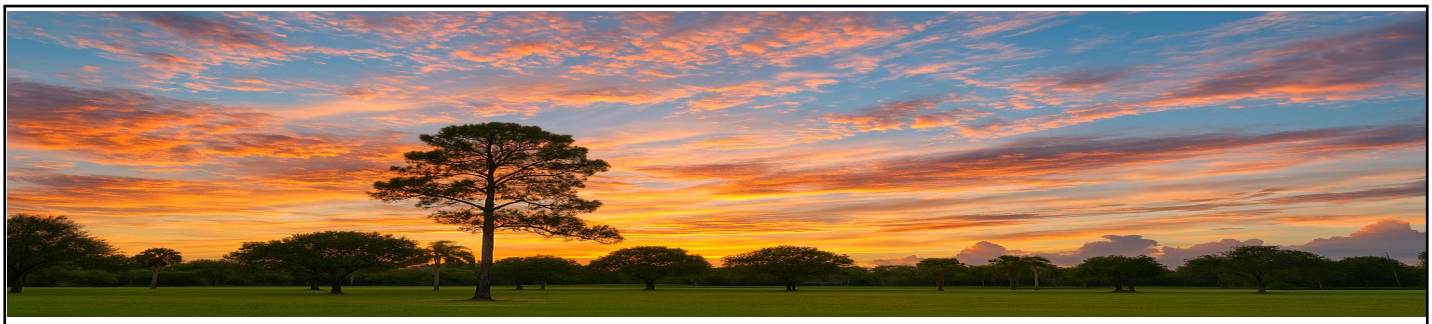


4.3 COVER LETTER / EXECUTIVE SUMMARY

November 12, 2025

Office of the Town Manager
3150 SW 52nd Ave.
Pembroke Park, FL 33023

Via: Demandstar

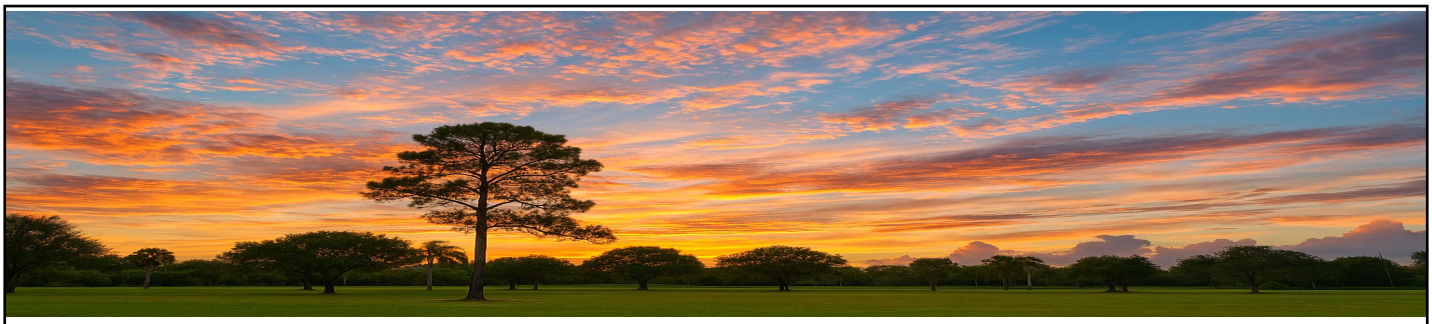
Re: "RFQ 25-02"
REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Dear Selection Committee:

Jorge Gutierrez, AIA LEED AP – Principal, has over 34 years of experience in Architectural Design and Project/Construction Management for numerous government and educational facilities in South Florida. His work spans from conception through construction, including post-occupancy and warranty services, as well as retrofits, additions, and expansions. As evident from our extensive experience with various delivery methods, projects are typically delivered through Construction Management at Risk (CMAR) recently. As the Owner, Principal, and Architect of Record, Jorge Gutierrez, AIA, LEED AP, is authorized to make decisions on behalf of the team and will serve as The Town of Pembroke Park's Project/Client Manager, overseeing all aspects of this work.

JORGE A GUTIERREZ ARCHITECT LLC – Architectural Design and Construction Team directly involved with the work.

- Jorge A. Gutierrez, AIA LEED AP — PIC/Architect of Record/ Project Manager
- Ramon Gonzalez –Project Architect
- Metello Magistri –Staff Architect/ Production
- Mioris Cardona – Staff Architect/Production
- Mariia Romero – Staff Architect/ Production
- Pedro Zavala – Staff Architect/ Production



We have additional Staff, an Architect/Production, and if a project or task requires it, the staff above will be 100% available for this contract.

Our firm has consistently demonstrated its ability to meet project budgets, schedules, and review processes. Our team has no issues or exceptions and will enthusiastically comply with all terms and conditions of this RFQ.

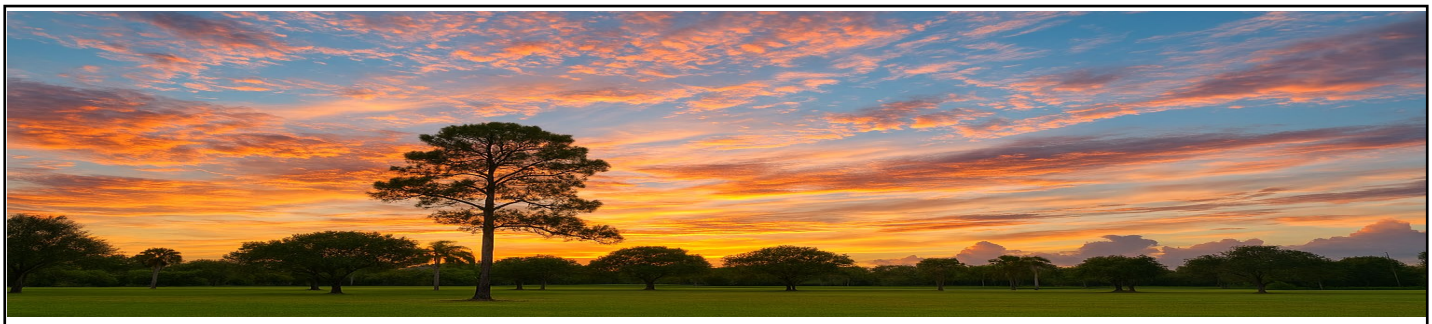
Architectural Services:
Planning, preparing preliminary study designs, drawings, and specifications; conducting job-site inspections; and administering construction contracts in accordance with Florida State Statute 481.203(6). Provide comprehensive construction drawings and specifications for buildings, additions, renovations, and other projects.

Our firm is experienced leading a multi-discipline team and should a project require other disciplines such as mechanical, electrical, plumbing and fire protection engineer, telecommunications, landscape, irrigation, civil, structural, United States Green Building Council Leadership in Energy and Environmental Design (LEED) among others to complete a project or a task – we are prepared to work as a TEAM for the Town of Pembroke Park and any other subconsultants either already on board with a continuing contract with the City or we could propose others we've worked with in the past for approval.

We commit to a preliminary conceptual design to develop construction documents and specifications per the Town of Pembroke Park RFQ and to abide by all outlined Progress reviews required at the 30%, 60%, 90%, and 100% design stages for review and approval by City staff.

Similar Contracts

- Continuing Contract Hallandale Beach
- Continuing Contract Miami Gardens
- Continuing Contract Pompano Beach
- Continuing Contract Deerfield Beach
- Continuing Contract Village of Miami Shores
- Continuing Contract Miami-Dade County Public Schools
- Continuing Contract Broward County Public Schools
- Continuing Contract School District of Palm Beach County
- Miami International Airport, Group Restrooms Modernization
- Brockman Library Remodeling, Miami Shores
- Miami-Dade Library Facade Renovations, Miami
- State Farmers Market Lab,



Provide inspections, plan reviews, and cost estimates, and LEED services as necessary. Additionally we will:

- Prepare and submit signed and sealed construction drawings to the Town of Pembroke Parks Building Division and all other applicable agencies for review and make any revisions required for the issuance of a building permit.
- Upon the completion of the 90% submittal, the Consultant shall provide a detailed final cost estimate.
- Provide bidding services, including review and creation of bid packages, RFI, and assist where needed.
- All drawings and specifications will be delivered per the requirements of the RFQ.
- Provide construction administration upon request by the City
- Attend meetings with City staff and presentations to City Commission/Board of Directors.

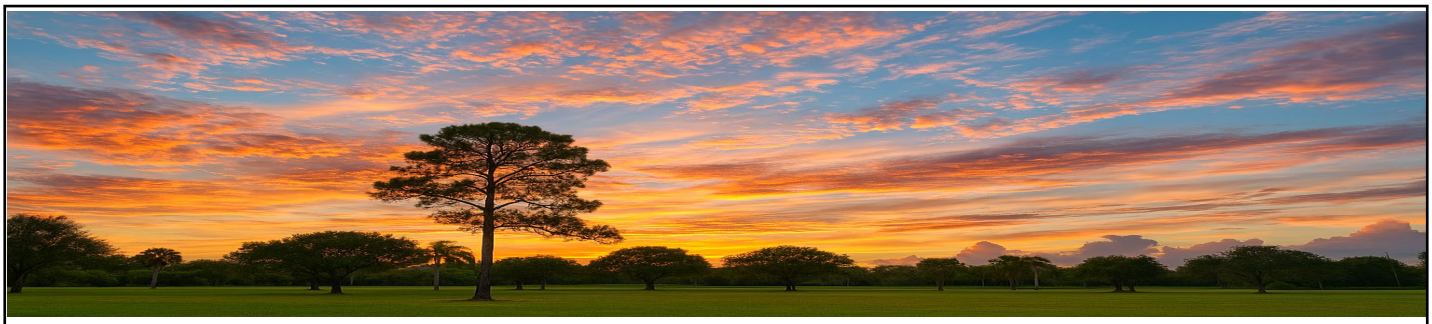
With **JORGE A GUTIERREZ ARCHITECT LLC** on your team, you can rely on our:

Tested Teamwork - Proven Results! We have a proven track record of delivering successful projects as we seek to build strong relationships with our clients. In fact, more than 80% of our business comes from repeat clients.

Excellent Experience - Effective Immediately! Our experience partnering with South Florida School Districts means that our team will have no learning curve. You will work with people who have a wide range of experience with local building codes, personnel, and procedures.

Superb Service - Client Focused! Over the years, we have developed systems that meet your specific needs. Our extensive experience will enable our team to serve as an extension—conception through construction, including post-occupancy and warranty services. Jorge's expertise, knowledge, resourceful intuition, along with commitment, passion, and loyalty, add exceptional value to every individual project under his leadership.

Jorge has worked on numerous projects of similar scope and size, gaining extensive knowledge and experience with every client. His design philosophy is grounded in the fundamental principles of durability, reliability, and maintainability, enabling him to appreciate their significance and value, particularly in the design process.



Our firm has experience with all delivery methods, including CMAR and Design/Build. We stay current on all Florida Building Codes, the Building Department, and relevant policies and procedures. With over 34 years of architectural experience in South Florida, we possess a keen understanding of Hurricane and Wind Requirements in Broward County.

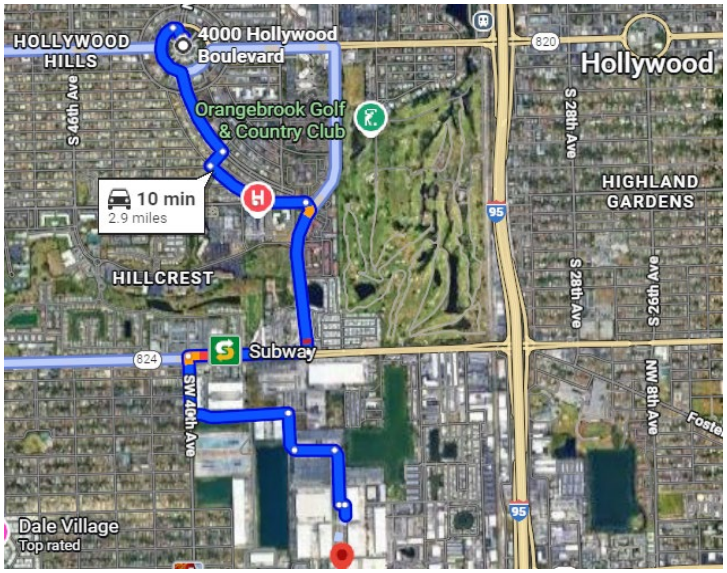
JORGE A GUTIERREZ ARCHITECT LLC has CPTED certification (Crime Prevention Through Environmental Design) and LEED certification.

Jorge's specific qualifications for **success in this contract** include an outstanding performance record in facilitating project communication among all stakeholders, extremely proactive and knowledgeable problem-solving skills, and Design Intelligence, which is the culmination of years of experience, knowledge, resourceful intuition, dedication, and commitment. Jorge A. Gutierrez, AIA LEED AP, will be the managing principal responsible and can be reached 24/7 at the emergency phone number 954-804-3517.

We are excited about the opportunity to partner with the Town of Pembroke Park and are committed to the projects and the community it serves. We appreciate your consideration of our firm and look forward to the future of excellence we can build together.

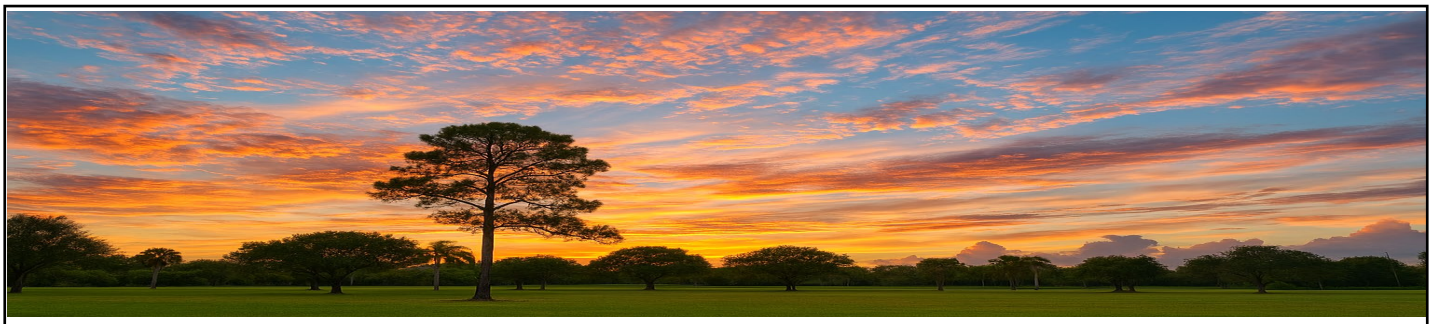
Respectfully,

Jorge A Gutierrez, AIA LEED AP
JORGE A GUTIERREZ ARCHITECT LLC



JAG's offices are less than 3 miles to the Town of Pembroke Park.

JORGE A GUTIERREZ ARCHITECT LLC



4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

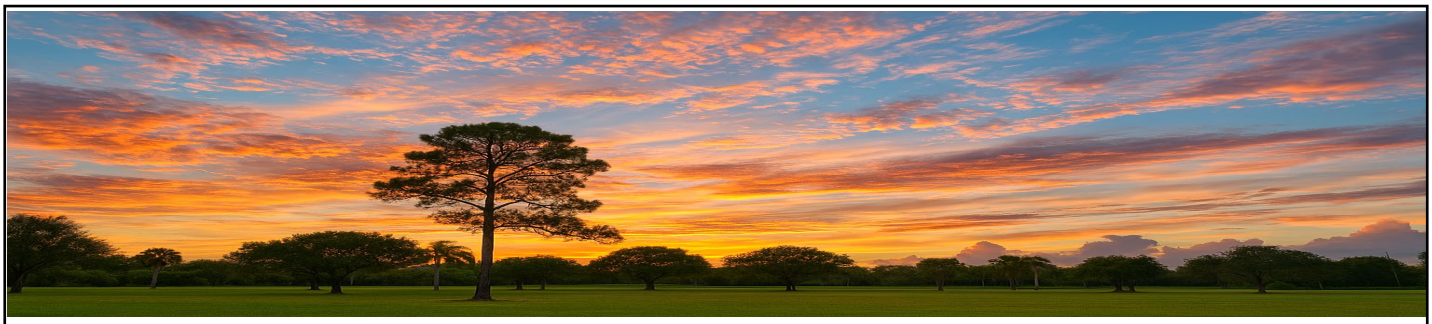
Experience and Technical Capabilities

Jorge A Gutierrez Architect LLC (JAG) will approach this project with the primary goal of completing it on time, within budget, and exceeding your expectations. JAG will provide the Town of Pembroke Park with Architectural services for the design of various projects issued via this continuing services contract. One of the key tools for fostering teamwork between our team and the Town of Pembroke Park is open, timely communication. JAG's primary role is to respond quickly to issues that may arise during the project, which could potentially increase costs, delay the timeline, or result in a final product that does not meet your expectations. As problem-solvers for complex design problems, our primary goal is to listen carefully to our clients.

We are flexible, effective, and efficient in our work.

Project Approach/Goals:

- JAG would attend meetings either by phone or in person, whichever the Town of Pembroke Park prefers, to discuss the needs and budget that will ultimately dictate and confirm the scope of work.
- With the scope in hand, JAG would develop a schedule and project milestone schedule and start work on a set of schematic plans.
- We will collaborate with our engineers and the City's Project Managers and Engineers to incorporate any necessary system spaces into the early phases of design, as this can impact available space and layout.
- Preliminary drawings would be developed for review with the Town of Pembroke Park staff and any other stakeholders involved at that time.
- We may offer alternative design recommendations to help you achieve your goals and budget.
- If necessary, JAG would conduct an in-depth site evaluation and/or existing conditions survey
- Regularly scheduled meetings, communication, and community outreach with the Town of Pembroke Park and any other stakeholders.
- Site visits to observe or inspect construction progress



Goals:

- Uphold the Town of Pembroke Park's Vision and Mission.
- Provide quick and effective response to Owner requests
- Create simple solutions to complex problems
- Design an economical solution considering all options
- Communicate effectively with the Town of Pembroke Park and other disciplines involved
- Verify Construction Quality
- Town of Pembroke Park is completely satisfied

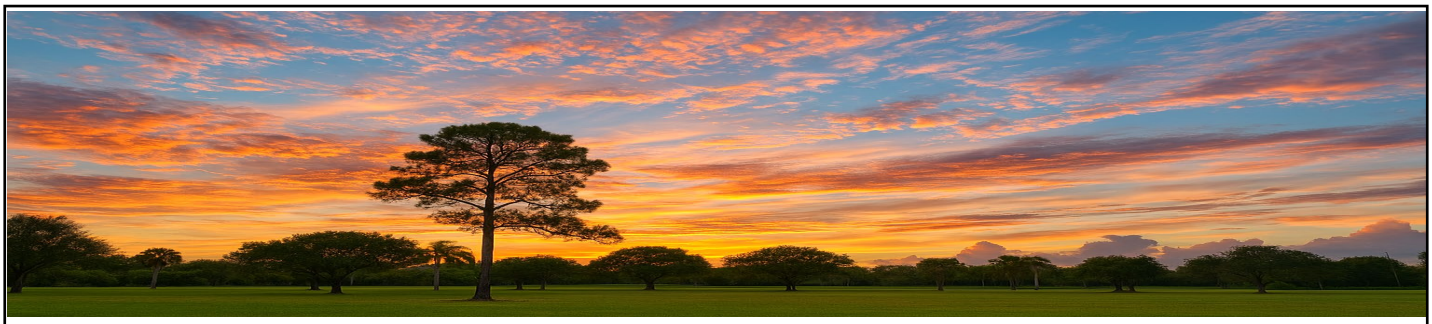
Our firm will apply green building practices to all project stages whenever feasible, regardless of certification requirements.

Sustainability: Most projects we undertake require compliance with green building standards. We have extensive experience designing LEED-certified buildings and are prepared to do so if the task order assigned to JAG requires it.

Construction Management/Administration: We have successfully worked with and continue to work with many highly respected contractors over the years, including D Stephenson Construction, Cooper Construction, James Pirtle Construction, Stobs Brothers, Thornton Construction, and others. Early involvement of all stakeholders will yield better results; therefore, we can design and construct projects cohesively to achieve the Town of Pembroke Park's vision and benefit everyone involved, especially the community it serves.

Scheduling: We will start by evaluating your overall project schedule to ensure sufficient time is allocated for design and program input from all stakeholders, budget verification, assessment of existing site conditions, and review by other agency staff. We will work with you to ensure that the proposed schedule includes all necessary steps to produce a high-quality project.

Allowing adequate time to verify the program, evaluate design alternatives, and check costs is crucial and can prevent many issues later. We prepare cost estimates from schematic design and



continuously update and verify them to reflect current market conditions and trends. At the end of each design stage, we review the project budget versus the program to ensure our original assumptions and plans have not been altered in a way that affects the outcome. During the construction documentation phase, we will submit updated cost estimates, along with all progress submittals, and a final bid tabulation set. We maintain a database of recently bidding projects to compare and update our cost assumptions continually.

Quality and cost control:

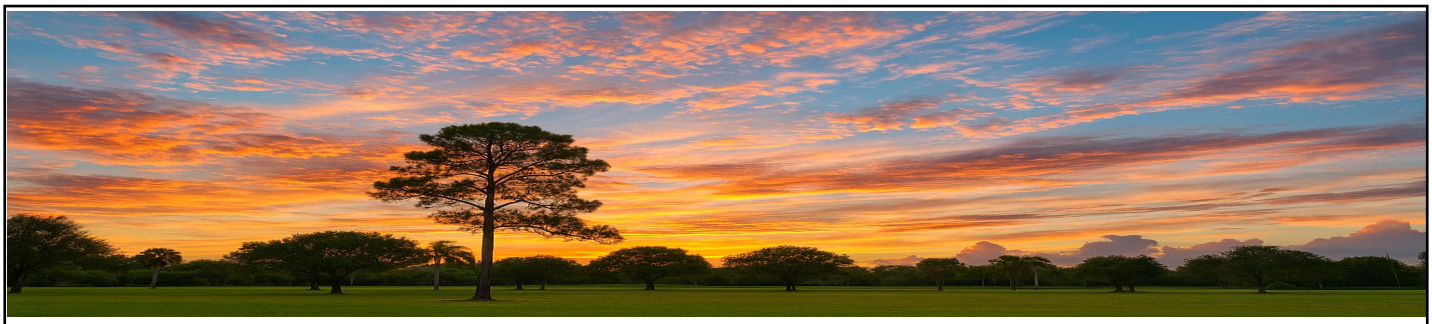
Our quality control process focuses on eliminating omissions and confusion in construction documentation, thereby minimizing — and, in practice, eliminating — addenda and change orders during bidding and construction.

Principal Jorge A. Gutierrez, AIA, LEED AP, with over 34 years of experience, will carefully guide and scrutinize the work of Jorge A. Gutierrez Architect, LLC. As Architect of Record, he will be responsible for ensuring the overall quality, clarity, completeness, and coordination of all disciplines involved.

Having worked with numerous municipalities and successfully implemented a variety of projects throughout South Florida, it showcases the quality of work effort that exemplifies the firm.

Since the firm's existence, we have not been subject to any claims or lawsuits.





4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

Business Structure/Firm Profile

Jorge A. Gutierrez Architect LLC was established in November 2010 by Jorge Gutierrez, AIA, LEED AP, and is a Florida Limited Liability Company. The professional architecture services offered by the firm include facility assessments, design criteria, programming, development of construction plans, specifications, cost estimates, contract documents, and construction administration.

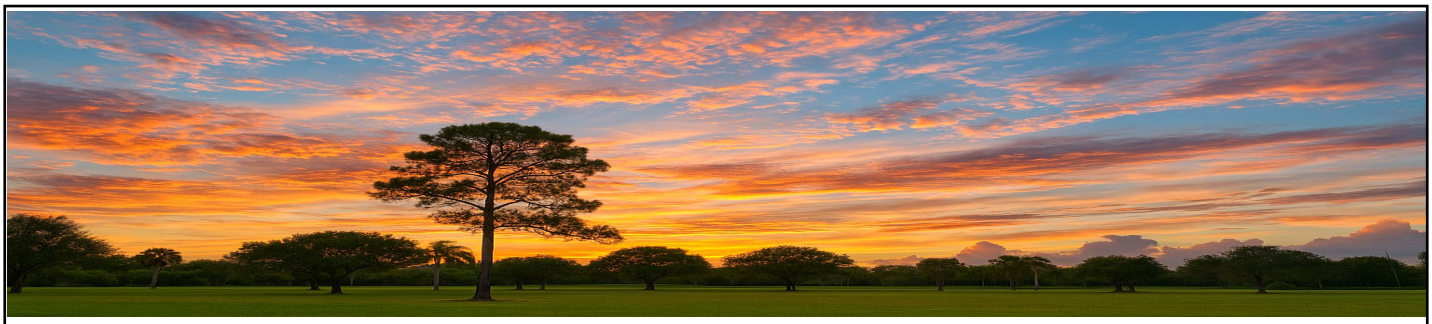
Jorge's professional career, spanning over 34 years, includes successfully creating a diverse range of projects, including municipal, educational, institutional, residential, retail, and recreational facilities. He manages each project from start to finish, paying great attention to quality and adhering to set deadlines. His expertise, knowledge, resourcefulness, along with his commitment, passion, and loyalty, bring exceptional value to every project he leads.

Before establishing Jorge A. Gutierrez Architect LLC, Jorge worked for and was a principal at another well-established architectural firm, gaining extensive relevant experience in municipal and governmental settings over the last 23 years. This individual experience has been highlighted and included here. Over the years, the firm's principal has successfully collaborated with many of Florida's most reputable construction firms, offering Construction Manager at Risk and Design-Build delivery methods.

As a strong supporter of sustainability, Jorge's expertise is particularly strengthened by his exceptional knowledge of green, high-performing, and sustainable buildings, along with his excellent skills in design problem-solving. His design philosophy is rooted in three core principles: durability, reliability, and maintainability, which he combines with quality design to produce high-performing, visually appealing architecture.

Jorge A. Gutierrez, AIA LEED AP, along with several architects on staff, has completed numerous continuing education courses and possesses extensive knowledge of the Florida Building Code. They are also familiar with the standards, practices, requirements, and applicable ordinances of the Town of Pembroke Park. Several staff members also hold certifications in the State Requirements for Educational Facilities (SREF) and Chapter 456 of the Florida Building Code.

We pay close attention to completing every project on budget and on time with exceptional quality results. Ultimately, our design intelligence — the combination of years of experience,

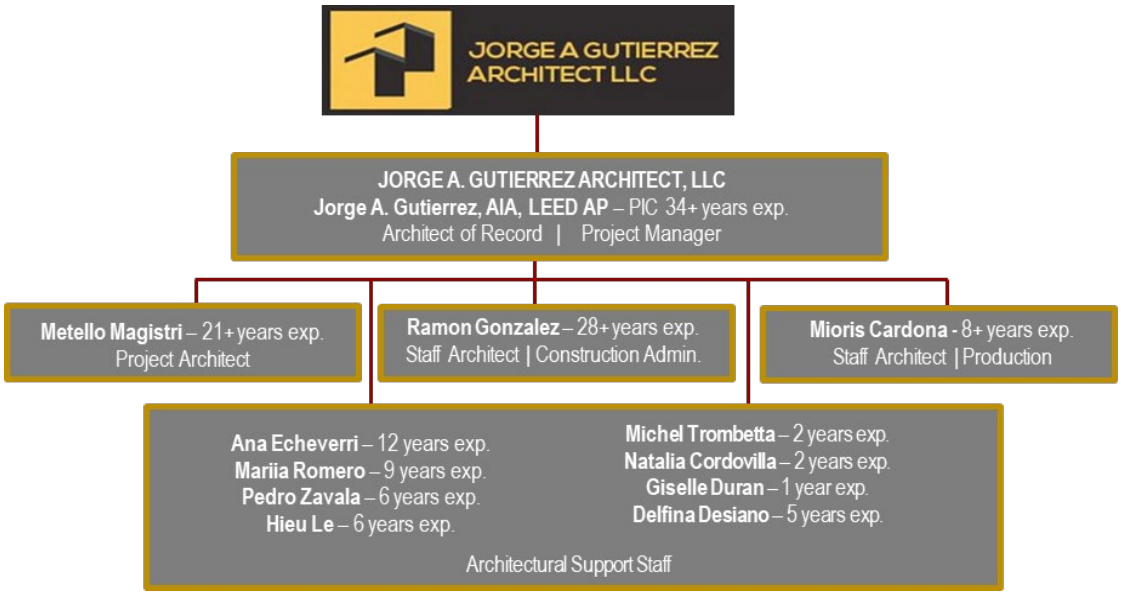


knowledge, resourceful intuition, and commitment — adds outstanding value to our services.

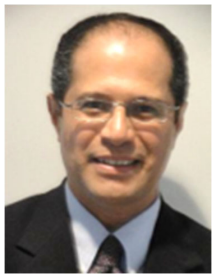
PRIME'S CONTACT INFORMATION:
Services for this contract and our headquarters are located at: 4000 Hollywood Blvd. Suite 455S Hollywood, FL 33021
Cell 954-804-3517 Hollywood 954-367-7877
Email: Jor-G@jagaia.com

PERSONNEL:
1 - Administrative
11 - Architects

All services provided through the Architectural Services contract will be provided in-house, and we will not utilize subconsultants. When needed, we will utilize sub-consultants from teams selected by the City.



Jorge A. Gutierrez, AIA, LED AP – Principal/Project Manager/Architect of Record



Our proposed Principal/Project Manager, Jorge Gutierrez AIA LEED AP, has 34 years of experience in designing and managing a variety of facilities across South Florida. His expertise, knowledge, resourcefulness, along with his dedication, passion, and loyalty, bring exceptional value to every project he leads. Jorge has gained extensive knowledge and experience that he shares with clients and their project management, design, and maintenance teams. This highlights our continued focus on the fundamental principles of durability, reliability, and maintainability in public facility design, especially as they will be essential for this project.

As a strong supporter of sustainability and high-performing buildings, Jorge's designs are based on the core principles of reliability, durability, and maintainability. This underscores our unique capabilities. Jorge's LEED Accreditation is supported by the firm's membership with the United States Green Building Council (USGBC), and the firm is also a member of the Florida Green Building Coalition.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site. The scope of work includes the miscellaneous demolition of the existing recreation amenities; Constructing new tennis courts; a new running track surrounding an open play/soccer field area; stabilizing and securing pre-engineered restroom buildings; constructing a roadway expansion; miscellaneous furnishings and site lighting

* **Public Services Facility,** Sunrise, Florida - 51,000 SF Fleet Maintenance Facility encompasses six garage bays and related administrative and support areas. A separate fuel station facility was also included in the project's scope. Provisions were made for adequate parking and outdoor storage facilities as well as a lushly landscaped perimeter buffer.

Education

Bachelor of Architecture - Louisiana State University 1988

Registration & Certifications

Registered/ Licensed Architect, Florida 1993

National Council of Architectural Registration Boards 1996

American Institute of Architects 1993

CPTED Certification (Crime Prevention Through Environmental Design)

LEED Accredited Professional 2009
Uniform Building Code Inspector, Florida 1994

Professional/Community Affiliations

S.F.R. Design Review Panel Member
City of Miami Beach – Planning and Zoning Member
Town of Surfside United Way of Miami Dade

Years of Experience:

34+ total Architectural
14+ with Jorge Gutierrez Architect LLC.

***Village Multipurpose Center**, Sunrise, FL - The City of Sunrise and the School Board of Broward County united to produce a master-planned multipurpose complex. The project includes a multipurpose gymnasium, five instructional classrooms, administrative spaces, and restroom facilities.

***West Broward YMCA,** Weston, FL - 42,000 SF facility includes an Olympic pool, multi-use gymnasium, 7,000 SF fitness center, aerobics studio, spinning room, children's playrooms, and teen center.

* Pembroke Shores Parkland and Gymnasium in Pembroke Pines, FL, is a master-planned 40-acre site that features eight baseball and softball fields, concession and restroom buildings, and dugouts. Indoor facilities include a full-size volleyball court, two half-court basketball courts, five racquetball courts, an NCAA basketball court, four half-court basketball courts, multipurpose rooms, administrative offices, a fully equipped fitness room, and locker rooms.

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations
Indian Ridge Middle School Renovations
McNicol Middle School Renovations
Seminole Middle School Renovations
William Dandy Middle School Renovations
Coconut Creek Elementary School Renovations
Griffin Elementary School Renovations
Cypress Elementary School Renovations
Manatee Bay Elementary School Renovations
Annabel C. Perry Elementary School Renovations
Forest Hill Elementary School Renovations
Castle Hill Elementary School Renovations
Bayview Elementary School Renovations
Peters Elementary School Renovations
Oakland Park Elementary School Renovations
Royal Palm Elementary School Renovations
Annabel C. Perry K-8 Media Center Remodeling
Plantation High School Historic Determination
Deerfield Elementary School Historic Determination
Tamarac Elementary School Media Center
Remodeling Facade Improvement/Re-roofing
Stadium McArthur High School
Master Plan Pioneer Middle School
Master Plan Miramar High School
Master Plan Sheridan Tech Center
Master Plan Lauderdale Lakes
Master Plan McArthur High School
Master Plan Coral Springs High School
North Folk Elementary School Renovations

SCHOOL DISTRICT OF PALM BEACH COUNTY

Historic Roosevelt Full-Service Center Modernization
Roosevelt Community Middle School Renovation/Repairs
Timber Trace Elementary School – Core Expansion, Facilities Alteration & Addition
AW Dreyfoos SOA High School Renovations/Repairs
Banyan Creek Elementary School
Renovations/Repairs
Crystal Lakes /Poinciana Elementary School's Renovation/Repairs
Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations

MIAMI DADE COUNTY PUBLIC SCHOOLS

MDCPS Administration Mixed-Use High-Rise Design Criteria Educational Facilities Assessments – North Area Schools
North Miami Elementary School Playground and Shade Cover
Miami Gardens Elementary School Playground and Shade Cover
Miami Springs Middle School Renovations

MIAMI DADE COUNTY PUBLIC SCHOOLS Cont.

John Ferguson High School Renovations
South Dade Middle School Renovations
Joe Hall Elementary School Renovations
Hialeah High School Athletic Fields Scoreboards
Charles Drew K 8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover
Natural Bridge Elementary School Playground and Shade Cover
Sunset Park Elementary School Playground and Shade Cover
Sweetwater Elementary School Playground and Shade Cover
Stirrup Elementary School Playground and Shade Cover
Redland Middle School Renovations, Homestead (locker room and gym air conditioning and new windows, window replacement throughout, flooring replacement, new gates, storefront entrances
Scheck Hillel School Middle School Remodeling
Scheck Hillel School Elementary School Remodeling South Dade Middle School Deferred Maintenance and Renovations, Homestead (music suite finishes, sidewalks, railings, HVAC system repairs, stucco repairs, fire alarm devices)
Taravella HS Restrooms and Locker Rooms Remodeling
Comstock Elementary School, Playground and Shade Cover

* Individual Experience

Metello Magistri – Staff Architect/Production



Metello, after many successful years working as an architect and managing partner at various high-end retail architectural firms such as Magistri Veresani Architetti Associati in Rome, Italy, relocated to South Florida in 2015. Since then, he has been working on various projects, preparing design and construction documentation for luxury stores in the Design District.

He has also worked on select remodeling projects in Palm Beach and has assisted management during the construction phase, providing valuable feedback to owners and key stakeholders.

In her position as a staff architect, Mioris collaborates with other architects to coordinate design and construction projects, ensuring quality of work. She prepares information regarding design, structural specifications, materials, color, equipment, estimated costs, and construction time. Additionally, she prepares drawings, specifications, and construction documents for commercial and educational facilities, as well as documentation for building contractors.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site.
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Coral Springs High School ADA Remodeling
Taravella High School Restrooms ADA Remodeling
Taravella High School Single Point Entry
Taravella High School Track Renovations
Miramar High School Single Point Entry Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations

Education
Master in Architecture
Universita' La Sapienza, Roma, Italy (1999)

License & Certifications
Registered Architect Albo Professionale degli Architetti di Roma, Cert. N. 13231
(Since May 2000) ALA – Assoarchitetti Roma, Italy
(Since April 2000)
Certification as coordinator for the design and execution of works on temporary and mobile sites

Years of Experience:
22+ total Architectural
9+with Jorge Gutierrez Architect LLC.

Metello Magistri – Staff Architect/Production

Colbert Elementary School - Project included the addition and remodeling of an existing Elementary School. The project also included HVAC Systems, sprinklers, a fire alarm system, and parking.

SCHOOL DISTRICT OF PALM BEACH COUNTY

AW Dreyfoos SOA High School Renovations/Repairs
Banyan Creek Elementary School Renovations/Repairs
Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations

Ramon Gonzalez – Project Architect



Ramon has over 28 years of experience managing all aspects of architectural projects at various firms in South Florida, New York, and New Jersey. His roles encompass schematic design, design development, evaluations, code reviews, creation of construction documents, construction administration services, and lighting design for indoor and outdoor commercial projects. He also has extensive expertise in architectural Building Inspections and assessing medical facilities, buildings, schools, banks, offices, and police stations, working closely with structural, MEP, and civil engineering teams, and providing detailed reports.

Education
Bachelor of Architecture Institute of Design and Construction Brooklyn, New York – 1998

Registration & Certifications
CPTED – 2013

Years of Experience:
9+ with Jorge Gutierrez Architect LLC.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
Continuing Contract School District of Palm Beach County
Miami International Airport, Group Restrooms Modernization
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site. Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores Miami-Dade Library Facade Renovations
Miami, State Farmers Market Lab, Pompano Beach

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Charles Drew K8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover
Natural Bridge Elementary School Playground and Shade Cover
Sunset Park Elementary School Playground and Shade Cover
Sweetwater Elementary School Playground and Shade Cover
North Miami Elementary School Playground and Shade Cover
Miami Gardens Elementary School Playground and Shade Cover
Miami Springs Middle School Renovations
John Ferguson High School Renovations
South Dade Middle School Renovations

Ramon Gonzalez – Project Architect

SCHOOL BOARD OF BROWARD COUNTY

Gulfstream Academy K-8 Conversion included Parking and Driveways
Henry D Perry Education Center Conversion and Staff Parking
Lauderdale Lakes Middle School Renovations
Coconut Creek Elementary School Renovations
Manatee Bay Elementary School Renovations

Mariia Romero – Staff Architect/Production



Maria, after graduating from the College of Construction Industry in Saint Petersburg, Russia, moved to Florida. During this time, she has gained over 9 years of professional experience in South Florida. While working with a local engineering firm, she was involved in various projects, including healthcare, residential, and retail, producing mechanical, electrical, and plumbing documentation. In her current role as a staff architect, Mariia collaborates with other architects to coordinate design and construction projects, ensuring quality. She prepares information regarding design, structural specifications, materials, colors, equipment, estimated costs, and construction timelines. Additionally, she creates drawings, specifications, and construction documents for commercial and educational facilities, as well as documentation for building contractors.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
City of Miramar and School Board of Broward County ("SBBC") - Design Development and Construction Administration for recreation amenities at the existing Perry Middle School site.
Miami International Airport, Group Restrooms Modernization
Brockman Library Remodeling, Miami Shores
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

EDUCATIONAL

Lauderdale Lakes Middle School Renovations
Charles Drew K8 School Playground and Shade Cover
David Lawrence K8 School Playground and Shade Cover
Hibiscus Elementary School Playground and Shade Cover Forest Hill Elementary School Renovations/Repairs
Timber Trace Elementary School Renovations
Watson B. Duncan Middle School Renovations
Woodlands Middle School Renovations
University of Florida Lab Building 35 Additions and Remodeling
University of Florida Lab Building 53

HEALTHCARE

U-Health at Plantation University of Miami Health Systems
Florida Medical Center Hybrid Operating Room/Cath Labs
Fort Lauderdale International Airport - Fort Lauderdale

Education
Bachelor of Architecture, Florida Atlantic University, Boca Raton, Florida – 2014

Associate of Arts in Architecture, Broward College, Davie, Florida - 2010

Registration & Certifications
CPTED – 2013

Years of Experience:
9+ total Architectural
8 with Jorge Gutierrez Architect LLC.

Mioris Cardona – Staff Architect/Production



Mioris has over 21 years of professional experience in the South Florida area. During this time, she has worked on preparing architectural documentation and managing projects in the education, office, high-end retail, and municipal sectors. She graduated from the University of Miami with a Master of Architecture degree in 2001. In her role as a staff architect, Mioris collaborates with other architects to coordinate design and construction projects, ensuring quality of work. She prepares information related to design, structural specifications, materials, colors, equipment, estimated costs, and construction timelines, as well as drawings, specifications, and construction documents for commercial and educational facilities, along with documentation for building contractors.

Education
Master in Architecture,
University of Miami,
Miami, Florida - 2001

Years of Experience:
21+ total
9 + with Jorge Gutierrez Architect LLC.

RELEVANT PROJECTS

Continuing Contract Hallandale Beach
Continuing Contract Miami Gardens
Continuing Contract Pompano Beach
Continuing Contract Deerfield Beach
Continuing Contract Village of Miami Shores
Continuing Contract Miami Dade County Public Schools
Continuing Contract Broward County Public Schools
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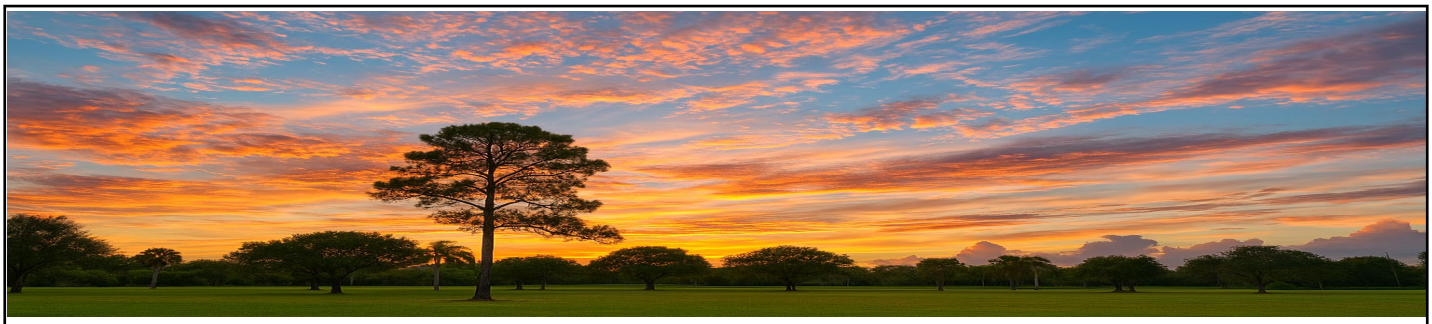
Miami-Dade Library Facade Renovations, Miami
State Farmers Market Lab, Pompano Beach

SCHOOL BOARD OF BROWARD COUNTY

Marjory Stoneman Douglas High School - Modular Classroom Site Adaptation
Gulfstream Academy K-8 Conversion
Henry D Perry Education Center Conversion
Lauderdale Lakes Middle School Renovations
Colbert Elementary School - Added a single point of entry to ensure additional layer of security. Project included the addition, remodeling of an existing Elementary School. The project also included HVAC Systems, sprinklers, fire alarm system and parking.

SCHOOL DISTRICT OF PALM BEACH COUNTY

Forest Hill Elementary School Renovations/Repairs
Watson B. Duncan Middle School Renovations



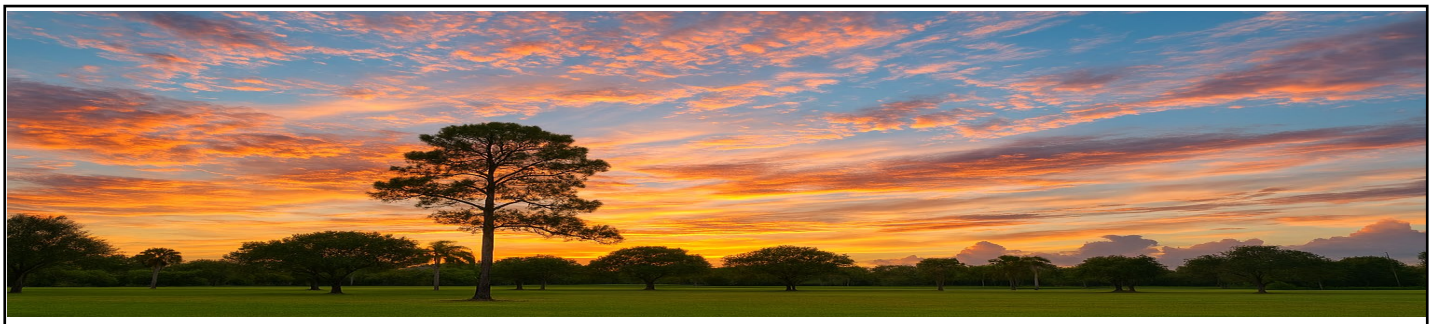
4.6 RELEVANT COMPLETED PROJECT EXPERIENCE

Town of Miami Gardens, FL
RFQ 23-24-017 Continuing Architectural/Engineering Services for Professional Fees $10,000 – $500,000

Brentwood Park Improvements
Services for Architectural Design and Construction Administration, for Brentwood Park in Miami Gardens, Florida. Capital Improvement Projects are funded by the Town of Miami Gardens General Obligation Bond (GOB). Projects are geared toward the City's Parks and are also inclusive of the Administration's recommendations regarding public safety improvements.

Contract Amount: $2,000,000
- Amount of initial contract award; $2,000,000
- Total number of change orders to the contract; $00.00
- Total value of change orders for the project; $00.00
- Amount of initial design fees associated with the project; $126,900
- Change orders to design contract and dollar value; $00.00

Contact: Laura LaLiberte Capital Improvements, Director
Telephone: 305-622-8000, ext. 2801 / Email: Llaliberte@miamigardens-fl.gov

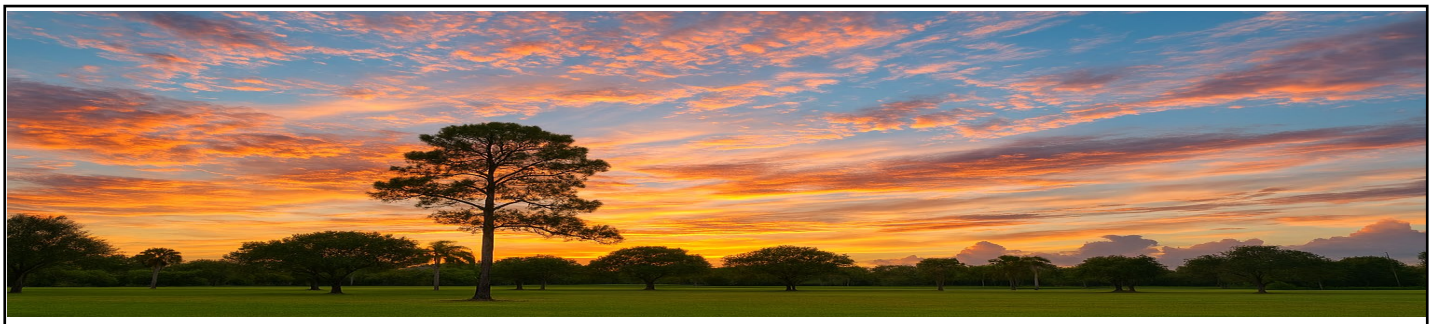


Brentwood Park, Miami Gardens, FL

Project Features:

- Dysfunctional Pool Demolition
- Dysfunctional Pool House Demolition
- Fencing
- New Pavilion and Grill area
- Parking
- Refurbish Central Exercise Station
- Renovate Tennis Courts
- Video Surveillance System





Town of Miramar, FL

Henry D. Perry Park Education Center Recreational Field Project

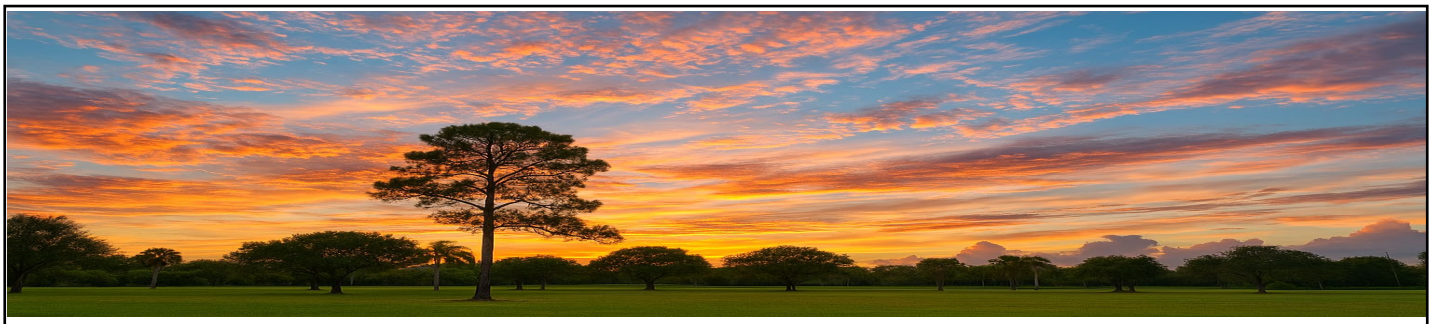
Services for Design and Construction Administrative Services for the School Board of Broward County's Perry Middle School Property: The scope of work included, but was not limited to the miscellaneous demolition of the existing recreation amenities; Constructing new tennis courts; Constructing a new running track surrounding an open play/soccer field area; stabilizing and securing pre-engineered restroom buildings; constructing a roadway expansion; miscellaneous furnishings and site lighting.

Contract Amount: $5,198,779

- Amount of initial contract award; $5,198,779
- Total number of change orders to the contract; (1) (-$221,338.36)
- Total value of change orders for the project; (-$221,338.36)
- Amount of initial design fees associated with the project; $182,340
- Change orders to design contract and dollar value; (1) $15,400.00

Contact: Denise Cone, Town of Miramar Project Manager
Telephone: 954-658-7652 / E-Mail: dcone@miramarfl.gov





Henry D. Perry Education Center Recreational Field Project

Henry D. Perry Park is now open!



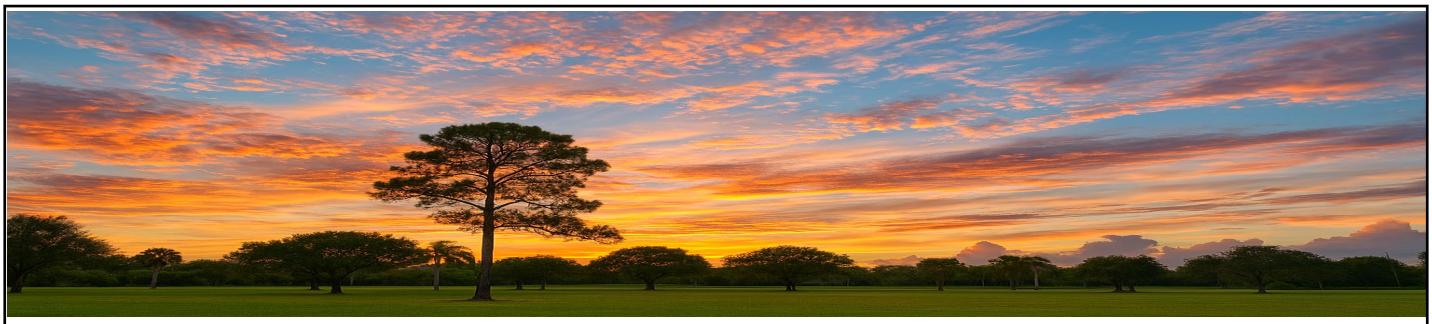
On April 13, 2024, the City held a Ribbon Cutting Event at the newly developed Henry D. Perry Park. The event was a family fun day to introduce the new park to the Community serving lunch and ice cream. In addition to the general public, several dignitaries were in attendance such as Miramar Mayor Wayne Messam, Vice Mayor Alexandra P. Davis, Commissioners Maxwell Chambers and Yvette Colbourne. Also in attendance was Broward County School Board Vice Chairperson Debra Hixon, Broward Schools Superintendent Dr. Howard Hepburn and Principal Kristin Baltazar and some of the school administrators. The City was also represented by City Manager Dr. Roy L. Virgin, Deputy City Manager, Kelvin L. Baker, Sr., and Assistant City Managers Adam Burden and Stephen Johnson.

This Park was previously the field of the Henry D. Perry Educational Center. It was developed by the City of Miramar in partnership with the School Board of Broward County. This project was taken on as a result of the upcoming development of the Parc View Townhomes Project at what is now the Perry Park/Wellman Field property.

This new park allows the transfer of current uses to the new site but making it even better with the additional amenities. The Park will be available to the public weekday evenings and all day on the weekends and holidays. The use is restricted to the students during school days.

The existing site now provides an open play field area, a 200-meter oval running track with a 100-meter straight away, a playground system, table tennis tables as well as a ¼ mile walking path with exercise stations. The basketball and racquetball courts were renovated. The park also has public restrooms and water fountains for park users comfort and convenience.

This project is part of the Historic Miramar Innovation and Technology initiative.

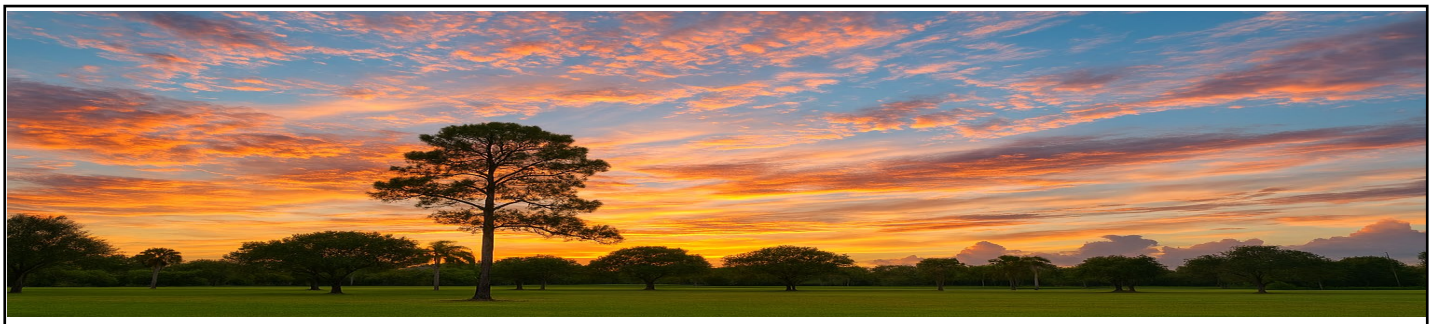


Broward County Public Schools
A/E Continuing Contract for Multiple Schools over Multiple Years
Coral Glades High School Auditorium Design Criteria/Feasibility Study Package
Services to prepare a design Criteria/Feasibility Study Package for an approximate 22,000 SF auditorium building of +/- 800-seat capacity, with a complete working stage, black box theater, and associated support spaces. Includes architectural, theater, and acoustic design, civil engineering, landscape architecture, structural engineering, mechanical, electrical, plumbing, fire alarm, and fire protection engineering.

Contract Amount: $00.00 Design Criteria Package for $35,000,000 Auditorium
- Amount of initial contract award; $00.00
- Total number of change orders to the contract; $00.00
- Total value of change orders for the project; $00.00
- Amount of initial design fees associated with the project; $402,000
- Change orders to design contract and dollar value; $00.00

Contact: Phillip D. Kaufold, Director of Construction
Telephone: 754-321-1532 / E-Mail: pkaufold@browdardschools.com

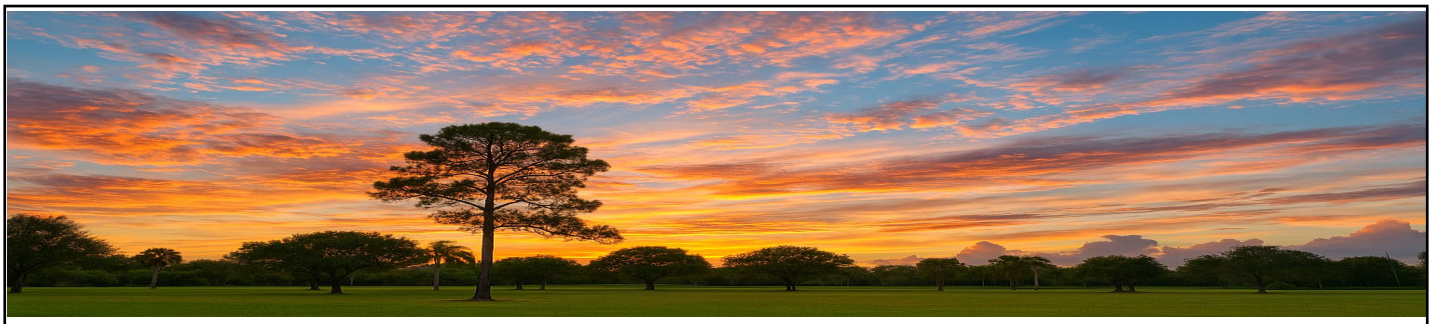


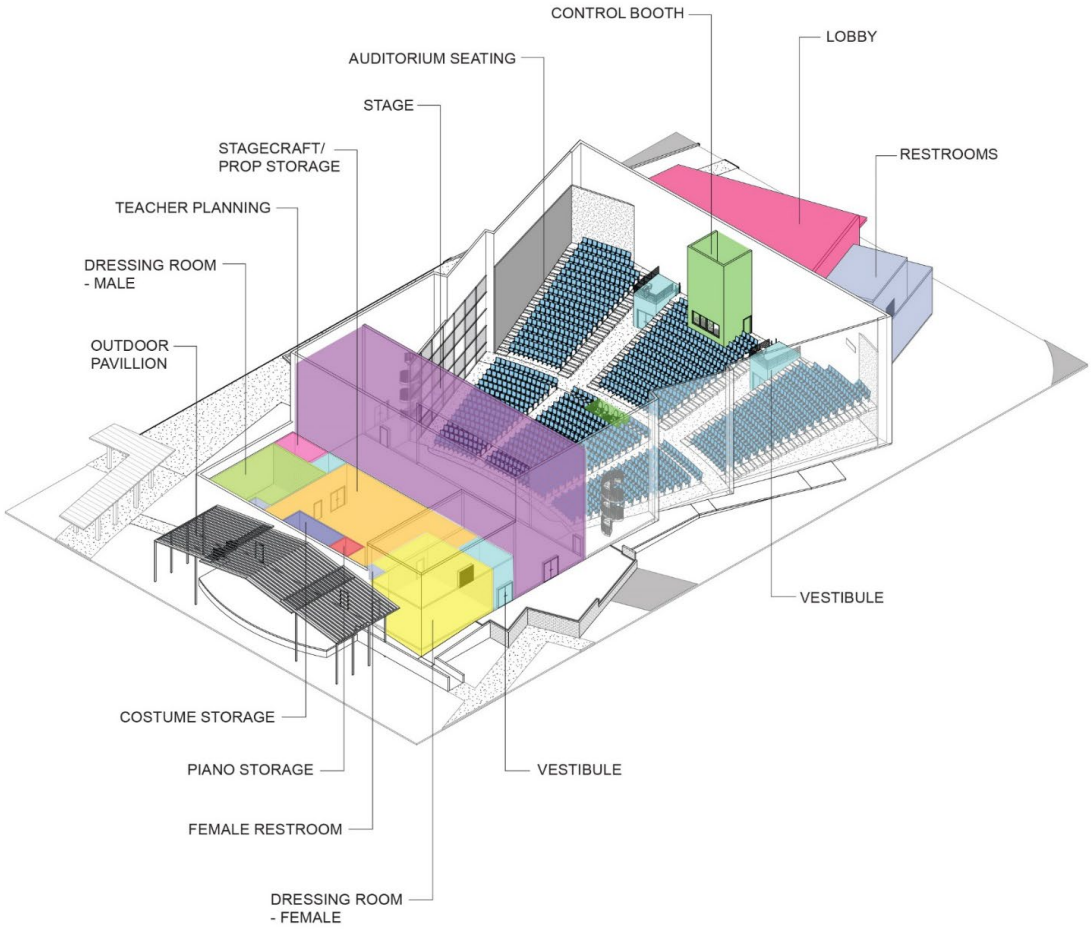


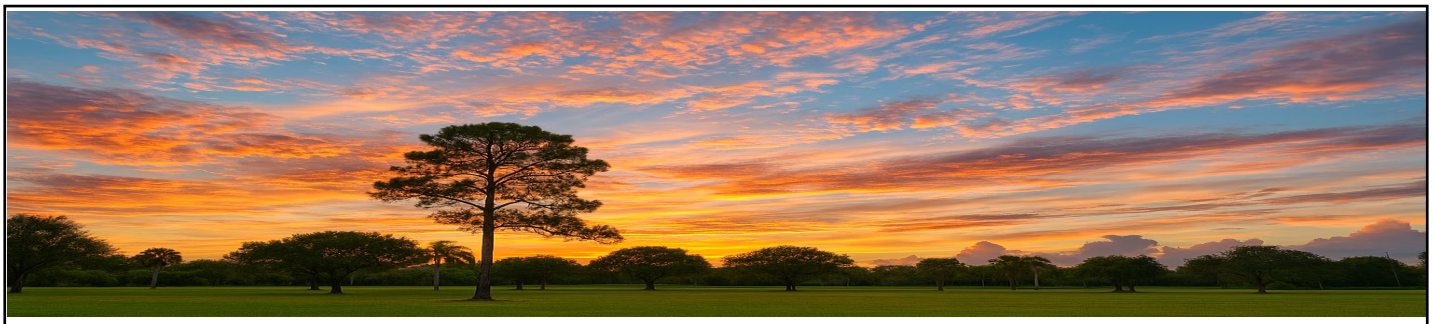
Coral Glades High School Auditorium Design Criteria/Feasibility Study Package








CONTROL BOOTH
LOBBY
AUDITORIUM SEATING
STAGE
STAGECRAFT/
PROP STORAGE
RESTROOMS
TEACHER PLANNING
DRESSING ROOM
- MALE
OUTDOOR
PAVILLION
VESTIBULE
COSTUME STORAGE
PIANO STORAGE
VESTIBULE
FEMALE RESTROOM
DRESSING ROOM
- FEMALE



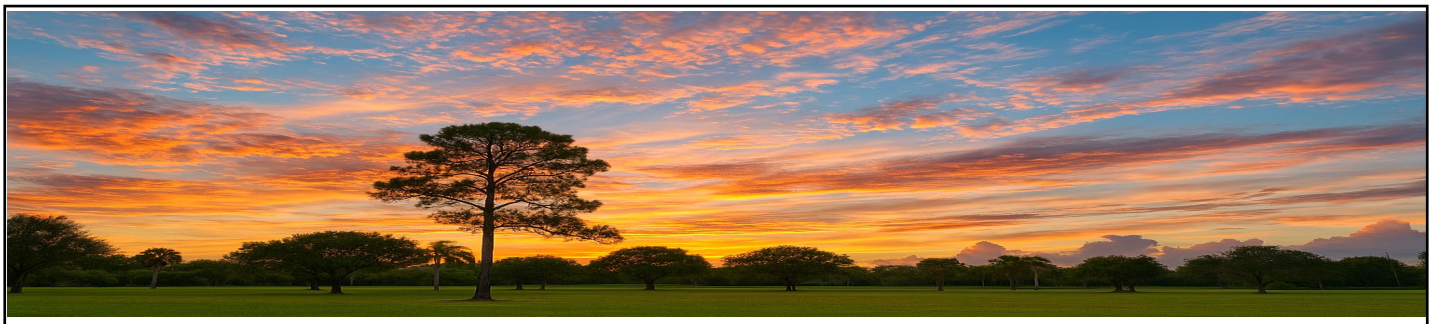
School Board of Broward County, FL
Marjory Stoneman Douglas High School, Legacy Field
Design Study



Contract: $150,000
• Amount of initial contract award; $150,000
• Total number of change orders to the contract; $00.00
• Total value of change orders for the project; $00.00
• Amount of initial design fees associated with the project; $13,000.00
• Change orders to design contract and dollar value; $00.00

Contact: Mark Dorsett, Executive Director
Telephone 754-321-4753
E-Mail: mark.dorsett@browardschools.com



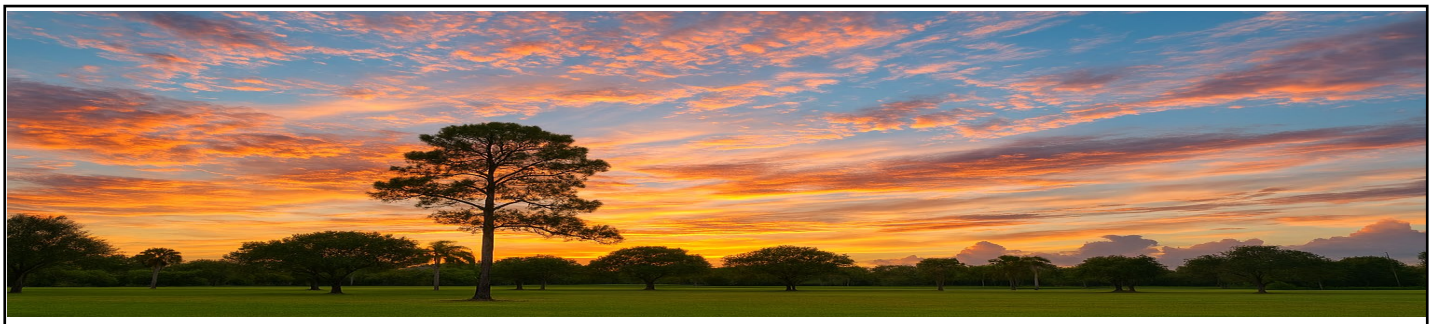


School District of Palm Beach County
Crystal Lakes Elementary School Renovations and Repairs
Design services for the renovations, repairs, and improvements to school facilities, which included building envelope repairs, compliance requirements, fire and life safety improvements, HVAC systems, intercom, and sound systems.



Contract: $4,421,424
- Amount of initial contract award; $4,421,424
- Total number of change orders to the contract; (1)
- Total value of change orders for the project; $238,627.85
- Amount of initial design fees associated with the project; $192,563.00
- Change orders to design contract and dollar value; (1) $7,020.00

Contact: Rosalyn Acosta
Telephone: 561-785-3557
E-Mail: Roslyn.acosta@palmbeachschools.org



4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Approach to Scope of Work

OUR TEAM will collaborate with the Town of Pembroke Park to develop a tailored project plan that addresses the project's scope and timeline. During the planning phase, OUR TEAM will meet with all relevant disciplines, as well as representatives from the Town of Pembroke Park and Broward County, to review project goals and objectives. We will conduct a walkthrough to discuss the budget and schedule, ultimately creating an action plan to ensure the project is completed on time and within budget.

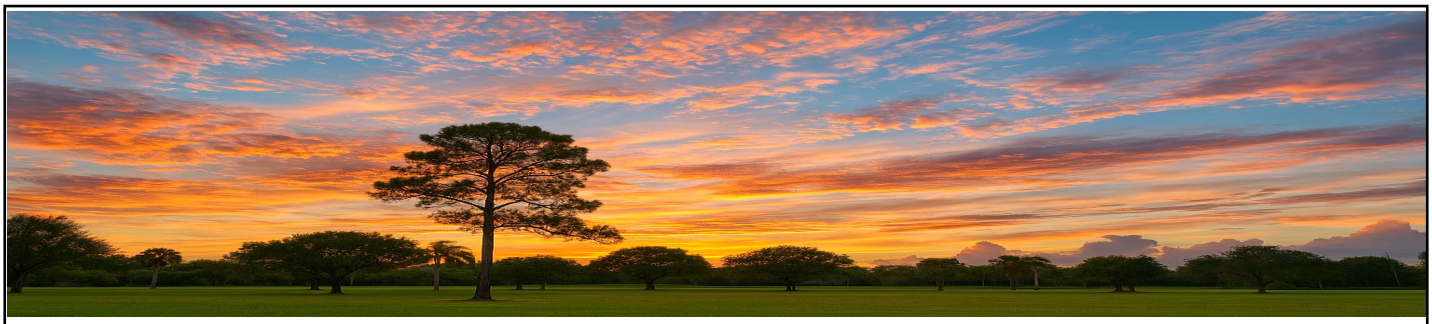
Clearly defined goals and effective communication throughout the project enable our team to focus on the Town of Pembroke Park's top priorities. This approach allows us to customize our services to deliver optimal solutions that meet or exceed your expectations.

Expertise in Scheduling - We recognize the importance of providing a detailed work plan that shows scheduled activities, upcoming tasks, and milestone dates across all phases of the project's design. The Team understands the critical nature of the project schedule and aims to meet or improve upon it consistently. At project start, we will review the schedule with the Town of Pembroke Park, identify key milestone dates, and discuss potential issues that could impact the timeline.

Effective communication is vital for maintaining the schedule. We will maintain open dialogue with the Town of Pembroke Park and all stakeholders, documenting all discussions to keep everyone informed throughout the planning and design process.



Our ability to adhere to the schedule: The Team will work closely with the Town of Pembroke Park Project Manager and other designated staff, using our scheduling software and systems to manage the design and construction processes. Our CPM Schedule details all tasks and activities in precedence format, providing a comprehensive overview of the planning and execution phases to control project timelines. Construction involves multiple activities that must be completed sequentially to achieve project completion.

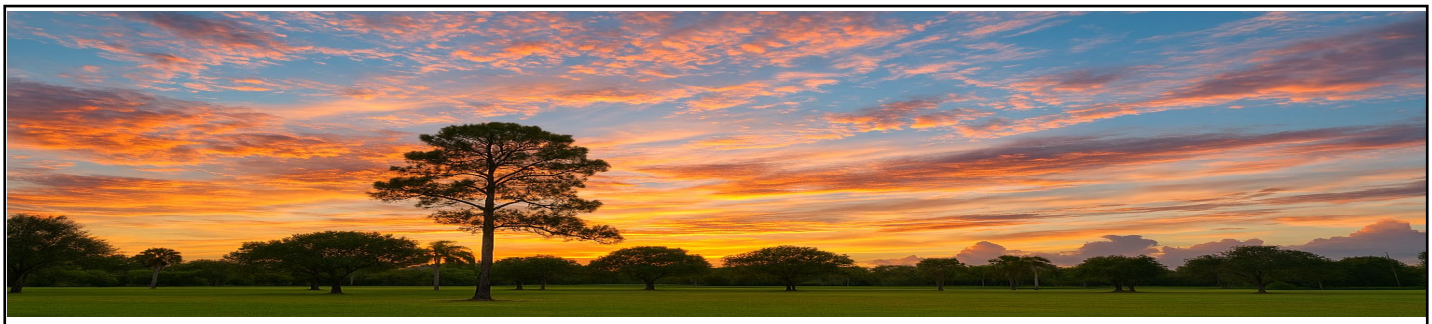


Cost Control - Cost management begins with establishing the budget, developed before design starts, and based on the Town of Pembroke Park's project scope. We create this budget utilizing historical data from similar projects, adjusting for escalation and regional cost variations. An estimate is produced at the end of the DD and CD phases, as more detailed information becomes available. Periodic updates are provided during the CD phase, and a final estimate is issued upon project completion.

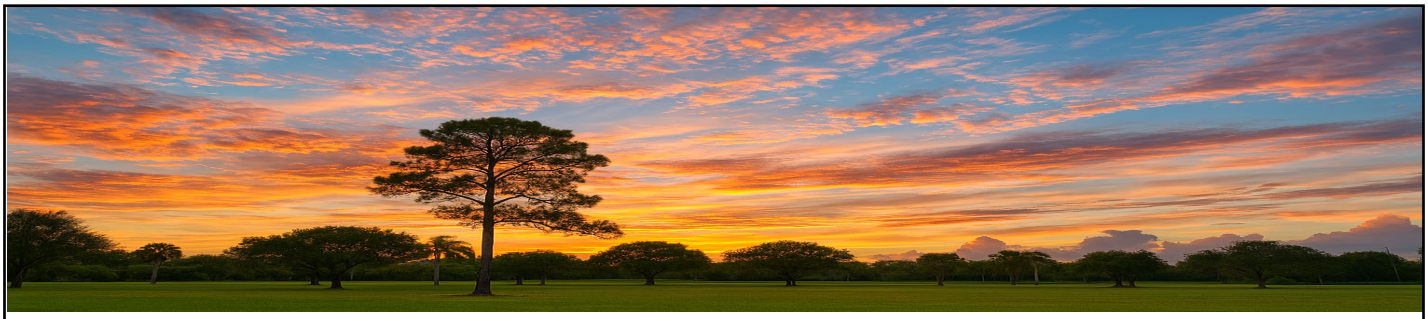
Any discrepancies between the estimates and the cost model are identified and corrective measures are implemented. These options may include increasing the budget, reallocating allowances, or reducing scope or costs through the use of less expensive materials or systems, pending approval from the Town of Pembroke Park.

Summary - Our team offers extensive experience and expertise in both planning and design, ensuring we meet or exceed the Town of Pembroke Park's expectations. Coupled with a dedicated, responsive project management system and proven project strategies, we present a comprehensive recipe for success.

Our team's goal is to support the Town of Pembroke Park in achieving project satisfaction.



4.8 PROFESSIONAL LICENSURE



BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: JORGE A GUTIERREZ ARCHITECT LLC
Receipt #: 316-347020
Business Type: ARCHITECT (ARCHITECT)

Owner Name: JORGE A GUTIERREZ
Business Location: 4000 HOLLYWOOD BLVD STE 455S HOLLYWOOD
Business Phone: 954-367-7877
Business Opened: 09/30/2024
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		11		

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt Fee 45.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S

HOLLYWOOD, FL 33021-6785

Receipt #WWW-24-00285907
Paid 07/26/2025 45.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		11		

Signature

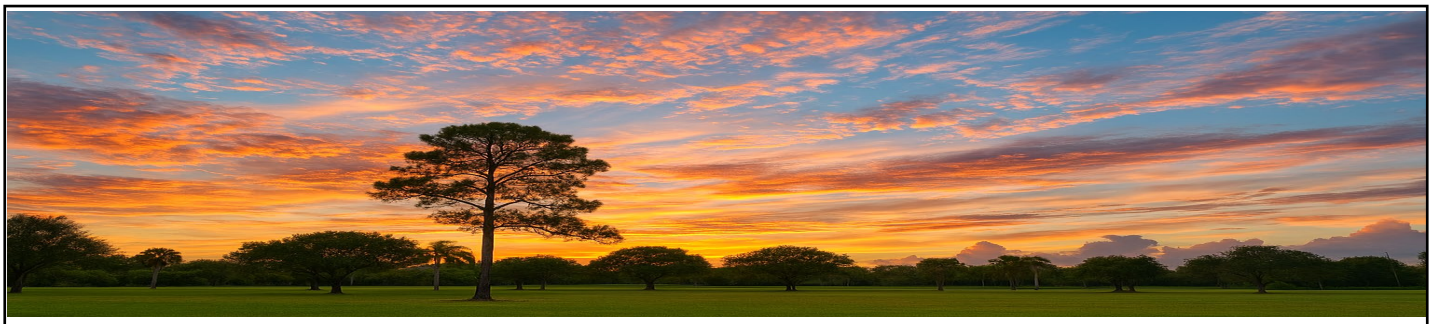
For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt #WWW-24-00285907
Paid 07/26/2025 45.00

LOCATION/LOCAL BUSINESS TAX RECEIPT

JORGE A GUTIERREZ ARCHITECT LLC



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1601 BELVEDERE RD # 300E
WEST PALM BEACH, FL 33406

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT	GUTIERREZ JORGE A	AR0014571	B25.639507 07/26/2025	$33.00	840188838

This document is valid only when receipted by the Tax Collector's Office.

JORGE A GUTIERREZ ARCHITECT LLC
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S
HOLLYWOOD FL 33021

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2025170070
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1601 BELVEDERE RD # 300E
WEST PALM BEACH, FL 33406

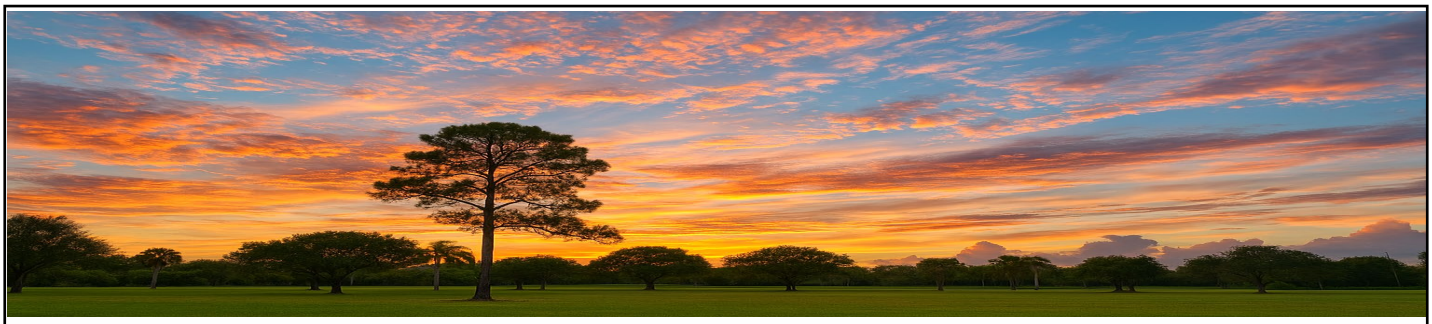
TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT BUSINESS	JORGE A GUTIERREZ ARCHITECT LLC		B25.639506 07/26/2025	$33.00	840188841

This document is valid only when receipted by the Tax Collector's Office.

JORGE A GUTIERREZ ARCHITECT LLC
JORGE A GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BLVD STE 455S
HOLLYWOOD FL 33021-6785

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2025170067
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



INSTRUCTIONS: PLEASE POST IN A CONSPICUOUS PLACE AT YOUR PLACE OF BUSINESS.

WEST PALM BEACH

CITY OF WEST PALM BEACH

2025 to 2026 BUSINESS RECEIPT

NOT TRANSFERABLE

CITY OF WEST PALM BEACH
P.O. BOX 3147, WEST PALM BEACH, FL. 33402

0000065261
JORGE GUTIERREZ
1601 BELVEDERE RD # E300 # 26

ARCHITECT W/GUITIERREZ ARCH
AR14571

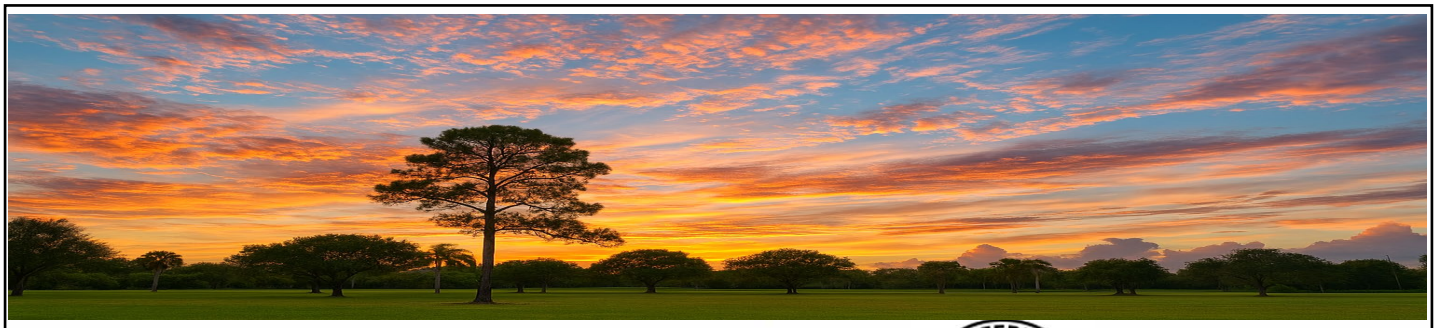
BUS. TAX ID.	CATEGORY	DESCRIPTION	FEE
119572	541311	ARCHITECT	173.64

EXPIRES
SEPTEMBER 30,
2026

TOTAL ➡ 173.64

THIS DOCUMENT NOT VALID
UNTIL FUNDS ARE COLLECTED

** PAID 173.64 ** BAL ** 0.00



Local Business Tax Receipt

Miami–Dade County Office of The TaxCollector

–THIS IS NOT A BILL – DO NOT PAY

6818745

RECEIPT NO.
RENEWAL
7092208

BUSINESS NAME/LOCATION
JORGE A GUTIERREZ
ARCHITECT LLC
20801 BISCAYNE BLVD STE 403
AVENTURA, FL 33180-1474

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
JORGE A GUTIERREZ ARCHITECT LLC

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
45.00 07/26/2025
PTBTC-25-132422

Employee(s) 1

LBT

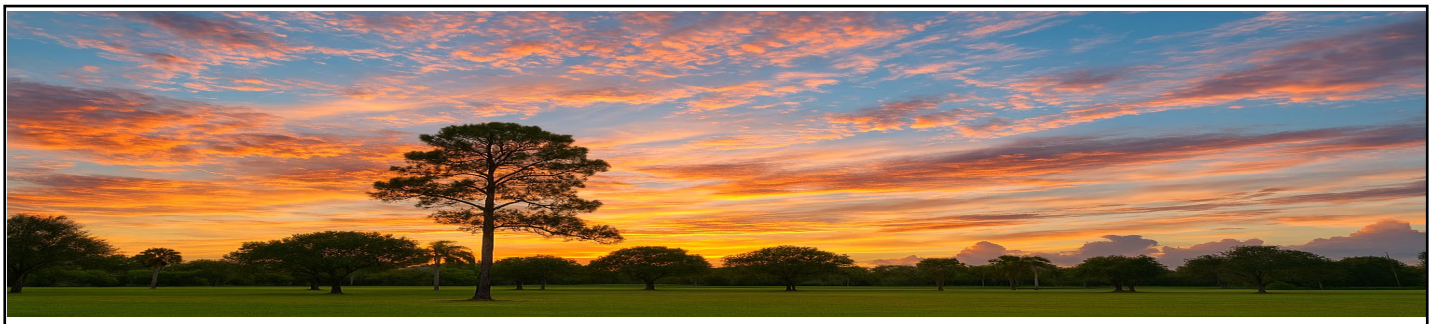
This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov

CITY OF Hollywood FLORIDA

2025/2026 LOCAL BUSINESS TAX RECEIPT

Business Name: **JORGE A GUTIERREZ ARCHITECT LLC**
DBA:
Business Location: **4000 HOLLYWOOD BLVD, #455-S**
Business Category: **SERVICE/LICENSED BUSINESS**
Classification: **Architect**
Tax Basis: **5 - 25 WORKERS**

Account Registration #: **B9080397-2026**
Expiration Date: **9/30/2026**
Tax Rate: **$316.00**



JORGE A. GUTIERREZ ARCHITECT, LLC

LICENSEE DETAILS

Licensee Information

Name:	GUTIERREZ, JORGE A (Primary Name)
	JORGE A. GUTIERREZ ARCHITECT LLC (DBA Name)
Main Address:	4000 HOLLYWOOD BOULEVARD SUITE 455S HOLLYWOOD Florida 33021
County:	BROWARD

License Information

License Type:	Architect
Rank:	Architect
License Number:	AR0014571
Status:	Current,Active
Licensure Date:	06/15/1993
Expires:	02/28/2027

Florida dbpr Department of Business & Professional Regulation

Licensee

Name:	JORGE A. GUTIERREZ ARCHITECT LLC	License Number:	
Rank:	Architect Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	12/16/2010

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR0014571	Current, Active	GUTIERREZ, JORGE A DBA:JORGE A. GUTIERREZ ARCHITECT LLC	Responsible Supervisor	11/24/2010	Architect	02/28/2027
AR0014571	Current, Active	GUTIERREZ, JORGE A DBA:JORGE A. GUTIERREZ ARCHITECT LLC	Qualifying Architect	11/24/2010	Architect	02/28/2027

Individual responsible for sealing the

Architectural Design Documents

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

GUTIERREZ, JORGE A

JORGE A. GUTIERREZ ARCHITECT LLC
4000 HOLLYWOOD BOULEVARD
SUITE 455S
HOLLYWOOD FL 33021

LICENSE NUMBER: AR0014571
EXPIRATION DATE: FEBRUARY 28, 2027

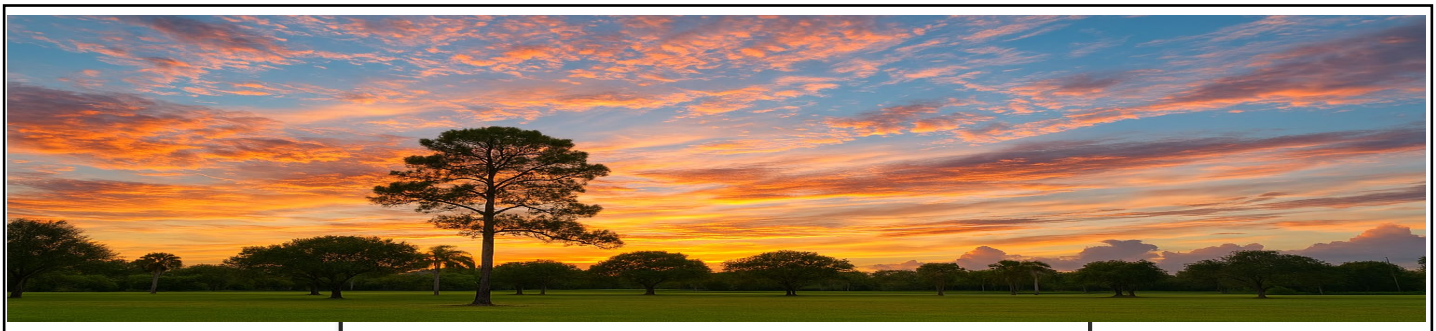
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/31/2024

Do not alter this document in any form.

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

JORGE A GUTIERREZ ARCHITECT LLC



State of Florida
Department of State

I certify from the records of this office that JORGE A. GUTIERREZ ARCHITECT LLC is a limited liability company organized under the laws of the State of Florida, filed on November 10, 2010.

The document number of this limited liability company is L10000117338.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 18, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighteenth day of January, 2025

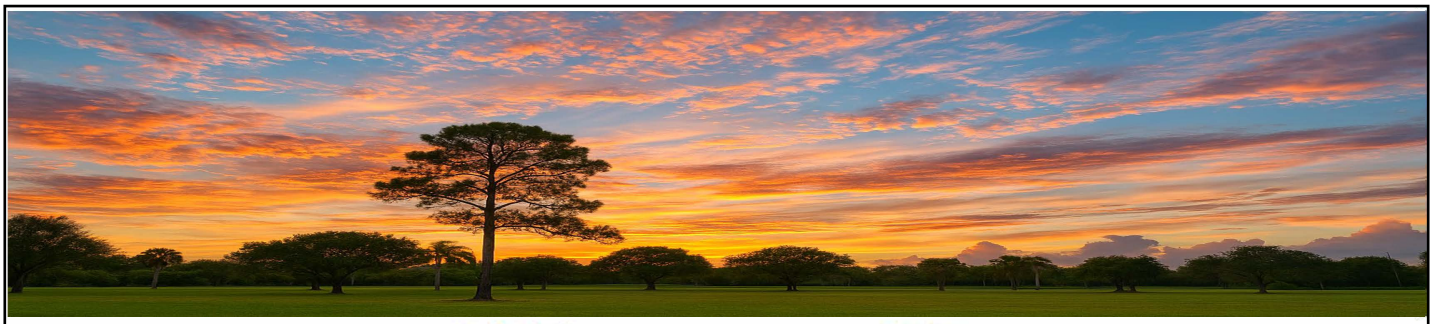
Secretary of State

Tracking Number: 7378675109CC

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

[redacted]

JORGE A GUTIERREZ ARCHITECT LLC



Client#: 1055223 JORGEGUT

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/22/2025

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

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

PRODUCER USI Insurance Services, LLC 2502 N Rocky Point Drive Suite 400 Tampa, FL 33607	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: TeamAECertificate@usi.com
INSURED Jorge A. Gutierrez Architect, LLC 4000 Hollywood Boulevrad, Suite 455-S Hollywood, FL 33021	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Phoenix Insurance Company — 25623 INSURER B : Travelers Property Cas. Co. of America — 25674 INSURER C : Travelers Casualty and Surety Company — 19038 INSURER D : SiriusPoint Specialty Insurance Corp — 16820 INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	X	X	6607B362084PHX25	04/16/2025	04/16/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	X	X	6607B362084PHX25	04/16/2025	04/16/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$2,000,000 $ $ $ $
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $10000	X	X	CUP7K0788472547	04/16/2025	04/16/2026	EACH OCCURRENCE AGGREGATE $	$3,000,000 $3,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UB2K9868482547G	04/16/2025	04/16/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
D	Professional Liability			PROVAE000031500	05/24/2025	05/24/2026	$1,000,000 per claim $1,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability coverage is written on a claims-made basis.

CERTIFICATE HOLDER	CANCELLATION
For Proposal Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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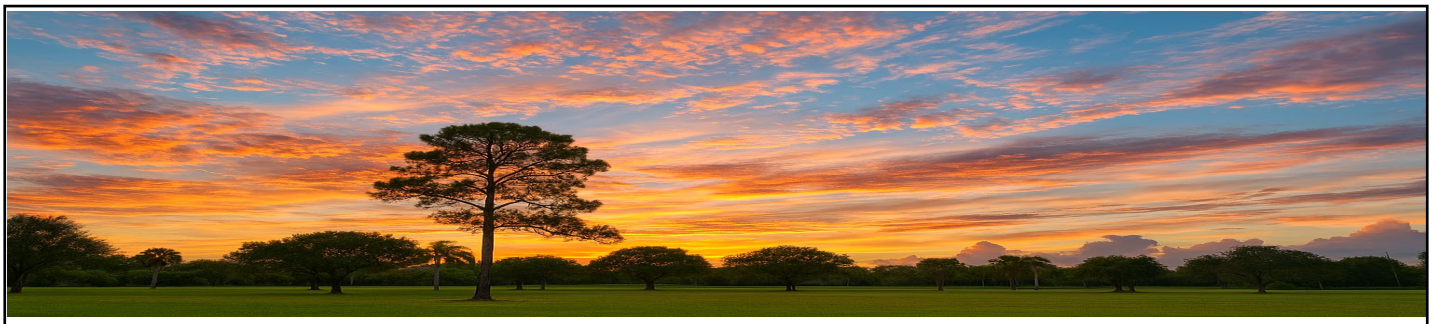

4.9 REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: Jorge A. Gutierrez Architect, LLC

D.B.A.: _____ Federal I.D. No.: _____

Business Address: 4000 Hollywood Boulevard Suite 455S

City : Hollywood, State: FL Zip: 33021

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10-22-2025 Addendum No.: 2 Dated: 11-04-2025

Addendum No.: 3 Dated: 11-05-2024 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number UEI W5W1A9XGD9D7

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Jorge A. Gutierrez Architect, LLC
Consultant Name

11-11-2025
Date Signed

Affiant Signature

Jorge A. Gutierrez, AIA, LEED AP
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me 11th day of November, this 2025 by means of ☒ physical presence or ☐ online notarization, by Jorge A. Gutierrez who is personally known to me or who produced the following _____. identification: Randi Vicente

(Notary Seal)

RANDI VICENTE
MY COMMISSION # HH 633359
EXPIRES: January 29, 2029

Notary Public for the State of 11-11-2025

My commission expires: 01-29-2029

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Jorge A. Gutierrez Architect, LLC, a nongovernmental entity.

3. Jorge A. Gutierrez Architect, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Carissa Dominguez

Witness #2 Print Name: Paul Martinez

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Jorge A. Gutierrez, AIA, LEED AP
Title: Principal
Entity Name: Jorge A. Gutierrez Architect, LLC

OATH OR AFFIRMATION

State of Florida County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 20 25, by Jorge A. Gutierrez (name of person) as Principal (type of authority) for Jorge A. Gutierrez Architect, LLC (name of party on behalf of whom instrument is executed).

Randi Vicente
Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
Produced identification (Type of Identification: Randi Vicente)
Did take an oath; or
Did not take an oath

RANDI VICENTE
MY COMMISSION # HH 633359
EXPIRES: January 29, 2029

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Jorge A. Gutierrez Architect, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: _____

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Jorge A. Gutierrez Architect, LLC

Title: Principal

Entity Name: Jorge A. Gutierrez Architect, LLC

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 2025, by Jorge A. Gutierrez (name of person) as Principal (type of authority) for Jorge A. Gutierrez Architect, LLC (name of party on behalf of whom instrument is executed).

Randi Vicente
Notary Public (Print, Stamp, or Type as Commissioned)

x Personally known to me; or
_____ Produced identification (Type of Identification: Randi Vicente)
_____ Did take an oath; or
_____ Did not take an oath

RANDI VICENTE
MY COMMISSION # HH 633359
EXPIRES: January 29, 2029

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Jorge A. Gutierrez Architect, LLC

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 27-3976841

4. Website address: (if applicable): https://www.jagaia.com/

5. Principal place of business address: 4000 Hollywood Boulevard, Suite 455S, Hollywood, FL 33021

6. Office location responsible for this project: 4000 Hollywood Boulevard, Suite 455S, Hollywood, FL 33021

   Telephone No.: 954-367-7877

7. Type of business *(check appropriate box):*

   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Jorge A. Gutierrez, AIA, LEED AP

   Title: Principal

   E-mail: Jor-G@jagaia.com

   Telephone No. 954-804-3517

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Jorge A. Gutierrez/Manager/51%

b) Sabine Krause/Secretary/49%

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) n/a

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: _____

_____

_____

14. How many years has your firm been in business while providing the services offered within this solicitation? 15 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Jorge A. Gutierrez Architect, LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [x] **1. ARCHITECTURAL SERVICES**
- [ ] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [ ] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [ ] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [ ] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [ ] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [ ] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [ ] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [ ] **11. PROJECT MANAGEMENT**

Submitted To:
TOWN OF PEMBROKE PARK
3150 SW 52ND AVENUE
PEMBROKE PARK, FL 33023

REQUEST FOR QUALIFICATIONS
RFQ 25-02
ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)



Submitted By:
WEST ARCHITECTURE + DESIGN, LLC
820 NORTH 4TH STREET
LANTANA, FL 33462

NOVEMBER 13, 2025 @ 10:00 AM

West Architecture + Design, LLC
820 North 4th Street, Lantana, Florida 33462
Phone: 561-588-2027 / Fax: 561-582-9419
Architecture License: AR93859 / AA26001503
www.west-arch.com



Cover and Dividers 4.1

REQUEST FOR QUALIFICATIONS
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ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

Submitted By:
WEST ARCHITECTURE + DESIGN, LLC
820 NORTH 4TH STREET
LANTANA, FL 33462

MATTHEW F. WEST, PRESIDENT
PH: 561-588-2027
FX: 561-582-9419
mwest@westconstructioninc.net

RFQ DUE DATE & TIME:
NOVEMBER 13, 2025 @ 10:00 AM



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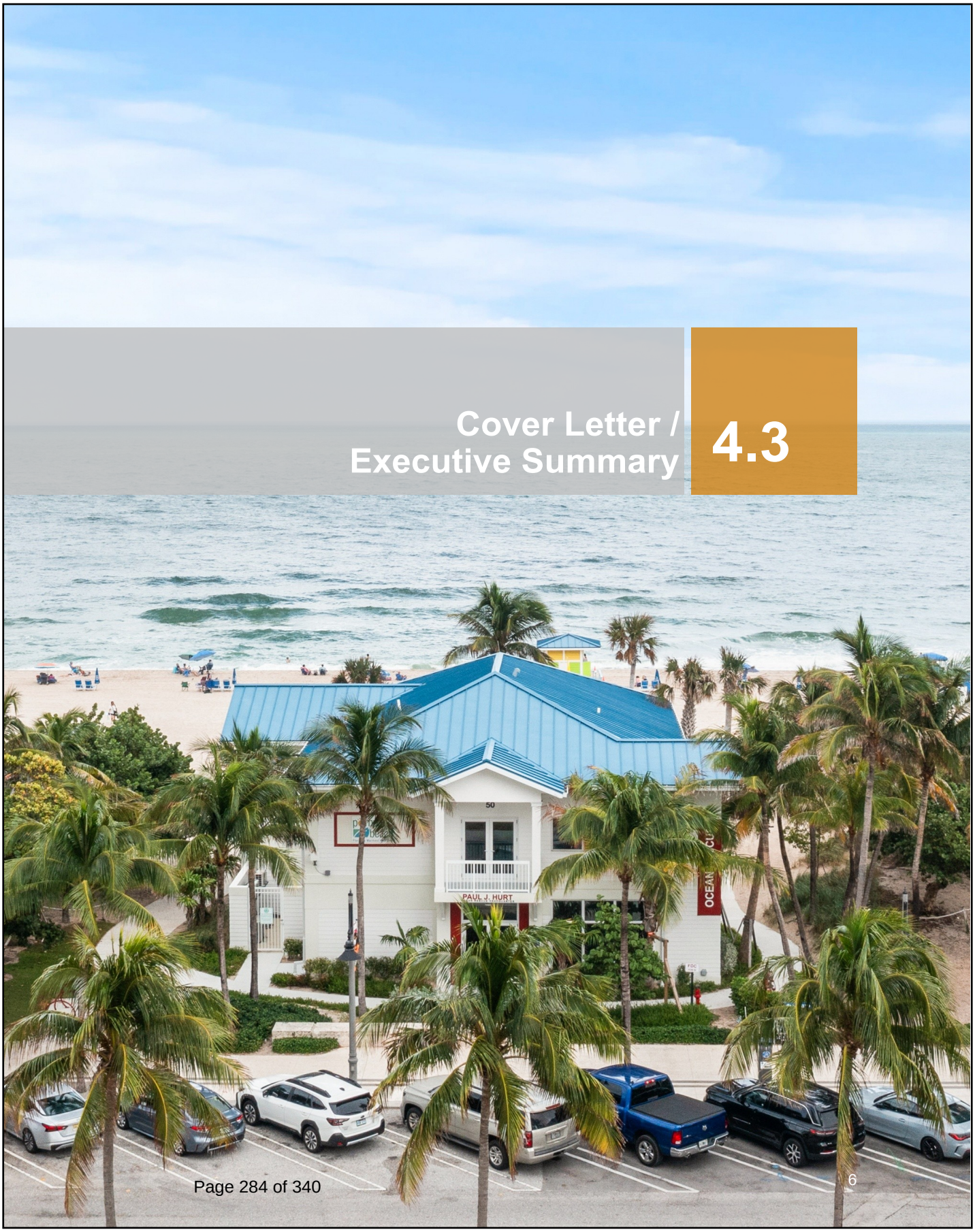
Cover Letter / Executive Summary

4.3



West Architecture + Design, LLC
820 North 4th Street
Lantana, FL 33462
561-588-2027
www.west-arch.com



November 13, 2025

Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: Cover Letter / Executive Summary - RFQ 25-02
Architectural and Engineering Services through Continuing Contracts (CCNA)

Confirmation of Ability and Willingness to Provide Services

Our team confirms that we are fully able and willing to provide the **Architectural Services** - Providing consultant and professional architectural services related to building construction projects of limited scope, and/or projects involving facility renovation, repair, and maintenance. Anticipated services include but are not limited to:

- Design Build Projects
- Building Remodeling and/or New Construction
- Project Cost Estimating, Cost Engineering, Forecasting
- Space Need Analysis
- Feasibility Studies, Conceptual Plans and Schematic Designs
- Design and Construction Documents
- Envelope Analysis
- Interior Design Services
- Coating/Paints/Primers Specifications
- Scope Development

We affirm our commitment to complying with all applicable federal, state, and local laws, rules, regulations, and court orders. Our firm has a proven track record of adhering to industry best practices and regulatory requirements to deliver projects successfully.

Company Overview

West **Architecture + Design, LLC** is a division of **West Construction, Inc.**, a family-owned business established in 1969. Together, we bring over 100 years of combined expertise in both architecture and construction, specializing in **Design/Build** projects. Our firm serves a wide range of clients, both in Florida and internationally, and we are experienced in managing projects of all sizes, from small renovations to large-scale developments. We work across diverse sectors, including both the **public** and **private** sectors, providing customized solutions that meet the unique needs of each client.

Our Approach to Projects

Under the leadership of **Matthew West** and **Peter Ganci**, West **Architecture + Design, LLC**

prioritizes a high standard of service, design, and value. We take a collaborative approach to each project, working closely with our clients to ensure that their goals and vision are fully understood and integrated into the final design. **Our team engages clients at every stage of the process to ensure that the project not only meets but also exceeds expectations.**

What sets us apart from other architectural firms is our ability to handle every aspect of a project, from initial design to final construction. This end-to-end involvement allows us to anticipate the project's needs, objectives, and potential challenges, ensuring a smoother, more efficient project lifecycle.

Our use of **Building Information Modeling (BIM)** allows us to design and build projects faster and at lower costs, while also improving communication and collaboration throughout the process. This technology has proven to be a valuable tool for delivering more accurate, efficient, and sustainable designs, and we are committed to leveraging it to provide the best possible service to the **Town of Pembroke Park.**

Verification of Key Personnel and Written Commitment

West Architecture + Design, LLC currently employs a licensed architect on our team. In addition we have a team of professional experienced and knowledgeable of the services requested in the solicitation.

We commit that our proposed team members will remain engaged throughout the term of the contract to ensure project continuity and successful completion.

Main Office Address:
West Architecture + Design, LLC
820 N 4th Street, Lantana, Florida 33462
561-588-2027
www.west-arch.com

Broward Office Address:
West Architecture + Design, LLC
737 Martin Luther King Jr. Blvd., Pompano Beach, FL 33060

Persons authorized to make representations for the proposer:
Matthew F. West, CGC, AIA, Principal/President
(same address and phone number as above)
Email: mwest@westconstructioninc.net

Design Principal:
Peter Ganci, Assoc. AIA, LEED® AP BD+C, Principal
(same address and phone number as above)
Email: pganci@west-arch.com

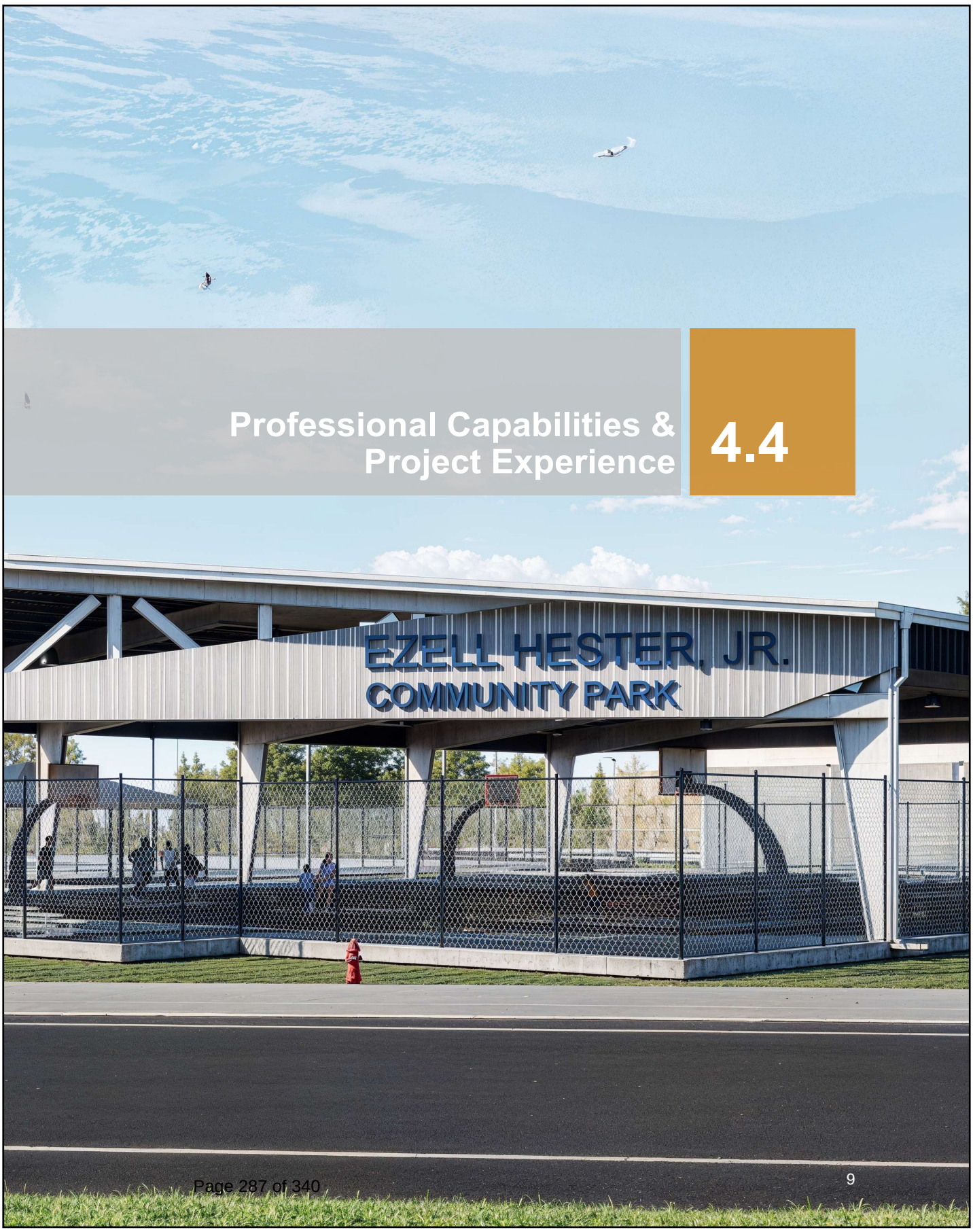
Respectfully,



Matthew F. West, AIA, CGC
Principal/President

Professional Capabilities & Project Experience

4.4












INFORMATION ABOUT WEST:

West Architecture + Design, LLC is dedicated to offering excellence in Architecture and Professional services. Throughout our years of service, we have achieved success through intensive collaboration with private and public clients.

West Architecture + Design, LLC is a division of **West Construction, Inc.,** which was founded in 1969 on the principal of delivering well-crafted, highly functional and cost effective projects. Through 55 years of successful project delivery, we have evolved into an international corporation. With subsidiaries in Liberia (West Africa), Puerto Rico, and the Caribbean, **West** possesses the ability to Design, Construct and Manage projects throughout, Florida, the United States and internationally.

Employing experts in their respective fields, **West currently has 117+ employees working in the US** and abroad. Architects, Engineers, Surveyors, Estimators, Construction Specialists and support staff work in a collaborative environment that promotes team work through individual excellence. The sharing of knowledge from multiple professional perspectives allows **West** to offer a creative and efficient end product. Our staff has a diverse range of experience in creating special places to Live, Work, Shop and Play.

West Architecture + Design, LLC brings to the industry over **100 years of combined architectural experience and over 250 design projects in the last 17 years.** The firm offers full architectural services specializing in Design-Build projects. Under the leadership of **Matthew West** and **Peter Ganci**, the firm strives to achieve quality work through the highest level of Service, Design and Value for each project.

Our firm employs an architect, registered with the Florida State Board of Architecture and Interior Design. Additionally, the firm has knowledge of current rules and regulations of local, state, and federal agencies regulating the environment and all land use and building code provisions, including the Department of Environmental Protection, the South Florida Water Management District, the United State Environmental Protection Agency, the South Florida Building Code, and the United States Corps of Engineers.

The ability to offer our clients a single point of contact for design and construction sets us apart from traditional architecture and construction companies. From initial Design to Final Construction, we possess the ability to direct all aspects of a project, anticipating the needs and objectives of the owner.

West Architecture + Design, LLC
State of Florida - AA26001503
Matthew F. West: State of Florida
Registered Architect - AR93859

Our in-house team is composed of a licensed Architect, four experienced Project Managers, four skilled CADD Technicians, two dedicated Estimators, three qualified Surveyors, and three Administrative Support professionals.

we strive to enhance the well-being of individuals and communities, ensuring they can thrive in the face of natural challenges and environmental changes.

ESTIMATING SYSTEMS:

Our senior estimators use top-of-the-line estimating systems to ensure that every project is **accurately priced**, **efficiently managed**, and completed with **maximum profitability**. By leveraging advanced tools for on-screen digital takeoffs, we eliminate the need for manual measurements, allowing us to calculate material, labor, and equipment costs in about half the time.

With these advanced tools and processes, we deliver precise, reliable estimates that help our clients make informed decisions and achieve successful project outcomes. Our commitment to accuracy and efficiency ensures that every project is completed on time and within budget.

BUDGET MANAGEMENT:

West and our team will work with the **Town of Pembroke Park** to revise/adjust project scope as may be deemed necessary to meet established budgets as design evolves through the design stages of completion.

Our firm has substantial real cost data for municipal projects. Our vast experience allows us to have an advantage over other firms when conceptual cost estimating is required. We simply know what it costs to design and construct a variety of municipal projects.

SCHEDULE MANAGEMENT:

Our firm utilizes **Microsoft Projects** and **Primavera P-6 scheduling** for managing the timeline for the project. This program allows our firm to analyze resource needs company-wide months ahead of the actual need. In addition to this, the critical path method of scheduling allows the team to identify critical items on the schedule that are driving the completion of the project.

LIST OF DESIGN - BUILD PROJECTS:

- Tamarac Fire Station #36
- Tamarac Fire Station #78
- Lauderhill Fire Station #110 & EOC
- Palm Springs Municipal Complex Fire Division Addition
- Pompano Ocean Rescue Headquarters
- Tamarac Sports Complex Concession Building
- Cinquez Park
- Plantation Woods Park
- Vincent Torres Park
- Winterlakes Park
- Stuart Memorial Park
- Bunche Park
- Norwood Park & Pool
- Tamarac Swim Annex
- Pompano New Beach Library
- EAU Palm Beach Spa & Resort
- Pompano Elks Lodge
- Lindsey Davis Community Center
- Jupiter Lighthouse Keeper's Building
- Simmons Veterinary Clinic
- Melrose Irrigation Supply & Sales

APPROACH TO RESILIENCY PRINCIPLES

At West **Architecture + Design, LLC**, we embrace **resilient design principles** to create sustainable, adaptable, and safe environments for our clients and communities. Our approach to resilience is driven by a deep understanding of the challenges posed by natural disasters, environmental shifts, and other unforeseen events. We believe that resilience is not just about surviving disasters but also about **enhancing the quality of life**, ensuring communities can thrive before, during, and after disruptive events. Below are the key ways in which we incorporate resiliency into our design philosophy:

Understanding Environmental Conditions:

We prioritize understanding the specific environmental conditions of each project site, including weather patterns and flood zones. By tailoring designs to these local conditions, we ensure that buildings and communities are better equipped to handle extreme weather events, floods, and other disasters. We incorporate site-specific landscaping, storm water management systems, and elevated foundations to reduce vulnerability.

Designing Durable Long-Lasting Spaces:

Resilient buildings require robust materials that can withstand wear and tear, as well as the impact of natural disasters. We select materials that are both **durable and sustainable**, such as storm-resistant roofing, impact-resistant windows, and energy-efficient insulation. By choosing the right materials, we ensure that structures are less prone to damage, reducing repair costs and downtime.

Our designs focus on creating **flexible, adaptable spaces** that can evolve with changing needs. In the aftermath of a disaster, these spaces can be reconfigured to accommodate varying functions—whether for emergency shelter, community recovery efforts, or temporary accommodations. This adaptability also supports long-term resilience by allowing spaces to meet the shifting demands of a community as it grows or changes over time.

At West **Architecture + Design, LLC**, we are committed to creating spaces that are not only functional but also future-proof, sustainable, and resilient in the face of adversity. By integrating these principles into every project, we strive to enhance the well-being of individuals and communities, ensuring they can thrive in the face of natural challenges and environmental changes.

West **Architecture + Design, LLC** is committed to incorporating principles of **sustainable, resilient,** and **safe** design and energy efficiency into all of its projects.

LIST OF LEED CERTIFIED PROJECTS:

- Fire Station 110 - LEED Silver
- Pompano New Beach Library - LEED Certified
- Fire Station 78 - LEED Certified

LIST OF SUSTAINABLE PROJECTS:

- Stuart Memorial Park - Outstanding Achievement Award/ Revitalization Award, 2012
- Lantana Police Annex



Fire Station 110



Pompano New Beach Library



Fire Station 78

FIRM'S EXPERISE & SERVICES

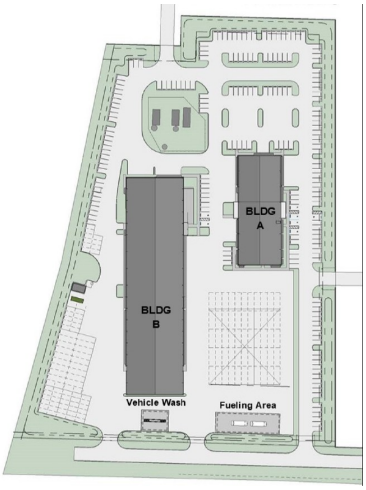
We specialize in designing operational, sustainable, and cost-effective structures.

Our team has successfully completed projects across Florida, providing detailed construction drawings, specifications, cost estimates, inspections, and LEED coordination.

Our firm recognizes the importance of integrating architectural, mechanical, electrical, fire protection, and civil engineering disciplines to ensure a cohesive design. Some of the services we provide are:

SPACE PLANNING AND PROGRAMMING SERVICES

We provide Space planning and programming services. One of our most comprehensive programming efforts was for the **COBB Maintenance Facility**, where we developed a detailed master plan to organize site circulation, departmental needs, and future growth.



This included programming over **89,000 SF** across two buildings: one focused on administrative and office functions (**27,111 SF**), and the other housing fleet maintenance, warehouse, and repair operations (**62,531 SF**). We also planned for **250+ parking spaces**, accommodating staff, fleet, and visitor access.

Our work on the **Lauderdale Lakes Emergency Operations Center** demonstrates our ability to reprogram and reconfigure existing municipal spaces to meet emerging demands. For this 7,000 SF renovation, we reorganized the floor plan to include mission-critical spaces such as a Command Room, Data Room, Conference/Training Facilities, and Staff Support Areas, while also addressing ADA compliance and system upgrades.

Finally, projects like the **Boynton Beach Utilities Administration Building** and **West Water Treatment Plant - Water Quality Laboratory Renovation** reflect our experience with spatial optimization in existing facilities, including atrium infills to create usable floor area, realignment of departmental zones, and modernization of interior layouts to better support staff workflows and public interface.

ARCHITECTURAL 3D RENDERING SERVICES

We routinely deliver high quality 3D Renders and visualizations. On projects like the **Boynton Beach Little League Park**, the utilization of 3D renders allows for our design team to better articulate and visualize the space.

HISTORICAL PRESERVATION SERVICES

Our work on the **Delray Beach Historic Train Depot** and the **Jupiter Lighthouse Keeper's Building** exemplifies our experience in historical preservation. We are familiar with coordinating with local historic boards and State Historic Preservation offices.

ADA ANALYSIS AND DESIGN

Our firm consistently incorporates ADA compliance and accessibility considerations into every phase of our design process. Whether renovating restrooms or designing new facilities, we approach each project with accessibility in mind to ensure inclusive and userfriendly environments for all.

For example, in the renovation of the Men's and Women's restrooms on the 1st and 2nd floors of the Riviera Beach City Hall, we upgraded fixtures and finishes and reconfigured

layouts to meet Florida Accessibility Code and ADA standards as much as technically feasible. Similarly, at the Riviera Beach Fire Department, we renovated the restroom within the administration area, addressing accessibility through the replacement and refurbishment of fixtures, floor and wall finishes, and improved lighting.

CONSTRUCTION ADMINISTRATION & PERMITTING SERVICES

Our team provides full construction administration support, including shop drawing review, RFI responses, site inspections, progress reporting, and final closeout documentation.

We maintain close coordination with Building Departments and permitting agencies to ensure compliance with the Florida Building Code, NFPA standards, and municipal ordinances.

HARDENING AND RESILIENCY DESIGN SERVICES

We provide comprehensive hardening design services for municipal buildings, ensuring continuity of operations during extreme weather events.

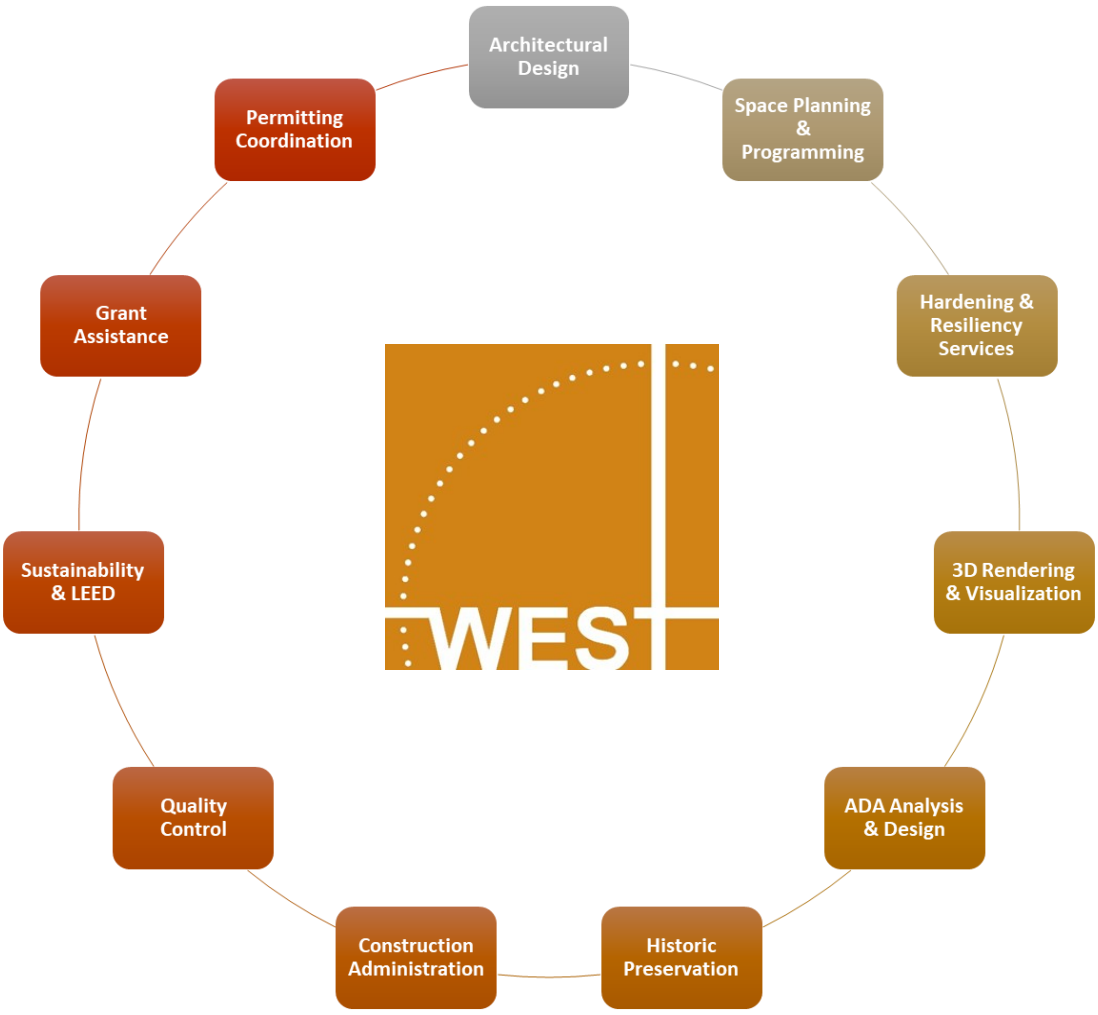
Our team is experienced in evaluating and upgrading building envelopes, impact protection systems, and structural components to meet or exceed FEMA, NFIP, and Florida Building Code – High-Velocity Hurricane Zone (HVHZ) requirements.

Our work includes roof replacement and structural reinforcement, hurricane-rated door and window systems, emergency power connections, and waterproofing enhancements. Projects such as Fire Station No. 2 – Hardening (City of Boynton Beach) exemplify our firm's ability to integrate resiliency measures into active, operational facilities without interrupting 24/7 emergency response functions.

We also coordinate closely with municipalities to ensure compliance with State and Federal funding programs, including FEMA Hazard Mitigation Grants and municipal resiliency initiatives.



Pompano New Beach Library



BEYOND OUR CORE SERVICES

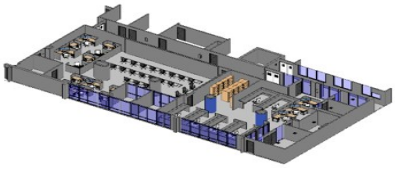
In addition to the wide range of architectural and design services illustrated above, **West Architecture + Design** operates alongside **West Construction, Inc.** within the same office. This integrated environment allows us to seamlessly collaborate with experienced construction professionals, giving us an operational advantage over traditional architecture firms.

Our shared resources enable efficient project delivery, accurate cost forecasting, and early constructability input—key benefits for **Continuing Architectural Services** contracts where responsiveness, consistency, and budget control are essential. This close partnership ensures our clients receive designs that are practical, buildable, and aligned with real-world construction methods from day one.

TECHNOLOGICAL CAPABILITIES:

Our firm utilizes the **Revit BIM software** for architectural design & drafting. Revit is a parametric modeling is a significant tool for conceptual design. With Revit software, architectural designers can quickly sketch a rough layout of a floor plan, or make changes to the standard set of building designs, and instantly let their customers preview their future projects. 3D design views allow designers to try out different design ideas and guide their design decisions at an early stage.

During the design phase, the building structure and floor plans need to be modified frequently. With Revit BIM software, architectural design and drafting become fast and accurate. In a Revit architecture model, all building components such as plans, sections, and elevations are intelligently connected to each another. Whenever a change is made to the model, the software automatically updates every related component, affecting the whole building model.



Ex. Revit BIM Software Model

The **3D modeling capacity** of Revit architecture enables designers and drafters to easily identify the clashes and areas of congestion, and resolve them early in the process. It results in error-free and high-quality construction documentations.



Ex. Rendering (Integrated with BIM)

Revit unifies design, drafting, construction and facility management processes in single environment, allowing all stakeholders to remain updated and aware of their responsibilities, thus improving overall coordination. A total understanding by everyone on the project of what's happening removes design conflict and risks.



Ex. Drone Photograph

D5 Render is a rendering software that allows us to create realistic rendered representations of our projects. This program gives us access to a range of realistic materials and 3D models to create a scene to bring the spaces we create to life. It is easy to use and smoothly integrates with our BIM modeling software Revit. The ability to live sync Revit to D5 Render is what allows the smooth integration and efficient workflow between both. By synchronizing, we can simultaneously work on the BIM model and the renderings; meaning any change made to the BIM model will show up in D5 Render. This gets rid of the hassle of having to reload a model into the rendering program when a change occurs. D5 Render also has built in AI enhancing capabilities that take the final renders to the next level by giving them an even more realistic look.

Our firm also utilizes the **use of drones** which can provide a unique bird's-eye views that highlight the scale and relationship of structures to their surroundings, helping architects visualize design integration within the environment. Drones offer benefits regarding progress tracking, efficiency and site analysis. Overall, drone photography enhances architectural design by providing innovative perspectives and valuable data, ultimately leading to more informed and effective design decisions.

WEST ARCHITECTURE + DESIGN, LLC

Preliminary Design/Analysis
Site Analysis, Selection and Development Planning
Master Planning
Programming
Evaluation of Budget and Preliminary Estimated Cost of Work
LEED Analysis
Code Analysis
Space Planning
Project Scheduling
Building Information Modeling (BIM)

Documents/Administration
Schematic Design Documents
Design Development Documents
Contract Documents
Consultant Coordination
Specifications
Bidding and Negotiation
Construction Administration

Design/Build
Integrated Solution Approach
Collaboration of Designers and Builders
Single Point Responsibility
Early Knowledge of Cost
Field Supervision
Comprehensive Reporting
Cost Control
Change Order Management
Contractor Payment
Quality Control Assurance
Safety and Inspection
Schedule Management
Close-Out Documentation
Start-Up Procedures



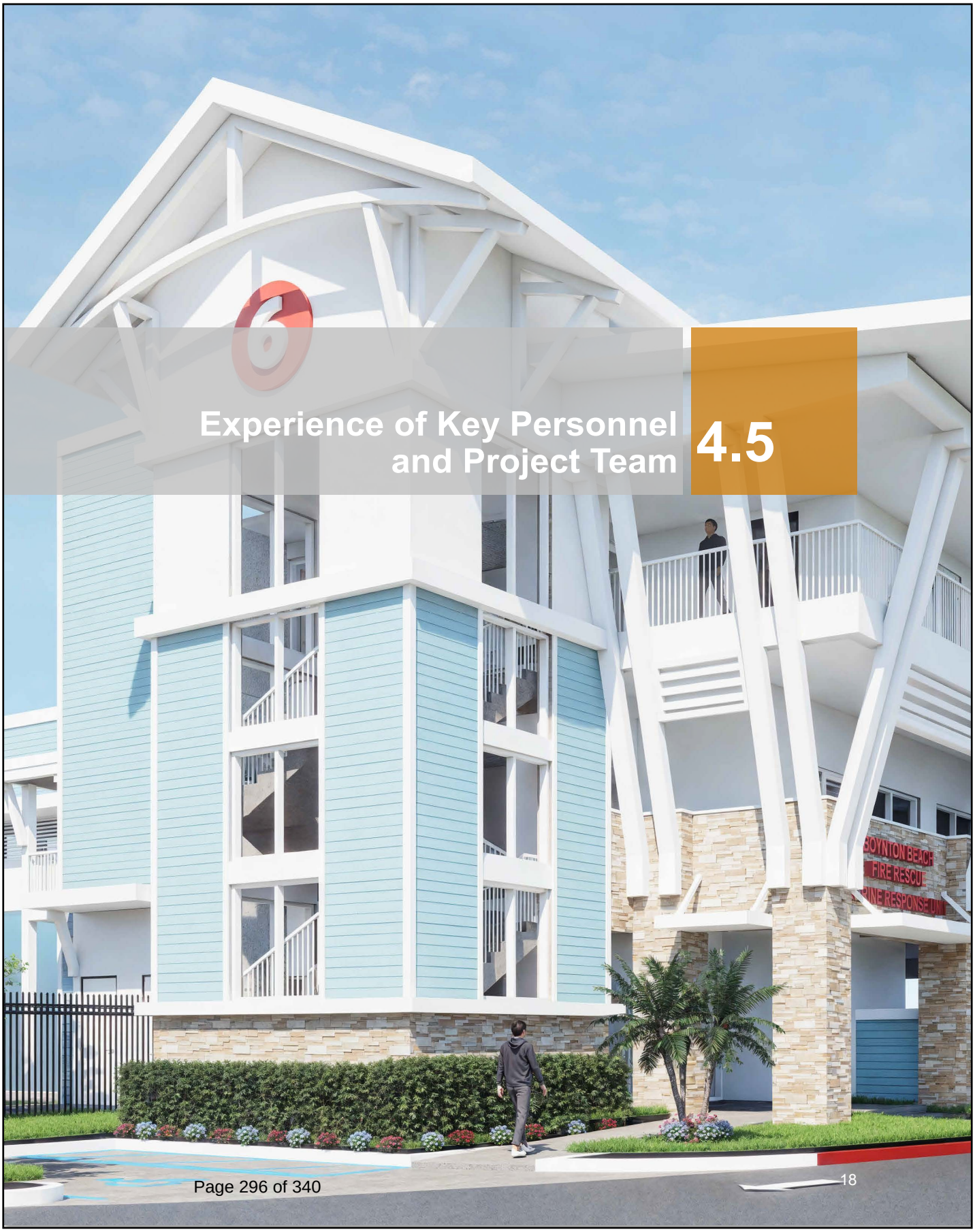


West Architecture+ Design, LLC brings to the industry over 100 years of combined architectural experience. The firm offers full architectural services specializing in Design/Build projects. Under the leadership of Peter Ganci and Matthew West, the firm strives to achieve quality work through the highest level of Service, Design and Value for each project.

Our firm is dedicated to excellence in architectural design and construction, as well as personal service to our clients. This is achieved through an intensive collaboration with the clients and consultants, and through careful investigation into the best way to accommodate the program, the schedule and the budget. Our staff has a diverse range of experience in both Public and Private projects creating special places to Live, Work, Shop, Play and Worship.

West offers the benefit of being able to control all aspects of the project, from Initial Design to Final Construction, thus being able to anticipate all the needs and objectives of the project.

The Difference
What sets us apart from the traditional architectural firm is the fact that we have the ability to be in control of all aspects of the project for Initial Design to Final Construction, thus being able to anticipate all the needs and objectives of the project.



Experience of Key Personnel and Project Team

4.5

1. Summary of Key Attributes of the Prime Proposer's Company

Matthew F. West

CGC, AIA

President / Principal in Charge

As co-founder and Principal, Mr. West brings over 30 years of architectural and construction experience to the firm. His diverse project experience includes both public and private sector projects. In addition to his responsibilities for overseeing the firm, Mr. West is responsible for the overall office management, client relations and administrative activities. He is involved in overseeing all projects, utilizing his skills and abilities to ensure the highest level of safety and project supervision.

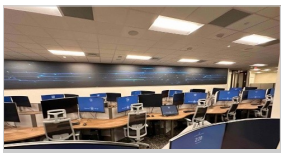




Fire Station #36



Riviera Beach Heights Community Center



BSO - Real Time Crime Center



Pompano Ocean Rescue Headquarters



Fire Station #110

Abbreviated Project Experience:

Delray Beach Historic Railway Station Renovation
Delray Beach, FL
7,343 SF
Project Involvement: Managing Principal

Fire Station 36
Tamarac, FL
$5.2 Million, +/- 13,595 SF, Design-Build
Project Involvement: Managing Principal

Riviera Beach Heights Community Center
Riviera Beach, FL
$937,000, 3,478 SF
Project Involvement: Managing Principal

BSO - Real Time Crime Center
Fort Lauderdale, FL
$823,953.00, +/- 6,325 SF
Project Involvement: Managing Principal

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design-Build
Project Involvement: Managing Principal

PBG Tactical Training Facility
Palm Beach Gardens, FL
$1.5 Million, +/- 9,100 SF, Design Criteria
Project Involvement: Managing Principal

Fire Station 110
Lauderhill, FL
$3.69 Million, +/- 16,000 SF, Design Build, LEED Silver
Project Involvement: Managing Principal

Experience

Total: 30 years
With West: 26 years

Education

Florida A & M University
Bachelor of Science in Architecture

Florida Atlantic University
Bachelor of Architecture

Credentials

Registered Architect
State of Florida: **AR93859**
Certified General Contractor State of Florida: **CGC1516626**
OSHA Certified 10-Hour Safety Training

Professional & Community Affiliations

American Institute of Architects
Past President of AGC

National Association of Industrial and Office Properties

U.S. Green Building Council - South Florida Chapter

Florida Trust for Historic Preservation & National Trust for Historic Preservation

Association of General Contractors FEC Past President Executive Committee

Peter Ganci

Assoc AIA, LEED® AP *BD+C*

Design Principal



Mr. Ganci is a co-founder and Principal in charge of design and production of the projects within the firm. He has a diverse range of experience in both public and private projects. In addition to his management duties, Mr. Ganci oversees assignments from the beginning to the end, producing drawings and coordinating fully with the client and consultants along the way. He ensures that each project is developed with the firm's commitment to excellence.



Fire Station #36



Boynton Beach Little League Park



Riviera Beach Heights Community Center



Fire Station #78



Pompano Ocean Rescue Headquarters

Abbreviated Project Experience:

Fire Station 36
Tamarac, FL
$5.2 Million, +/- 13,595 SF, Design Build
Project Involvement: Design Principal

Boynton Beach Little League Park
Boynton Beach, FL
+/- $21 Million, 12.12 Acres
Project Involvement: Design Principal

COBB Maintenance Facility
Boynton Beach, FL
+/- $37 Million, 89,642 SF
Project Involvement: Design Principal

Riviera Beach Heights Community Center
Riviera Beach, FL
$937,000, 3,478 SF
Project Involvement: Design Principal

Fire Station 78
Tamarac, FL
$3.5 Million, +/- 9,400 SF, Design Build, LEED Certified
Project Involvement: Design Principal

PBG Tactical Training Facility
Palm Beach Gardens, FL
$1.5 Million, +/- 9,100 SF, Design Criteria
Project Involvement: Design Principal

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design Build
Project Involvement: Design Principal

Experience

Total: 33 years
With West: 17 years

Education

University of Florida
Bachelor of Design in Architecture

Florida Atlantic University
Bachelor of Architecture

Credentials

LEED® Accredited Professional: United States Green Building Council

Preservation Institute: Caribbean, University of Florida

BIM Education Program
AGC Florida East Coast Chapter

REVIT Program, Palm Beach State College

Professional & Community Affiliations

AIA - American Institute of Architects

USGBC - U.S. Green Building Council - South Florida Chapter

Florida Trust for Historic Preservation & National Trust for Historic Preservation

Aurora Vega

Accounting Comptroller



Mrs. Vega serves as the lead accountant for the firm, overseeing all financial aspects of project management from start to finish. She is responsible for managing cost control procedures and maintaining detailed accounting records that document and support the final costs of every project undertaken by the firm. Her role involves tracking budgets, monitoring expenditures, reconciling financial data, and ensuring compliance with all relevant accounting standards and contractual requirements.



Tamarac Swim Central Annex Park



Lantana Police Annex Building



Pence Park Masterplan



COBB Maintenance Facility



Lindsey Davis Senior Center

Abbreviated Project Experience:

Tamarac Swim Central Annex Park
Tamarac, FL
$1.2 Million, 5,600 SF, Design Build
Project Involvement: Comptroller

Lantana Police Annex Building
Lantana, FL
$450,000, +/- 1,700 SF, Sustainable Design
Project Involvement: Comptroller

Marco Island Fire Station 50
Marco Island, FL
+/- $3.4 Million, 17,636 SF, Conceptual Design
Project Involvement: Comptroller

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Comptroller

COBB Maintenance Facility
Boynton Beach, FL
+/- $37 Million, 89,642 SF, Programming/ Conceptual Design
Project Involvement: Comptroller

Lindsey Davis Senior Center
Riviera Beach, FL
$1 Million, 7,778 SF
Project Involvement: Comptroller

PBG Municipal Golf Clubhouse
Palm Beach Gardens, FL
$4.3 Million (Estimated), 19,676 SF, Design Criteria
Project Involvement: Comptroller

Experience

Total: 22 years
With West: 19 years

Education

Interamerican University, Puerto Rico
Associates Degree in Business Administration

University of Turabo, Puerto Rico
Bachelor's Degree in Business Administration, Major in Accounting

Thomas Rolando

Technical / QC Manager



Mr. Rolando's responsibility and experience includes over 44 years of experience in the Management of Architectural projects, and project administration with special emphasis in Quality Control for all design documents, including Construction Specification writing. Adept at serving as technical resource in the preparation of Architectural & Design documents for new and renovation projects. Management of all production standards and specifications.



BB Utilities WWTP - Water Quality Laboratory Lobby



Fire Station #2 - Hardening



Pence Park Masterplan



COBB Maintenance Facility



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Boynton Beach Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Technical / QC Manager

Fire Station 2 - Hardening
Boynton Beach, FL
$598,000
Project Involvement: Technical / QC Manager

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Technical / QC Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF
Project Involvement: Technical / QC Manager

Broward County Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Technical / QC Manager

COBB Maintenance Facility
Boynton Beach, Florida
$37 Million (Estimated), 9.19 Acres
Project Involvement: Technical / QC Manager

BB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Technical / QC Manager

Experience

Total: 48 years
With West: 7 years

Education

University of Guayaquil, Ecuador, School of Design
Associate Degree, 1972

University of Guayaquil, Ecuador, School of Architecture
Bachelor Degree, 1974

Professional & Community Affiliations

Member of the Construction Specification Institute

Mary Sifuentes

Project Manager



Ms. Sifuentes is an architectural graduate from the prestigious Simon Bolivar University in Caracas, Venezuela. She provides production support and project management responsibilities on the firms projects. She is well mannered and experienced in managing and working with the construction teams. She is also well educated on the Building Codes, Fire Safety, and Accessibility Codes. She has experience and is knowledgeable on the latest BIM and CAD software in the industry.



Lindsey Davis Senior Center



BB Utilities WWTP - Water Quality Laboratory Lobby



Pence Park Masterplan



Boynton Beach Utilities Maintenance Building North



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Lindsey Davis Senior Center
Riviera Beach, FL
$1 Million, 7,778 SF
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Project Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, FL
$3.36 Million, 5,369 SF, Design Build
Project Involvement: Project Manager

COBB Utilities Maintenance Building North
Boynton Beach, Florida
$456,556, 5,067 SF
Project Involvement: Project Manager

COBB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Project Manager

Experience

Total: 16 years
With West: 4 years

Education

Simon Bolivar University, Venezuela
Bachelor in Architecture

Credentials

REVIT
AutoCAD
Photoshop
3DMax
Lumion

Samuel Perez

Project Manager



Mr. Perez is an architectural graduate who provides production support and project management responsibilities on the firms projects. He is well mannered and experienced on managing and working with the construction teams. He is also well educated on the Building Codes, Fire Safety, and Accessibility Codes. He has experience and is knowledgeable on the latest BIM and CAD software on the industry.



Fire Station #2 - Hardening



BB Utilities WWTP - Water Quality Laboratory Lobby



BSO– Real Time Crime Center



Boynton Beach Utilities Administration Building



Boynton Beach Little League Park

Abbreviated Project Experience:

Fire Station 2 - Hardening
Boynton Beach, FL
$598,000
Project Involvement: Project Manager

Pompano Ocean Rescue Headquarters
Pompano Beach, Florida
$3.36 Million, 5,305 SF, 2-Story
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Boynton Beach Administration Building
Boynton Beach, FL
+/- $ 1.1 Million, 15,087 SF
Project Involvement: Project Manager

Oyer Park FD Marine Response Unit
Boynton Beach, Florida
$5.7 Million (Est.), 11,400 SF
Project Involvement: Project Manager

BB Little League Park
Boynton Beach, Florida
+/- $21 Million (Est.), 12.12 Acres
Project Involvement: Project Manager

Experience

Total: 3 years
With West: 3 years

Education

Universidad Central Marta Abreu de Las Villas, Cuba
Bachelor in Architecture and Urban Planning

Credentials

Experienced with 3D Modeling, Architectural Representation

Detailing & Sheet Organization Proficiency in Autodesk Revit & AutoCAD

Abilities with Adobe Photoshop, Illustrator & InDesign

Rendering Capability (Lumion, Vray & Enscape)

West Architecture + Design, LLC
820 North 4th Street, Lantana, Florida 33462
Phone: 561-588-2027 / Fax: 561-582-9419
Architecture License: AR93859 / AA26001503
www.west-arch.com

Darryl Edwards

Project Manager



Mr. Edwards is an architectural graduate who provides production support and project management responsibilities on the firms projects. He is experienced in the latest BIM and CAD drafting and modeling software used in the industry. He is well mannered, organized, and experienced on managing and working with the construction teams. He is also equipped with a solid foundation in design principles and is educated on the Building, Fire Safety, and Accessibility Codes.



Pence Park Masterplan



Boynton Beach Little League Park



BB Utilities WWTP - Water Quality Laboratory Lobby



Boynton Beach Utilities Maintenance Building North



Boynton Beach Utilities Administration Building

Abbreviated Project Experience:

Pence Park Masterplan
Boynton Beach, FL
$4 Million (Estimated), 3.12 Acres
Project Involvement: Project Manager

BB Little League Park
Boynton Beach, Florida
+/- $21 Million (Est.), 12.12 Acres
Project Involvement: Project Manager

BB Utilities West Water Treatment Plant Water Quality Laboratory Renovation
Boynton Beach, Florida
+/- $1.1 Million, 16,800 SF
Project Involvement: Project Manager

Broward Sheriff's Office - Real Time Crime Center
Fort Lauderdale, Florida
$824,000, +/- 6,325 SF
Project Involvement: Project Manager

Oyer Park FD Marine Response Unit
Boynton Beach, Florida
$5.7 Million (Est.), 11,400 SF
Project Involvement: Project Manager

COBB Maintenance Building North
Boynton Beach, Florida
$456,556, 5,067 SF
Project Involvement: Project Manager

COBB Utilities Administration Building
Boynton Beach, Florida
+/- $1.1 Million, 15,087 SF
Project Involvement: Project Manager

Experience

Total: 1 year
With West: 1 year

Education

Florida Atlantic University
Bachelor in Architecture

Credentials

Revit
AutoCAD
Adobe Suites
Rhinoceros 7
Blender 4.0

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3. **Indicate the prime Proposer's role for provision of services vs. partnership(s) and subcontractor(s), and clearly delineate roles, responsibilities, and authority.**

SUBCONSULTANT ROLES, RESPONSIBLITIES, AND INTEGRATION

West Architecture + Design, LLC will serve as the **Prime Consultant** and will **self-perform the full scope of architectural and project management services** required under this Continuing Services Contract. Our in-house team includes licensed architects, project managers, estimators, and construction professionals capable of delivering comprehensive design and construction administration services from concept through completion.

While all core architectural services will be completed by our internal team, West Architecture + Design maintains **established relationships with a network of prequalified engineering and specialty consultants**. These trusted partners may be engaged on a task order basis **only when specialized technical support is required**, such as for civil, structural, mechanical, electrical, plumbing, landscape architecture, or geotechnical services.

PRIME CONSULTANT ROLE

As the Prime Consultant, West Architecture + Design will be responsible for:

- Managing all design phases, including planning, schematic design, design development, and construction documents
- Overseeing permitting coordination and agency communication
- Performing construction administration and site observation
- Managing all project schedules, budgets, and quality assurance reviews
- Coordinating and supervising any subconsultant activities to ensure seamless integration

SUBCONSULTANT COORDINATION APPROACH

When utilized, subconsultants will operate under the direction of West Architecture + Design and report directly to our assigned Project Manager.

We will:

- Define clear scopes of work for each discipline
- Coordinate deliverables and review schedules
- Conduct interdisciplinary QA/QC meetings to ensure consistency across all documents
- Verify that all subconsultant work complies with applicable codes, standards, and Town requirements

EXPERIENCE MANAGING INTEGRATED TEAMS

West Architecture + Design has extensive experience managing projects that integrate both architectural design and engineering services, whether through in-house capabilities or subconsultant coordination.

Our firm has successfully overseen multidisciplinary teams on municipal projects including:

- Fire Station 110 - Lauderhill, FL
- COBB Maintenance Facility – Boynton Beach, FL
- Fire Station 2 – Hardening - Boynton Beach, FL
- Pompano Ocean Rescue Headquarters - Pompano Beach, FL

These projects demonstrate our ability to direct, coordinate, and deliver comprehensive solutions that balance design intent, constructability, and technical precision—regardless of whether services are performed internally or through collaborative partnerships.

West Architecture + Design will self-perform all core architectural services and utilize trusted subconsultants **only when specialty expertise is necessary**. Our firm will remain the **single point of responsibility** for project delivery, quality control, and communication with the Town, ensuring clear accountability and consistent project performance.

4.	**Proposer shall clearly describe all examples where the prime Proposer and the sub- consultant(s) have worked together in Florida and in the United States in the last five (5) years and specific roles, responsibilities, and authority.**

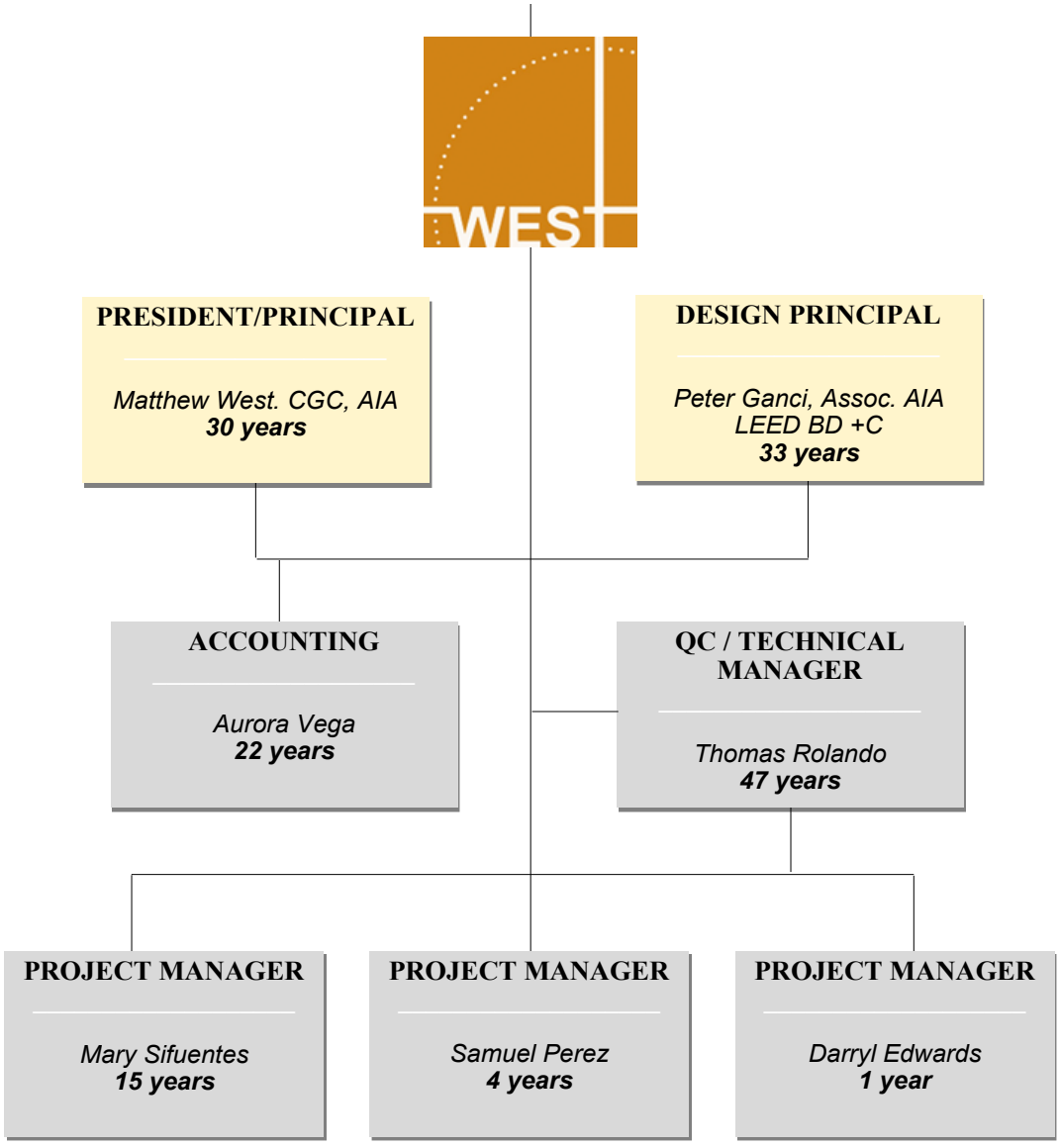
Not Applicable.

2. **A concise summary of the key components of the company, organization, or team shall be provided.**

Name / Title	Role on Project	Experience	Responsibilities
Matthew F. West, AIA, CGC President / Principal in Charge	Principal-in-Charge **Florida State License #:** AR93859	30+ years	Executive oversight, client coordination, quality assurance, contract administration
Peter Ganci, Assoc. AIA, LEED AP BD+C Design Principal	Design Oversight & Project Design Lead	33 years	Lead design development, architectural coordination, sustainable design integration
Thomas Rolando Technical / QC Manager	Technical Oversight & Quality Control	48 years	Quality control review of all drawings, specification management, code compliance
Mary Sifuentes Project Manager	Architectural Coordination & Client Interface	16 years	Day-to-day coordination, submittal tracking, permitting coordination
Samuel Perez Project Manager	Construction Documentation & BIM Coordination	3 years	Site coordination, field observation, progress reporting, submittal review
Aurora Vega Comptroller	Financial Administration	22 years	Budget tracking, cost verification, project invoicing, financial reporting
Darryl Edwards Project Manager (Technical Support)	Construction Documentation & BIM Coordination	1 year	Production management, Revit modeling, technical detailing, coordination meetings

5. Company Organizational Chart

TOWN OF PEMBROKE PARK



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Relevant Completed Project Experience

4.6

Pompano Ocean Rescue Headquarters

Pompano Beach, Florida

Project Info

Owner City of Pompano Beach
Amount $3.36 Million
COs $1,894,189.20
(Due to Second Floor Addition)
Design $279,870
Date 2018-2024
Contact **Fernand Thony, PE**
G.O. Bond Director
954-786-7923
Fernand.Thony@copbfl.com

Features

- Two-story Headquarters building (5,369 SF)
- Covered Entry
- New Elevator and Stairs
- Meeting Room on 2nd Floor
- Restrooms and Locker Rooms
- Storage

Services Provided

- Conceptual Design & Budget
- Architectural Services
- General Construction Services
- Design-Build

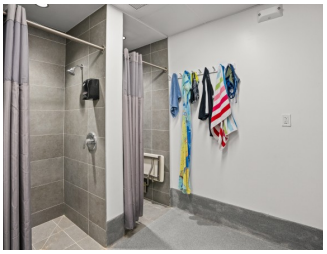
Project Description

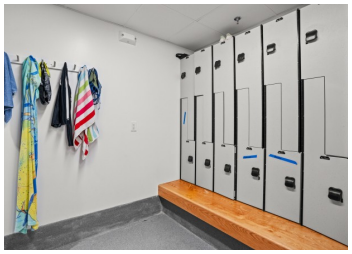
The intent of this project consisted of the renovation of the existing building and the addition of a second floor of the Pompano Ocean Rescue Headquarters located at 50 N Pompano Beach Blvd, Pompano Beach, FL 33062.. The total scope of work included a site analysis, comprehensive site development, design development; construction documents, specification, and a project close out for the Pompano Ocean Rescue Headquarters.

The project design entails improvements to the interior of the existing First level 1920 SF, including but not limited to upgrades to existing bathrooms, locker rooms, offices and storage areas. This includes the selection of interior and exterior building finishes. The first floor addition consist of 898 SF for lobby, general equipment, and vertical circulation.

The second floor addition will be in support of existing Ocean Rescue services. The expansion of 2,460 SF includes a large meeting room, restrooms, and a break room. Also, included shall be the core elements such as stairs, elevator, and elevator equipment room and storage rooms. The site improvements include new sidewalks and new landscaping.







BSO - Real Time Crime Center

Fort Lauderdale, Florida

Project Info

Owner Broward Sheriff's Office
Amount $823,953.00
COs $95,388.23 (Requested by Owner and Field Conditions)
Design $94,520.00
Date 2024
Contact **Kim Byron**
Planning, Development, & Facilities Manager
954-831-8318
Kim_Byron@sheriff.org

Features

- New Reception Desk
- New conference room
- 3 additional offices
- Additional workstations
- New break room
- Additional storage areas

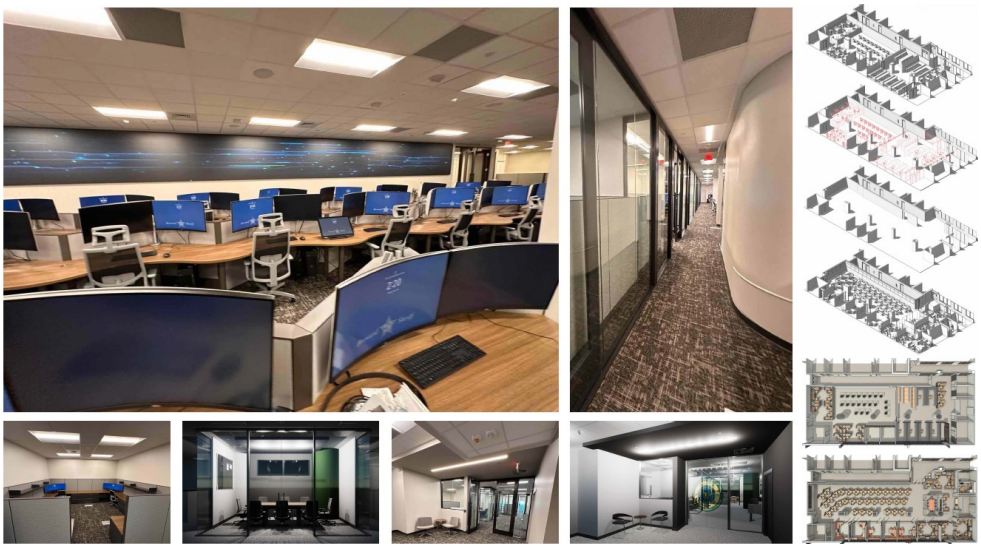
Services Provided

- Architectural and Engineering

Project Description

The project involves providing Architectural and Engineering services for the Interior Renovation of the portions of the existing 4th floor (+/- 6,325 Net SF) of the Public Services Building. The existing space shall be renovated to accommodate the new expanded Real Time Crime Center, (RTCC). The existing Forensic Lab Unit, (DFU) shall be relocated to another area on the fourth floor. The renovation includes the following:

1. Selective demolition of the existing space to include walls, ceilings, lighting, electrical, HVAC ductwork, fire alarm, fire sprinkler, security and communication systems to accommodate the new layout.
2. Main Entrance reconfiguration.
3. Reconfigurations of existing offices and workstations + additional offices & workstations.
4. New ceiling layout for reconfigured areas.



Fire Station #36

Tamarac, Florida

Project Info

Owner City of Tamarac
Amount $5.2 Million
COs -$163,841.44
(Issued at Owners Request to Deduct Certain Components)
Design $408,142.64
Date 2021
Contact **Alan Lam**
Project Manager
(954) 597-3707
Alan.Lam@tamarac.org

Features

- Fueling station
- Generator
- 4 Apparatus Bays
- 10 bunk rooms
- Gym
- Solar System
- 1-Story structure (13,595 sf. acre site)
- LEED Certified
- Emergency Operations Center

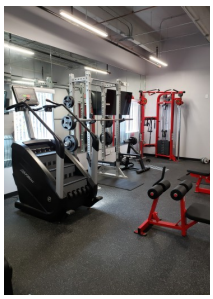
Services Provided

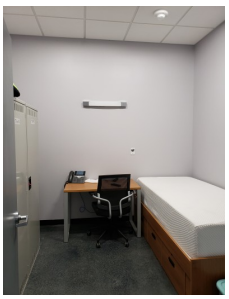
- Design/Build Services
- Architecture
- Construction

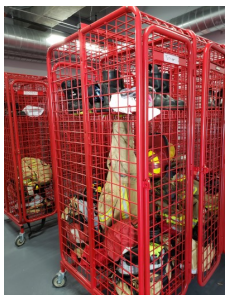
Project Description

The project involves the Design- Build of a 13,595 +/- square foot fire station located in Tamarac, FL. The western +/- 1.4 acres of the project site is currently being utilized as a temporary fire rescue station, which will remain active throughout the duration of this project. The eastern +/- 2.0 acres of the project site is currently vacant and reserved for Fire Station #36. This project includes developing product specifications, design plans and details, permitting, and the construction of new, state of the art, hardened fire station.













COBB Maintenance Facility

Boynton Beach, Florida

Project Info

Owner City of Boynton Beach
Amount $37 Million (Estimated)
Design $86,040
Date 2021
Contact **Andrew Mack**
Deputy City Manager
561-742-6401
MackA@bbfl.us

Features

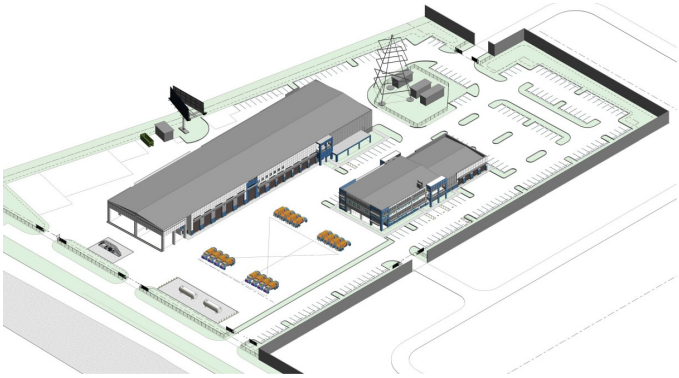
- Building A (210' x 80') 2 Stories
  - 27,111 SF in Total.
  - Facilities & Streets Office
  - Parks & Ground Office
  - Park Rangers Office
  - Solid Waste Office
- Building B (360' x 108') 2 Stories
  - 62,531 SF in Total.
  - Administration
  - Fleet Interior/Exterior
  - Warehouse Interior/Exterior
  - Storage Area
  - Generator
  - Repairing Garage
- Total Building Area: 89,642 SF
- Site: 9.19 Acres
- Access Road: 4.25 Acres
- Alternate Vehicle Wash and Fueling Area: 2.37 Acres
- Total Area: 15.80 Acres

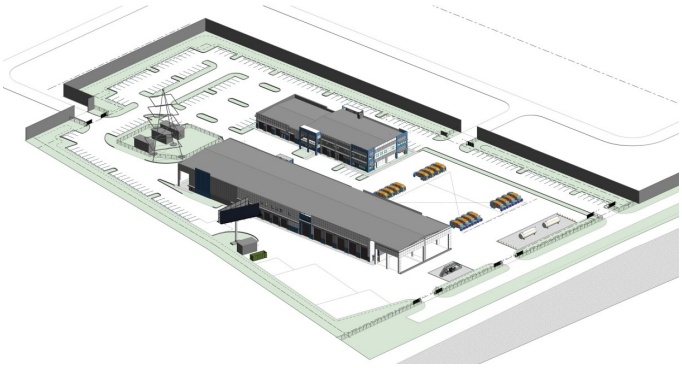
Services Provided

- Architectural Services
- Conceptual Design
- Programming
- Cost Estimation

Project Description

The project involved the Programming and Conceptual Design of the New Public Works Facility. Developing a Master Plan for the site, as well as, developing the space requirements for each individual department; and developing a Conceptual Master Site Plan locating the buildings, driveways, parking, sidewalks and landscape areas, based on the programming of the site.





Fire Station #2 - Hardening

Boynton Beach, Florida

Project Info

Owner City of West Palm Beach
Amount **$**598,000 (Estimated)
Design $56,063
Date 2020 - 2025
Contact **Moisey Abdurakhmanov**
Engineer II
561-742-6266
AbdurakhmanovM@bbfl.us

Features

- (8) New Apparatus Bay Four-Fold Doors
- New Light Poles

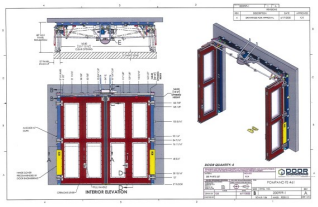
Services Provided

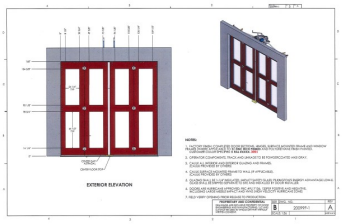
- Architecture & Engineering Services

Project Description

Renovation of the existing Boynton Beach Fire Station 2- Hardening building, located at 2615 Woolbright Rd. Boynton Beach, FL. 33426. Project to consist of the following:

1. Replacement of the (8) existing overhead roll-up garage bay doors with four-fold doors to comply with current code requirements.
2. Re-strapping of the current HVAC exterior equipment to the existing concrete slab to comply with current code requirements.
3. Clean the rust off the existing housing generator and provide a rust-inhibiting spray for protection.
4. Replace foundation and poles of all existing light poles for code-compliant foundations and poles.









Project Implementation Strategy & Approach 4.7

Pre-Design Phase
We begin by collaborating closely with the client to **establish clear project goals**, scope, budget, and quality expectations. During this phase, we explore a range of design possibilities and refine them through **continuous client input** to ensure alignment with the project's vision before moving forward.

Schematic Design & Design Development
Building on the approved concepts, we **develop detailed drawings**, diagrams, and models that translate the initial vision into a viable design strategy. We ensure all aspects comply with applicable building codes, zoning ordinances, and safety regulations. Our estimating team monitors projected costs throughout this phase to maintain alignment with the approved budget.

Construction Documents
We **prepare detailed construction** and **permit-ready documents** that serve as the foundation for accurate pricing and efficient construction. Our in-house construction specialists work with the design team to verify constructability, identify potential issues early, and support quality throughout.

Bidding & Negotiation
We coordinate the bidding process by preparing **comprehensive bid packages, hosting pre-bid conferences, and addressing contractor questions**. Once bids are reviewed, we support the Town in selecting the most suitable contractor, issuing the Notice of Award, and preparing for construction start-up.

Construction Administration
Throughout the construction period, we actively **monitor the work through site visits**, review of submittals, and close **coordination with the contractor.** We promptly address any design clarifications needed in the field and provide ongoing oversight to maintain the integrity of the original design and support timely, successful project delivery.

Post Construction & Close Out Phase
Although these phases provide structure, we tailor our approach to meet the specific requirements and workflow of each project. Our use of BIM technology, consistent QA/QC reviews, and proactive communication ensures that each project maintains design integrity, cost efficiency, and schedule discipline. This adaptability promotes collaboration, transparency, and forward momentum at every stage.

Although these phases provide structure, we tailor our approach to meet the specific requirements and workflow of each project. This adaptability ensures clear communication, well-informed decision-making, and forward momentum at every stage.



At **West Architecture + Design, LLC**, we fully understand the methods and approach necessary: to deliver exceptional architectural services that prioritize quality, safety, and customer satisfaction. Our broad site and building experience, combined with our commitment to innovative solutions, positions us as the ideal choice for this contract.

Our approach to project completion involves a strategic, multifaceted process. We recognize that every project requires careful consideration of various factors, particularly the needs and expectations of our clients. To achieve high levels of customer satisfaction, we emphasize clear communication and collaboration throughout the project cycle.

West understands that the **Town of Pembroke Park** is requesting the following under this RFQ solicitation:

ARCHITECTURAL SERVICES – provide consultant and professional architectural services relating to building construction projects of limited scope, and/or projects involving facility renovation, repair and maintenance. Anticipated services include, but are not limited to:

- Design-Build Projects
- Building Remodeling and/or New Construction
- Project Cost Estimating, Cost Engineering, Forecasting
- Space Need Analysis
- Feasibility Studies, Conceptual Plans and Schematic Designs
- Design and Construction Documents
- Envelope Analysis
- Interior Design Services
- Coating/Paints/Primers Specifications
- Scope Development

FIRM EXPERIENCE IN ARCHITECTURAL SERVICES

West Architecture + Design, LLC has extensive experience providing comprehensive **architectural services** for public-sector building construction projects of varied scale and complexity. Our team routinely delivers projects involving facility renovation, repair, modernization, and new construction—each executed with careful attention to technical requirements, budget control, and design excellence.



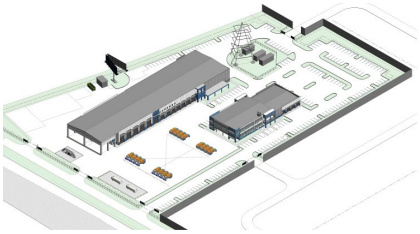
Projects Completed Near the Pembroke Park Area

Our portfolio includes **Design-Build projects, building remodeling, and new facility construction** for numerous municipalities and agencies throughout South Florida. For example, our team provided full architectural services for the design build **Pompano Beach Ocean Rescue Headquarters**, which involved renovation of the existing structure and addition of a new second floor to enhance operational capacity. Similarly, the **Broward Sheriff's Office Real Time Crime Center** demonstrates our capability in complex **interior renovations**, where selective demolition and reconfiguration of office, security, and communications systems were required to accommodate new program needs within an existing facility.

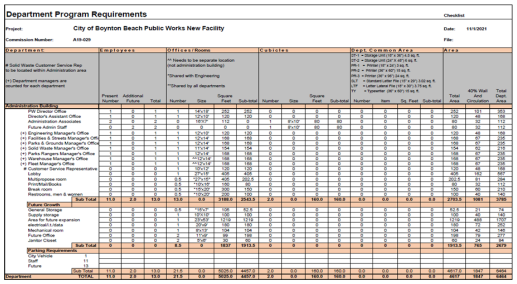


Pompano Ocean Rescue Headquarters , Pompano Beach, FL

We have also provided **feasibility studies, space needs analyses, and schematic design services** for civic projects such as the **Riviera Beach Heights Community Center** and **COBB Maintenance Facility**, where understanding the programmatic requirements and future growth potential of community spaces was essential to successful outcomes. These studies inform design decisions, ensure space optimization, and maintain alignment with client budgets and operational needs.



COBB Maintenance Facility , Boynton Beach, FL



Department Program Requirements

Project: City of Boynton Beach Public Works New Facility

Construction Number: A16-029

Date: 11/1/2021

File:

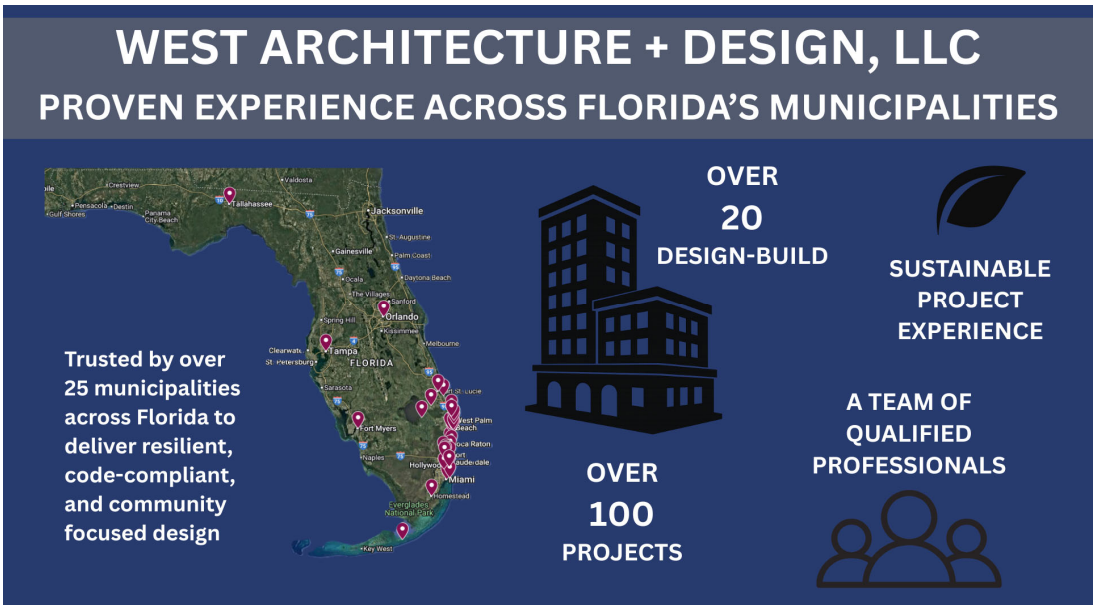
Department	Employees			Offices / Rooms			Cubicles			Dept. Common Area			Area		
# Solid Waste Customer Service Rep to be located within Administration area (+) Department managers are counted for each department	Present Number	Additional Future	Total	Number	Size	Square Feet	Sub-total	Number	Size	Square Feet	Sub-total	Number	Item	Sq. Feet	Sub-total	Total Area	40% Wall And Circulation	Total Dept. Area
Administration Building																		
PW Director Office	1	0	1	1	16'x13'	252	252	0	0	0	0	0	0	0	0	252	101	353
Assistant Director Office	1	0	1	1	16'x13'	252	252	0	0	0	0	0	0	0	0	252	101	353
Administration Associates	2	0	2	1	12'x12'	172	0	1	8'x10'	80	80	0	0	0	0	80	32	112
Future Admin Staff	0	1	1	0	0	0	0	1	8'x10'	80	80	0	0	0	0	80	32	112
(+) Engineering Manager's Office	1	0	1	1	12'x12'	144	144	0	0	0	0	0	0	0	0	144	58	202
(+) Facilities Services Manager's Office	1	0	1	1	12'x12'	144	144	0	0	0	0	0	0	0	0	144	58	202
(+) Gold Waste Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Parks Rangers Manager's Office	1	0	1	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
(+) Streets Manager's Office	1	0	1	1	12'x12'	144	144	0	0	0	0	0	0	0	0	144	58	202
(+) Fleet Manager's Office	1	0	1	1	12'x12'14'	168	168	0	0	0	0	0	0	0	0	168	67	235
# Customer Service Representative	0	0	0	1	10'x12'	120	120	0	0	0	0	0	0	0	0	120	48	168
Lobby	0	0	0	1	10'x12'	120	120	0	0	0	0	0	0	0	0	120	48	168
Multipurpose room	0	0	0	0.5	12'x12'14'	420	302.5	0	0	0	0	0	0	0	0	302.5	121	424
Print/Mail/Books	0	0	0	0.5	10'x16'	160	80	0	0	0	0	0	0	0	0	80	32	112
Break room	0	0	0	1	10'x20'	200	150	0	0	0	0	0	0	0	0	150	60	210
Restrooms, men & women	0	0	0	1	10'x20'	200	200	0	0	0	0	0	0	0	0	200	80	280
Sub Total	11.0	2.0	13.0	15.0	0.0	3190.0	2543.5	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	2703.5	1081	3785
Future Growth																		
General Storage	0	0	0	0.5	10'x'x'	108	62.5	0	0	0	0	0	0	0	0	62.5	25	74
Mail Room	0	0	0	1	10'x12'	120	120	0	0	0	0	0	0	0	0	120	48	168
Area for future expansion	0	0	0	1	8'x18'	1218	1218	0	0	0	0	0	0	0	0	1218	406	1624
electrical/LI data	0	0	0	1	20'x9'	189	189	0	0	0	0	0	0	0	0	189	70	260
Future Conference	0	0	0	1	12'x14'	168	168	0	0	0	0	0	0	0	0	168	67	235
Future Office	0	0	0	1	8'x9'	96	106	0	0	0	0	0	0	0	0	106	36	142
Janitor Closet	0	0	0	0	5'x9'	60	60	0	0	0	0	0	0	0	0	60	24	84
Sub Total	0	0	0	6.5	0	1637	1313.5	0	0	0	0	0	0	0	0	1913.5	765	2678
Parking Requirements																		
Fleet Vehicle																		
Staff	11																	
Future																		
Sub Total	11.0	2.0	13.0	21.5	0.0	4827.0	3857.0	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	4617.0	1847	6463
Grand Total	TOTAL 11.0	2.0	13.0	21.5	0.0	4827.0	3857.0	2.0	0.0	160.0	160.0	0.0	0.0	0.0	0.0	4617.0	1847	6463

Example Programming Sheet Done for COBB Maintenance Facility

Our in-house expertise extends to **envelope analysis, design and construction documentation, and coating and finish specifications**. For projects such as **Fire Station No. 2 – Hardening**, West provided detailed design documents and technical specifications addressing building envelope integrity, coatings, and resilient material systems to meet Category 5 and FEMA flood-zone requirements.

West's architectural services are further strengthened by our commitment to **cost estimating, forecasting, and value engineering** throughout all design phases. We apply disciplined cost management practices that ensure the project remains within the original contracted cost, providing our clients with both financial accountability and design reliability.

Through this extensive experience, West Architecture + Design has developed a proven ability to deliver projects that range from new municipal facilities to targeted renovations—each grounded in technical precision, fiscal discipline, and design responsiveness. Our approach ensures that every assignment, regardless of scale, meets the Town's operational, aesthetic, and performance goals.



OUR APPROACH TO PROJECT MANAGEMENT

Task Assignment and Scheduling Framework

Our approach to scheduling and prioritizing tasks begins with a structured work plan tailored to each assignment. This framework ensures all project milestones align with the Town's expectations while allowing flexibility for adjustments when needed. Key components of our scheduling strategy include:

- Each assignment is carefully assessed to define deliverables, objectives, and necessary resources.
- Tasks are categorized based on urgency, complexity, and dependencies to establish a logical sequence of execution.
- We utilize advanced project management tools, like Microsoft Primavera to develop schedules that incorporate all project phases, allowing real-time tracking of progress and early identification of potential delays.
- Our team is prepared to reallocate resources and adjust schedules to accommodate evolving Town priorities and unforeseen challenges.

Managing Consultants

Our team has extensive experience working with a diverse range of sub-consultants, including mechanical, electrical, plumbing, structural, civil, landscape, and LEED specialists. We understand how to integrate their expertise into a cohesive design, ensuring that all disciplines align to deliver a unified, high-quality final product.

Our coordination strategy includes:

- Assigning a designated project manager to serve as the primary liaison for the Town, ensuring all communication is streamlined and responsive.
- Regular weekly or biweekly meetings will be held, if necessary, to keep sub-consultants informed and accountable. We use virtual collaboration tools for real-time updates and issue resolution.

TECHNICAL CAPABILITIES, COORDINATION, AND RESOURCE MANAGEMENT

West Architecture + Design, LLC applies a proactive, data-driven approach to project coordination, resource allocation, and quality assurance. Our team leverages modern scheduling tools, BIM coordination platforms, and internal management systems to maintain full control over scope, schedule, and cost from concept through closeout.

MANPOWER PLANNING AND RESOURCE ALLOCATION

Each assignment is evaluated at the outset to identify required staffing levels and specialized expertise. Project Managers develop detailed manpower plans using **Microsoft Project** and **Primavera P-6**, assigning resources in alignment with project milestones. This process allows our firm to forecast workload across all active contracts and reallocate staff efficiently as priorities evolve. Dedicated project leads remain assigned to each task order to ensure continuity, accountability, and consistent client communication.

ENSURING TIMELY COMPLETION

Our scheduling methodology follows the **Critical Path Method (CPM),** enabling precise tracking of progress against established baselines. Weekly internal coordination meetings keep all disciplines synchronized, with proactive mitigation strategies implemented whenever schedule variances are detected. Progress is continuously monitored to maintain adherence to the approved completion timeline.

QUALITY CONTROL AND ASSURANCE PROCEDURES

A dedicated **Quality Control Manager** oversees milestone reviews at the 30 %, 60 %, and 90 % design stages, verifying accuracy, constructability, and code compliance across all documents. BIM coordination models are reviewed to identify and resolve interdisciplinary conflicts early in the process. Prior to issue, every deliverable undergoes a comprehensive peer review and checklist verification to ensure conformance with professional standards and the Town's program requirements.

REPORTING, PAY APPLICATIONS, AND CHANGE ORDER REVIEW

During construction administration, West prepares detailed **monthly progress reports** summarizing schedule status, field observations, and budget updates. Contractor **pay applications** are reviewed against verified field progress, ensuring that payments reflect actual work performed. **Change orders** are thoroughly analyzed for scope validity, cost reasonableness, and compliance with contract terms before recommendation for approval—providing the Town with complete fiscal transparency.

ON-CALL RESPONSIVENESS

We maintain the staffing capacity to respond to **on-call service requests within 24 to 48 hours of notice**. With established offices in Lantana, our multidisciplinary team of architects, designers, and construction specialists can quickly mobilize for site assessments, emergency design tasks, or expedited permit documentation. This responsiveness ensures continuity of service for time-sensitive municipal needs.

COMPLIANCE AND CODE CONFORMANCE

Our technical staff remain current with the **Florida Building Code, NFPA, ADA Accessibility Guidelines, FEMA/HVHZ standards, and all applicable local ordinances**. Each project undergoes a comprehensive code analysis during schematic design, followed by verification at permit submission to guarantee conformance with safety, accessibility, and industry requirements.

Through disciplined manpower planning, integrated QA/QC, and rapid response capability, we ensures that every project is delivered efficiently, accurately, and in full compliance with all program and regulatory standards.



Professional Licensure 4.8

State of Florida
Department of State

I certify from the records of this office that WEST ARCHITECTURE + DESIGN, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 20, 2007, effective September 20, 2007.

The document number of this limited liability company is L07000096199.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on April 14, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025



Secretary of State

Tracking Number: 1762565374CC

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

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

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

WEST, MATTHEW FIELDEN

WEST ARCHITECTURE + DESIGN LLC
820 N 4TH STREET
LANTANA FL 33462-1710

LICENSE NUMBER: AR93859

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/25/2025

Do not alter this document in any form.

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

LBTR - PALM BEACH COUNTY

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
820 N 4TH ST
LANTANA, FL 33462-1710

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
RESIDENTIAL ARCHITECTURAL DESIGN	WEST MATTHEW F		B25.671447 08/26/2025	$33.00	B40123771

This document is valid only when receipted by the Tax Collector's Office.

WEST ARCHITECTURE + DESIGN LLC
WEST ARCHITECTURE + DESIGN LLC
820 N 4TH ST
LANTANA FL 33462

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201005983
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
820 N 4TH ST
LANTANA, FL 33462-1710

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ARCHITECT	WEST MATTHEW F	AR93859	B25.671446 08/26/2025	$33.00	B40123772

This document is valid only when receipted by the Tax Collector's Office.

WEST ARCHITECTURE + DESIGN LLC
WEST ARCHITECTURE + DESIGN LLC
820 N 4TH ST
LANTANA FL 33462-1710

2 - 112

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201005982
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
BUSINESS TAX RECEIPT
FISCAL YEAR: 2025 - 2026

Business Tax Receipt Valid from: October 1, 2025 through September 30, 2026

4478980 9/23/2025
WEST ARCHITECTURE + DESIGN LLC
820 NORTH 4 ST

LANTANA FL 33462-...

THIS IS NOT A BILL

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

BUSINESS OWNER: WEST ARCHITECTURE + DESIGN LLC
BUSINESS LOCATION: 737 DR M L KING JR BL POMPANO BEACH FL

RECEIPT NO:	**CLASSIFICATION**
26-00110969	**PROFESSIONAL OFFICE (SEE REQUIREMENTS)**

NOTICE: A NEW APPLICATON MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED**.

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30TH OF EACH YEAR

pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
BUSINESS TAX RECEIPT
FISCAL YEAR: 2025 - 2026

Business Tax Receipt Valid from: October 1, 2025 through September 30, 2026

4479071
WEST, MATTHEW F
820 N 4 ST

LANTANA FL 33462-...

9/23/2025

THIS IS NOT A BILL

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

BUSINESS OWNER: WEST, MATTHEW F
BUSINESS LOCATION: 737 DR M L KING JR BL POMPANO BEACH FL

RECEIPT NO:	**CLASSIFICATION**
26-00111093	**PROFESSIONAL-ARCHITECT(INCLDG LANDSCAPE)**

NOTICE: A NEW APPLICATON MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED**.

BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30TH OF EACH YEAR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/22/2025

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

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

PRODUCER JDA Insurance Group 120 N. Federal Hwy., #301 Lake Worth FL 33460	**CONTACT NAME:** Kassie Huskey **PHONE (A/C, No, Ext):** (561) 296-0373 **FAX (A/C, No):** (561) 828-0997 **E-MAIL ADDRESS:** kassie@thejdagroup.com
INSURED West Architecture + Design, LLC 820 N 4th St. Lantana FL 33462	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Pacific Insurance Company, Ltd. 10046 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** PL & POL COI 25-26 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ $ $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability (Retro Date 09/21/1969)			21CPIDG0853	09/21/2025	09/21/2026	Each Prof. Incident Limit Each Prot. Incident Limit Coverage Aggregate	$5,000,000 $5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Contractors Pollution Liability (Pol# 21CPIDG0853 09/21/2025 to 09/21/2026 - Pacific Insurance Company, Ltd):
Construction Job Site Coverage:
Each Pollution Incident Limit: $5,000,000
Coverage Aggregate Limit: $5,000,000
Retention: $15,000 // Retroactive Date: 06/30/2021

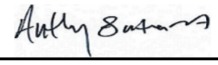
CERTIFICATE HOLDER

Evidence of Insurance
Do Not Alter or Duplicate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Required Forms
4.9
EXIT
FIDELITY
JUSTICE

SECTION 6.0 REQUIRED FORMS

Business Name: West Architecture + Design, LLC

D.B.A.:_____ Federal I.D. No.: 26-2447963

Business Address: 820 North 4th Street

City : Lantana State: Florida Zip: 33462

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.: 3 Dated: 11/05/25

Addendum No.: 2 Dated: 11/04/25 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☑ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☑ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☑ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☑ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☑ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☑ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☑ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☑ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☑ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☑ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☑ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 2378488

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☑ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☑ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☑ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☑ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☑ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☑ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

West Architecture + Design, LLC
Consultant Name

11/13/25
Date Signed

Affiant Signature

Matthew F. West, President/Principal
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13th day of November, 2025 by means of ☑ physical presence or ☐ online notarization, by Matthew F. West who is personally known to me or who produced the following identification:_____.

(Notary Seal)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

Notary Public for the State of Florida

My commission expires: June 26, 2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of West Architecture + Design, LLC, a nongovernmental entity.
3. West Architecture + Design, LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Tais Fontoura, Secretary

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Matthew F. West

Title: President/Principal

Entity Name: West Architecture + Design, LLC

OATH OR AFFIRMATION

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November, 2025, by Matthew F. West (name of person) as President/Principal (type of authority) for West Architecture + Design, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

✓ Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. West Architecture + Design, LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Tais Fontoura, Secretary

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Matthew F. West
Title: President/President
Entity Name: West Architecture + Design, LLC

OATH OR AFFIRMATION

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November, 2025, by Matthew F. West (name of person) as President/Principal (type of authority) for West Architecture + Design, LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

RACQUEL J. BARRETT
Commission # HH 414820
Expires June 26, 2027

✓ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: West Architecture + Design, LLC

2. Doing Business As / Fictitious Name: (if applicable): N/A

3. Federal Employer I.D. No. (FEIN): 26-2447963

4. Website address: (if applicable): _____

5. Principal place of business address: 820 North 4th Street, Lantana, FL 33462

6. Office location responsible for this project: 820 North 4th Street, Lantana, FL 33462

   Telephone No.: 561-588-2027

7. Type of business *(check appropriate box):*

   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Matthew F. West

   Title: President/Principal

   E-mail: pganci@west-arch.com

   Telephone No. 561-588-2027

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Matthew F. West, President/Principal

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) West Construction Inc. - 820 North 4th Street, Lantana, FL 33462

b) West Surveying Services, LLC - 820 North 4th Street, Lantana, FL 33462

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Architectural Services

_____

_____

14. How many years has your firm been in business while providing the services offered within this solicitation? 18 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☑ Yes ☐ No West Construction Inc.
West Surveying Services, LLC

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

West Architecture + Design, LLC
(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

✓ **1. ARCHITECTURAL SERVICES**

2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES

3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

4. LANDSCAPE ARCHITECTURAL SERVICES

5. ENVIRONMENTAL ENGINEERING SERVICES

6. PLANNING AND COMMUNITY DEVELOPMENT

7. SURVEYING AND MAPPING

8. DRAINAGE AND STORMWATER

9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING

10. CONSTRUCTION ENGINEERING INSPECTION (CEI)

11. PROJECT MANAGEMENT

Agenda Item Report

Subject:	Consideration and approval for Award Recommendation – RFQ 26-02 Civil, Structural and MEP Engineering Services - Sponsored by Procurement Administrator Woodbury RESOLUTION NO: 2026-026 A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Stephanie Woodbury, Project Manager
Dept/Group:	Finance
Recommendation for Counsel to consider:	
Background Information:	The Procurement Division advertised RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of eighteen (18) for civil, structural, and mechanical, electrical and plumbing engineering services. Which included proposals from Ardurra Group, Austin Fox Architecture, Biller Rreinhart Engineering Group, Chen Moore & Associates, CPH Consulting, Craig A. Smith & Associates, Craven, Thompson & Associates, Cunano Builders Corp., Eastern Engineering Group, HBC Engineering, Keith & Associates, Kimley-Horn & Associates, Master Consulting Engineers, Rukan LLC, SGM Engineering, SSN Engineering, The Beta Jones Group, and WSB LLC. The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking. 1.) Kimley-Horn & Associates 2.) Chen Moore & Associates 3.) Craven, Thompson & Associates

	4.) Keith & Associates 5.) HBC Engineering 6.) SGM Engineering
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-026
Award Recommendation_civil, structural & MEP Engineering
RFQ_25-02_Proposal_Evaluation_Scoring - Dsicpline 2 Civil Strucutral MEP Engineering
KH Submittal Pembroke Park A&E Eng Services Continuing (CCNA).pdf
Chen Moore
Craven, Thompson & Assoc.
Keith & Assoc.
HBC Engineering
SGM Engineering

RESOLUTION NO. 2026-026

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26-02: CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park Procurement Division issued Request for Qualifications (RFQ) 26-02 for Civil, Structural, and Mechanical, Electrical & Plumbing (MEP) Engineering Services pursuant to the Consultants' Competitive Negotiation Act (CCNA); and

WHEREAS, the RFQ was publicly advertised in October 2025, and on November 13, 2025, the Town received thirty (30) proposals, including eighteen (18) proposals specifically for civil, structural, and MEP engineering services; and

WHEREAS, the Evaluation Committee reviewed and evaluated all responsive proposals in accordance with the criteria established in the RFQ; and

WHEREAS, based on the evaluation results, the Procurement Administrator recommends the following ranking for Civil, Structural & MEP Engineering Services: 1. Kimley-Horn & Associates, 2. Chen Moore & Associates, 3. Craven, Thompson & Associates, 4. Keith & Associates, 5. HBC Engineering, 6. SGM Engineering.

WHEREAS, the Town Commission desires to accept the Evaluation Committee's ranking and authorize the negotiation and execution of continuing services contracts with the top-ranked firms in accordance with CCNA requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the Evaluation Committee's recommended ranking for RFQ 26-02 Civil, Structural, and Mechanical, Electrical & Plumbing (MEP) Engineering Services and authorizes the Town Manager or designee to negotiate and execute agreements with the top-ranked firms.

Section 3: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

Memo

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Stephanie Woodbury, Procurement Administrator

cc:

Date: March 11, 2026

Re: Award Recommendation – RFQ 26-02 Civil, Structural & MEP Engineering Services

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The Procurement Division advertised RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of eighteen (18) for civil, structural, and mechanical, electrical and plumbing engineering services. Which included proposals from Ardurra Group, Austin Fox Architecture, Biller Rreinhart Engineering Group, Chen Moore & Associates, CPH Consulting, Craig A. Smith & Associates, Craven, Thompson & Associates, Cunano Builders Corp., Eastern Engineering Group, HBC Engineering, Keith & Associates, Kimley-Horn & Associates, Master Consulting Engineers, Rukan LLC, SGM Engineering, SSN Engineering, The Beta Jones Group, and WSB LLC.

The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking.

1.) Kimley-Horn & Associates

2.) Chen Moore & Associates

3.) Craven, Thompson & Associates

4.) Keith & Associates

5.) HBC Engineering

6.) SGM Engineering

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine #2 Civil, Strucutral MEP Engineering Services

		Ardura Group, Inc.	Austin Fox Architecture	Biller Reinhart Engineering	Chen Moore & Associates	CPH Consulting
Professional Capabilities and Project Experience (Section 4.4)						
Gracie Escalante	**25**	11	4	10	22	10
Jeff Louis		20	5	9	20	25
Jorge Loor		23	16	15	24	23
Osmanny Larzabal		22	9	10	23	24
Total		**19**	**8.5**	**11**	**22.25**	**20.5**
(Experience of Key Personnel and Project Team (Section 4.5)						
Gracie Escalante	**25**	11	4	10	22	10
Jeff Louis		17	5	9	20	25
Jorge Loor		20	16	17	23	22
Osmanny Larzabal		21	9	17	22	24
Total		**17.25**	**8.5**	**13.25**	**21.75**	**20.25**
Relevant Completed Project Experience (Section 4.6)						
Gracie Escalante	**25**	11	4	10	22	10
Jeff Louis		20	4	17	25	18
Jorge Loor		20	17	15	24	23
Osmanny Larzabal		23	9	17	24	25
Total		**18.5**	**8.5**	**14.75**	**23.75**	**19**
Project Implementation Strategy and Approach (Section 4.7)						
Gracie Escalante	**25**	11	4	10	22	10
Jeff Louis		17	4	9	25	20
Jorge Loor		23	17	20	23	21
Osmanny Larzabal		20	9	17	23	23
Total		**17.75**	**8.5**	**14**	**23.25**	**18.5**
Total Average Score Overall	**100**	**72.5**	**34**	**53**	**91**	**78.25**

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine #2 Civil, Strucutral MEP Engineering Services

3

	Craig A Smith & Associates	Craven, Thompson & Associates	Cunano Builders Corp.	Eastern Engineering Group	HBC Engineering
Professional Capabilities and Project Experience (Section 4.4)					
Gracie Escalante	18	20	5	7	20
Jeff Louis	20	25	4	10	25
Jorge Loor	20	24	14	17	22
Osmanny Larzabal	18	23	7	9	20
Total	**19**	**23**	**7.5**	**10.75**	**21.75**
(Experience of Key Personnel and Project Team (Section 4.5)					
Gracie Escalante	18	22	5	7	20
Jeff Louis	20	25	2	15	25
Jorge Loor	19	23	13	17	21
Osmanny Larzabal	20	23	7	10	22
Total	**19.25**	**23**	**6.75**	**12.25**	**22**
Relevant Completed Project Experience (Section 4.6)					
Gracie Escalante	18	22	5	7	18
Jeff Louis	20	20	2	15	17
Jorge Loor	20	24	15	17	22
Osmanny Larzabal	20	23	7	9	19
Total	**19.5**	**22.25**	**7.25**	**12**	**19**
Project Implementation Strategy and Approach (Section 4.7)					
Gracie Escalante	18	20	5	7	18
Jeff Louis	20	20	2	10	20
Jorge Loor	19	22	14	18	21
Osmanny Larzabal	20	23	7	10	22
Total	**19.25**	**21.25**	**7**	**11.25**	**20.25**
Total Average Score Overall	**77**	**89.5**	**28.5**	**46.25**	**83**

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine #2 Civil, Strucutral MEP Engineering Services

	Keith and Associates, Inc.	Kimley-Horn and Associates, Inc.	Master Consulting Engineers, Inc.	Rukan, LLC	SGM Engineering, Inc.
Professional Capabilities and Project Experience (Section 4.4)					
Gracie Escalante	20	22	9	5	22
Jeff Louis	20	25	17	9	18
Jorge Loor	22	25	20	17	18
Osmanny Larzabal	21	24	15	9	20
Total	**20.75**	**24**	**15.25**	**10**	**19.5**
(Experience of Key Personnel and Project Team (Section 4.5)					
Gracie Escalante	20	22	9	5	22
Jeff Louis	20	25	17	6	18
Jorge Loor	18	24	20	18	18
Osmanny Larzabal	23	25	15	9	21
Total	**20.25**	**24**	**15.25**	**9.5**	**19.75**
Relevant Completed Project Experience (Section 4.6)					
Gracie Escalante	20	22	5	5	22
Jeff Louis	25	25	20	9	20
Jorge Loor	25	24	21	17	20
Osmanny Larzabal	21	24	15	9	21
Total	**22.75**	**23.75**	**15.25**	**10**	**20.75**
Project Implementation Strategy and Approach (Section 4.7)					
Gracie Escalante	20	22	5	5	22
Jeff Louis	25	25	18	9	18
Jorge Loor	24	23	20	18	20
Osmanny Larzabal	22	23	15	9	21
Total	**22.75**	**23.25**	**14.5**	**10.25**	**20.25**
Total Average Score Overall	**86.5**	**95**	**60.25**	**39.75**	**80.25**

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine #2 Civil, Strucutral MEP Engineering Services

	SSN Engineering, LLC	The BetaJones Group, Inc	WSB, Inc.
Professional Capabilities and Project Experience (Section 4.4)			
Gracie Escalante	5	5	18
Jeff Louis	18	18	18
Jorge Loor	21	21	18
Osmanny Larzabal	17	20	17
Total	**15.25**	**16**	**17.75**
(Experience of Key Personnel and Project Team (Section 4.5)			
Gracie Escalante	5	9	17
Jeff Louis	17	18	20
Jorge Loor	20	19	17
Osmanny Larzabal	17	19	17
Total	**14.75**	**16.25**	**17.75**
Relevant Completed Project Experience (Section 4.6)			
Gracie Escalante	5	9	17
Jeff Louis	20	20	10
Jorge Loor	21	21	17
Osmanny Larzabal	17	18	17
Total	**15.75**	**17**	**15.25**
Project Implementation Strategy and Approach (Section 4.7)			
Gracie Escalante	5	9	17
Jeff Louis	20	20	17
Jorge Loor	20	19	17
Osmanny Larzabal	17	18	17
Total	**15.5**	**16.5**	**17**
Total Average Score Overall	**61.25**	**65.75**	**67.75**

The Town of Pembroke Park

Request for Qualifications Architectural and Engineering Services Through Continuing Contracts (CCNA)

RFQ25-02



Prepared by:

Kimley»Horn
Expect More. Experience Better.

TAB 4.2

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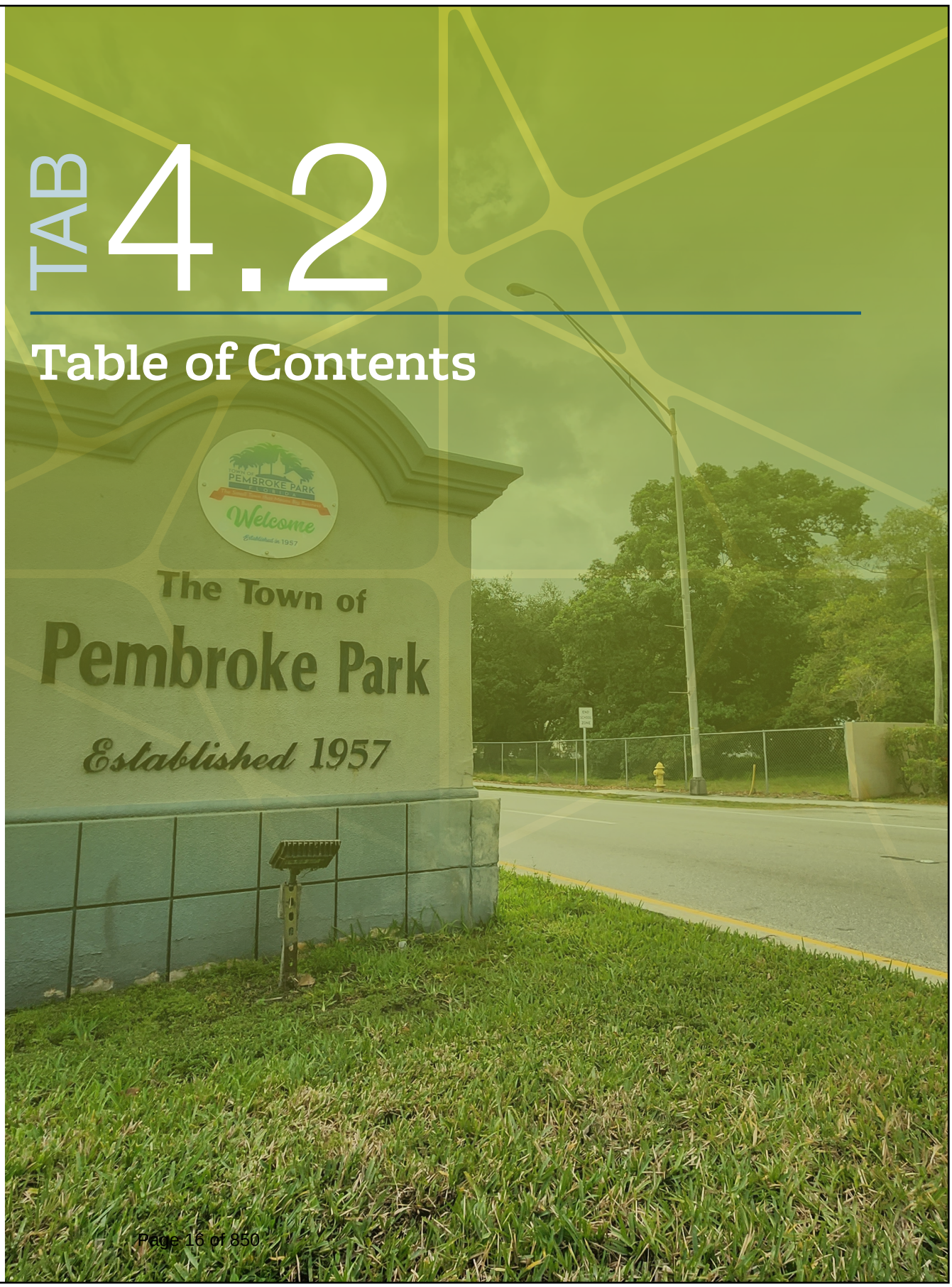



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Section 6.0 Required Forms

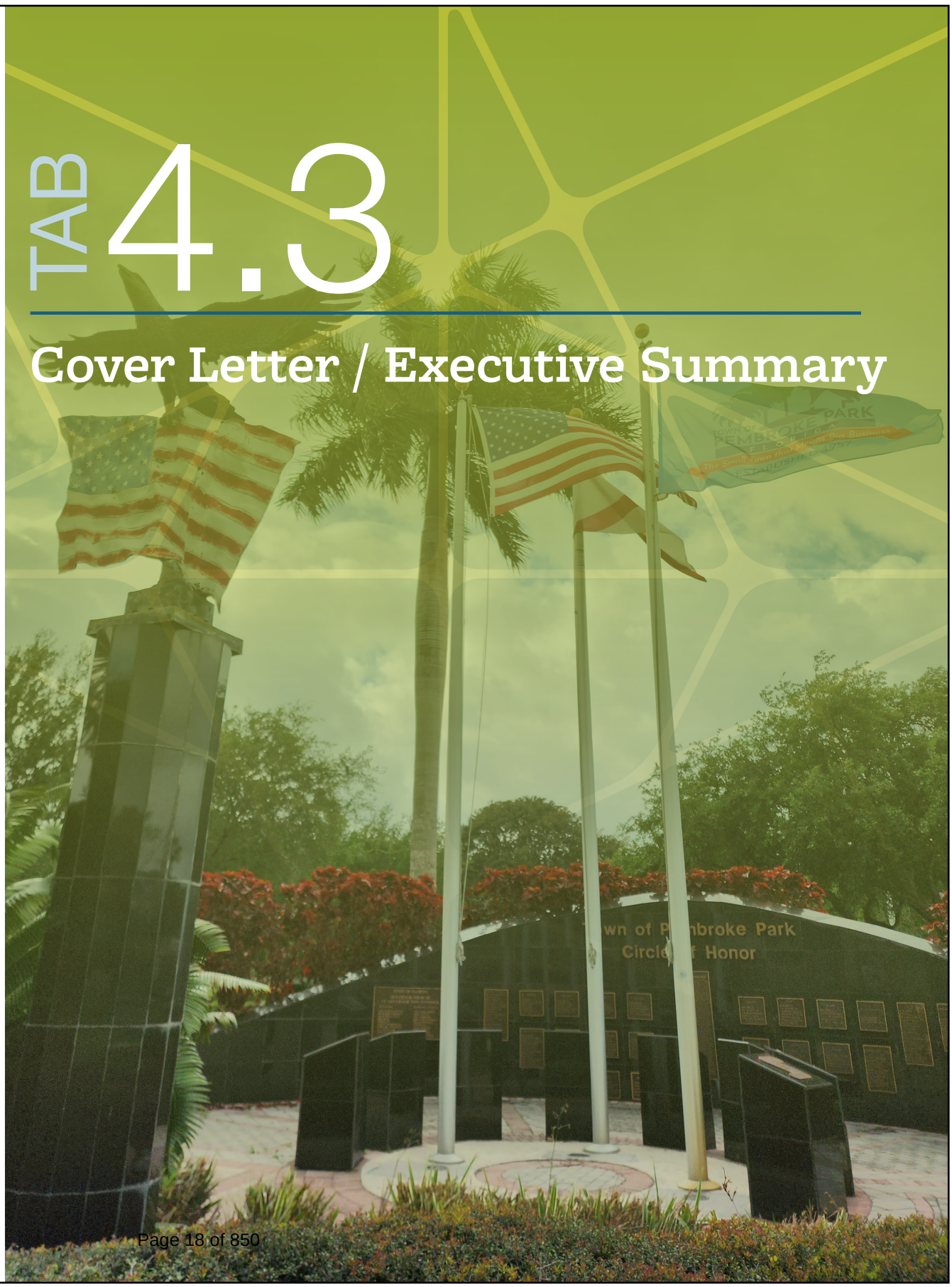
- 6.1 Affidavit Attesting to Noncoercive Conduct for Labor or Services
- 6.2 Affidavit Regarding Prohibition on Contracting with Entities of Foreign Countries of Concern
- 6.3 Consultant Questionnaire
- 6.4 Designation of Qualified Discipline Form

Copies of Addenda I, II, and III

Kimley-Horn and Associates, Inc. Full Contract Signing Authority Document, Dated December 17, 2024

TAB 4.3

Cover Letter / Executive Summary



4.3 Cover Letter / Executive Summary

November 13th, 2025

Kimley»Horn

Cynthia Garcia-Lima
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

8201 Peters Road
Suite 2200
Plantation, FL 33324
954.535.5100

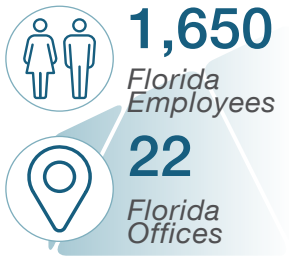
RE: The Town of Pembroke Park Request for Qualifications Architectural and Engineering Services Through Continuing Contracts (CCNA) RFQ No.25-02

Dear Members of the Selection Committee:

KIMLEY-HORN recognizes that the Town of Pembroke Park is navigating several challenges as it plans for growth and redevelopment. Kimley-Horn is uniquely positioned to help you address these challenges with proven expertise and a commitment to your community's vision. These efforts will inevitably require improvements and the expansion of existing resources. As you look ahead and tackle the ongoing challenges of realizing your community's vision, it's crucial to have a dedicated partner who is passionate about delivering quality service within your schedule and budget. Kimley-Horn brings the necessary in-house resources, expertise, and commitment to be that partner. We are proposing providing all of your requested disciplines advertised through RFQ No. 25-02, except for 1. Architectural Services and 10. Construction Engineering Inspection (CEI) services.

FIRM'S HISTORY.

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting firms in the nation—and a recognized leader in public realm design. Today, Kimley-Horn has more than 9,550 employees in more than 147 offices across the United States and Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients. In Florida alone, we have over 1,650 employees across 22 offices (including a staff of 144 in our local Plantation office), who can offer the following:



CIVIL ENGINEERING. Civil engineering forms the backbone of our experience and qualifications to serve as your consultant. Our registered professional engineers are experts in utility engineering, site planning and master planning, site grading, surface water management, parks and recreational facilities design, and hydraulic/hydrologic modeling, among other specialties to assist with any civil engineering need you may have. The firm's drainage engineering services have been called upon for numerous state, regional, county, and municipal projects and for the majority of our major agricultural, industrial, and residential development projects as well. Our staff has the expertise to conduct the necessary studies to prepare stormwater management plans. Locally, we have served the South Florida Water Management District and many of the local drainage subdistricts in Broward, Miami-Dade, and Palm Beach counties. The Town is looking for a consultant to review plans that are submitted for permitting.

STRUCTURAL ENGINEERING. Kimley-Horn offers expertise in design, construction, inspection, and evaluation of a variety of structures, including culverts, buildings, parking facilities, seawalls, bridges, retaining walls, commercial facilities, warehouses, water plants, and water control structures. In addition, we provide forensic evaluations, hurricane preparedness, and damage assessment services. Our engineers are also very familiar with local, state, federal, and national design codes and requirements and well versed in the design and analysis of concrete, steel, wood, and masonry structures. Kimley-Horn provides judicious and cost-effective use of non-destructive testing (NDT) methods (including GPR and Pulse Echo) and balances that with in-depth visual inspection methods. We have provided assessment of NDT methods for unknown foundations, both in tidal and riverine environments for FDOT Districts One, Two, Five, Six, and Seven.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP). Kimley-Horn's MEP team consists of 100+ professionals strategically located throughout the US, and more than 20 dedicated professionals in Florida alone. Our professionals consistently solve problems for our clients in creative ways. We strive for opportunities to save time, reduce cost, and improve the overall quality of the project. Kimley-Horn's MEP team has completed a variety of building types in Florida and across the country. The diversity of our disciplines and depth of our teams contributes to the success of new construction, renovation, retrofit, and improvement projects.

TRANSPORTATION ENGINEERING AND PLANNING. Kimley-Horn has completed thousands of transportation and traffic engineering projects, ranging from major areawide systems involving hundreds of intersections to single intersection designs and analysis. Our traffic engineering staff includes experts in signal system design; intersection design; signing and marking studies and plans; speed studies; safety and operations studies and plans; accident analyses; pedestrian safety programs; access, parking, and circulation studies; and general traffic engineering consultation. We also assist numerous municipalities with their site development review and approval processes.

ROADWAY DESIGN. Roadway and transportation system design and planning is one of the mainstays of our firm's professional practice, and we are well equipped to address any aspect of roadway design projects, such as intersection geometrics, utility relocations, traffic control, signalization, and structural/bridge design. Paving and drainage services are often an integral part of our roadway design projects, and our substantial experience in dealing with regulatory and other agencies enables us to secure the necessary permits and approvals for building and upgrading roadway facilities. In addition, Kimley-Horn has provided construction phase services on thousands of miles of roadways throughout Florida and the US.

Two of the firm's largest clients in Florida are the Florida Department of Transportation (FDOT) and Broward County. From this track record of design experience, we can help the Town coordinate its projects with the policies and practices of FDOT and Broward County. Kimley-Horn also has extensive experience developing and administering Local Agency Program (LAP) projects per FDOT requirements.

LANDSCAPE ARCHITECTURE. As urban areas continue to grow, urban design, streetscape design, and landscape architecture have become integral components of roadway and transportation system designs and infrastructure improvements in general. Revitalizing commercial districts, controlling traffic flows, and providing recreational areas and pedestrian and bicycle facilities in increasingly congested areas are some of the solutions designed by our landscape architects and planners. Our staff has led feasibility studies, master planning, design, permitting, public participation and consensus building, and construction administration efforts for dozens of award-winning streetscape projects, park designs, site renovations, and major downtown revitalizations across South Florida.

PARKS PLANNING AND DESIGN. Kimley-Horn creates high-quality parks and recreation facilities through thoughtful planning, design, and implementation. We listen, collaborate, and use technical expertise to express your community's uniqueness and turn your vision into reality. Our experienced planning staff handles comprehensive plans, land development controls, design standards, and master planning for public clients. We cover critical elements like public participation, community visioning, placemaking, regulatory planning, entitlements, land use scenario planning, implementation strategies, cultural and natural resources, and intergovernmental coordination.

Our team has developed numerous comprehensive plans, zoning ordinances, subdivision regulations, overlay districts, and planned unit development agreements. We understand the consensus-building and approval process and can guide you through it.



ENVIRONMENTAL SERVICES. Kimley-Horn maintains an experienced team of environmental scientists, geologists, hydrogeologists, and biologists with wide ranging experience in environmental planning services including permitting, site location studies, and environmental analyses. We are up to date with all relevant environmental policies and remain well informed of proposed changes affecting environmental permitting and regulations.



WATER RESOURCES ENGINEERING.
Kimley-Horn's water and wastewater capabilities encompass all planning, design, permitting, and construction phase services required from the onset of a project through the approval process to completion of the project. Our staff of professionals have extensive experience in the design of new systems and the rehabilitation of existing systems, including pressure and gravity systems, master pumping stations, force mains, and lift stations.



PLANNING AND COMMUNITY DEVELOPMENT. Kimley-Horn's master plans are interdisciplinary in nature. We have a keen understanding of the interrelationships between urban design, land use, transportation, economic development, and placemaking. We help communities realize their vision through tailored master plans and sustainable infrastructure. Our experts revise policies, codes, and ordinances to implement short- and long-term improvements. We engage stakeholders, educate them, and build consensus to create livable projects with a strong sense of place. Our collaborative approach transforms ideas into reality.



SURVEYING AND MAPPING. Kimley-Horn staff expertise in surveying and mapping covers all aspects of surveying, including boundary and topographic surveys, as well as the preparation of legal descriptions, easements, plats, and parcel maps. We are adept at utilizing GIS systems to integrate project mapping data with spatial information to support the project decision-making process. Remaining focused on our core values, the survey team performs projects with integrity, exceptional client service, and a drive to meet high expectations. Clients call on us repeatedly for boundary, topography, and ALTA surveys because they know quality service and deliverables will be provided. Additionally, we stay current with the latest procedures and technologies, including LiDAR mapping, electronic field book (EFB), and global positioning system (GPS) technology, which save significant time and project costs.



GEOGRAPHIC INFORMATION SYSTEMS (GIS). Kimley-Horn's Geographic Information Systems (GIS) project team is unparalleled in both experience and capabilities. Our dedicated GIS team specializes in integrating technology and GIS/Geospatial Services into planning, engineering, and environmental projects, ensuring standardized methodologies and defensible results. Our expertise in GIS and application development allows us to create spacial tracking applications to help municipalities track such things as projects, existing, and maintenance both in the office and on the go.



DRAINAGE AND STORMWATER. Our stormwater management experience ranges from localized drainage issues to large basin analysis. Our technical expertise includes hydrological and hydraulic analyses, stormwater quantity and quality issues, rising sea level impacts and remedies, surveying, planning, permitting, and the design of all major water control and pump structures. We have the depth of resources, expertise, and experience in South Florida stormwater management. Our staff has extensive experience with modeling and design software and we have prepared stormwater management plans for a wide variety of clients, from municipal and county public works agencies to FDOT. Our staff is also very familiar with local agency and permitting criteria. We understand the integral relationship between drainage improvements and environmental issues.



BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING. Kimley-Horn is familiar with the Town of Pembroke Park's standards, guidelines, and code requirements and our staff are able to support the Town by providing plans review and permitting assistance on the Town's behalf. We will review plans submitted to the Town for projects within the Town to verify that the plans meet all applicable codes and permitting requirements.

CONSTRUCTION ENGINEERING AND MANAGEMENT. At Kimley-Horn, exceptional client service is the foundation of our existence, and responsiveness is crucial to providing quality client service especially during construction. Kimley-Horn can help with the construction phase of your projects that Kimley-Horn has designed. Our full service consulting includes comprehensive construction administration services with experienced inspection staff in all types of construction. In addition to receiving the benefit of our inspectors' experience, our construction phase personnel can attend pre-construction conferences and regular project meetings, review of shop drawings, respond to requests for information and provide review and approval of pay estimates, and all other activities.

PROJECT MANAGEMENT. At Kimley-Horn, our expertise in managing projects for municipalities is unparalleled. We excel in overseeing the design and construction schedules, ensuring that every phase runs smoothly and efficiently. Our seasoned professionals meticulously plan and execute project timelines, leveraging their extensive experience to anticipate potential challenges and mitigate risks. By integrating innovative technologies and methodologies, we ensure projects adhere to deadlines without compromising on quality. Our comprehensive approach covers every detail, from initial design to final construction, all while maintaining a steadfast commitment to excellence and client satisfaction.

In addition to impeccable project oversight, Kimley-Horn shines in grant management and project administration. Our team is adept at navigating complex funding landscapes, securing grants, and managing financial resources to maximize project potential. We offer robust administrative support, from coordinating with stakeholders to handling documentation and regulatory compliance. Our public outreach programs are designed to foster community engagement and transparency, ensuring that municipal projects reflect the needs and desires of the public. By maintaining open lines of communication and providing clear, informative updates, we build trust and promote a collaborative atmosphere, paving the way for successful, community-driven outcomes.

SURTAX EXPERTISE. Kimley-Horn has been involved with the Broward County Mobility Advancement Program since the initiative's inception. Project manager, Tiffany Stanton, PE, and QA/QC Reviewer, Stefano Viola, PE, have helped guide local communities through the project prioritizing process and have worked on the design and implementation of many Surtax-funded efforts. This unmatched familiarity gives Pembroke Park true experts in Surtax requirements who can help guide the Town through each step along the way.

GRANT/FUNDING COORDINATION. We have extensive recent experience with grant funding preparation and management. We have been involved in all steps of the grant process, having worked with agencies to develop applications; get applications approved; and seeing projects through to successful completion in line with federal guidelines. Kimley-Horn is thoroughly familiar with the various grant and federal funding opportunities, which include the processes and evaluation requirements necessary to secure funding. Led by Laura Wittenbauer, our grants team has assisted numerous local agencies including the City of Hollywood and the City of Oakland Park to successfully obtain funding assistance.

SPECIALIZED SUBCONSULTANTS TO COMPLEMENT OUR IN-HOUSE EXPERTS. Kimley-Horn has teamed with **Stoner & Associates, Inc.** (CBE) for surveying services, **H2R Corp** (CBE) for geotechnical services, **ACcord Engineering** (CBE) for structural engineering, **Smith Engineering Consultants, Inc.** (CBE), for electrical, and **InfraMap Corp.** for SUE. Four of our subconsultants are certified Broward County CBE firms, which is a vital requirement for funding from the Broward County surtax program.

PROMPT AND PROACTIVE RESPONSE. For more than half a century, Kimley-Horn has successfully designed and implemented efficient and cost-effective solutions for municipal clients facing growth and redevelopment challenges in South Florida.

Our local office in Plantation is less than 30 minutes from the Town of Pembroke Park and offers you staff with decades of local experience.

We have conscientiously served municipal clients for many years and are currently serving as consultant for your neighbors in Davie, Pembroke Pines, Fort Lauderdale, Hollywood, Pompano Beach, Miramar, Coral Springs, Coconut Creek, Southwest Ranches, Sunrise, and dozens of other municipalities in South Florida on general services contracts similar to this RFQ. Our proposed personnel are fully available and ready to support this contract. We have a genuine interest in helping the Town achieve its objectives through this contract and a true commitment to exceed the expectations of your staff and the citizens of Pembroke Park.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tiffany Stanton, PE
Project Manager

Stefano Viola, PE
QA/QC; Authorized Signer

NOTE: As Senior Vice President of Kimley-Horn, Stefano Viola, PE, has the corporate authority to bind the firm.

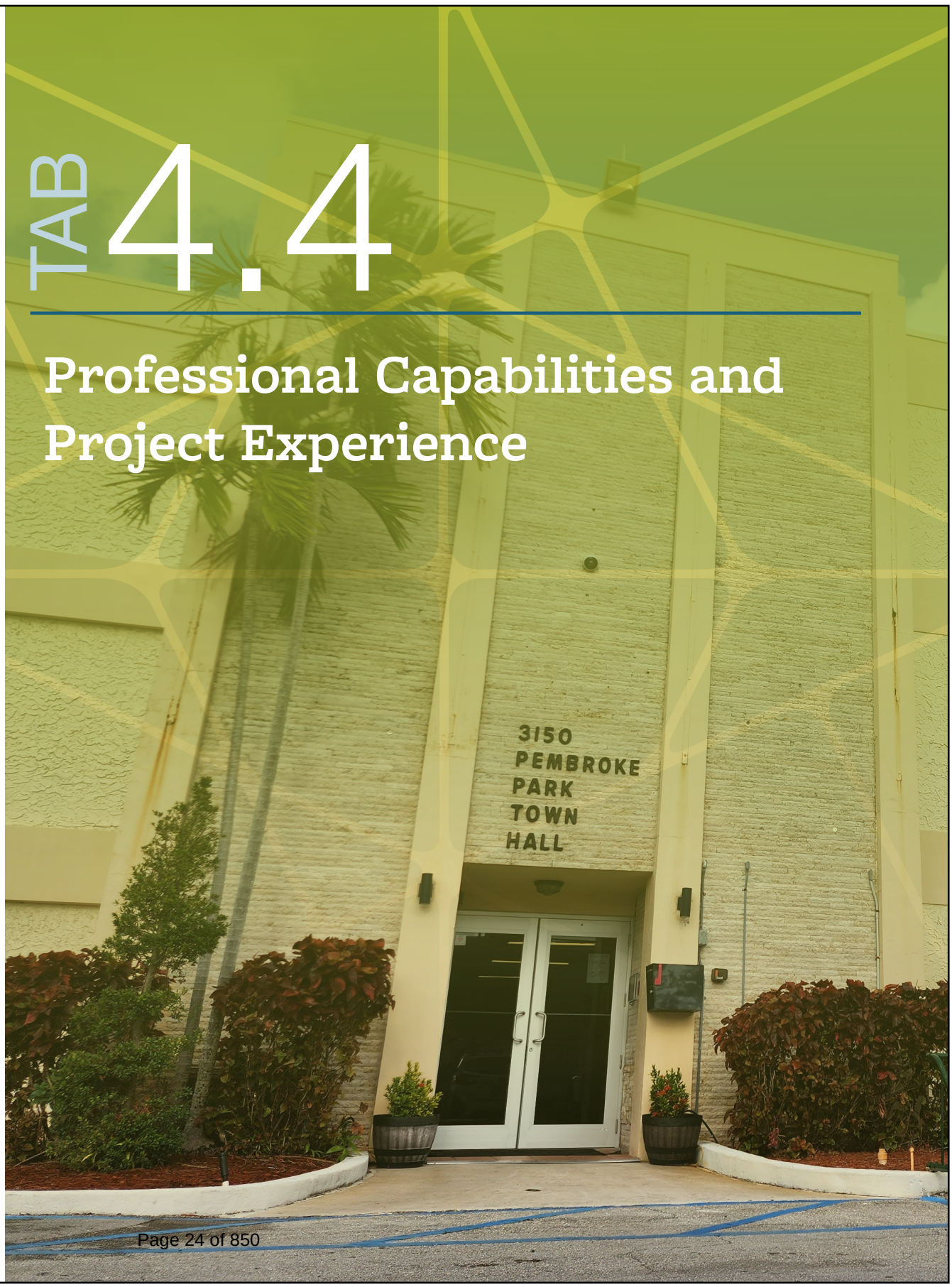
Kimley-Horn acknowledges receipt of Addendum I received on October 22, 2025, Addendum II received on November 4, 2025, and Addendum III received on November 5, 2025.

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

Categories / Disciplines Kimley-Horn Is Applying For	
1	Architectural Services
2	CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES
3	TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING
4	LANDSCAPE ARCHITECTURAL SERVICES
5	ENVIRONMENTAL ENGINEERING SERVICES
6	PLANNING AND COMMUNITY DEVELOPMENT
7	SURVEYING AND MAPPING
8	DRAINAGE AND STORMWATER
9	BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
10	CONSTRUCTION ENGINEERING INSPECTION (CEI)
11	PROJECT MANAGEMENT

TAB 4.4

Professional Capabilities and Project Experience



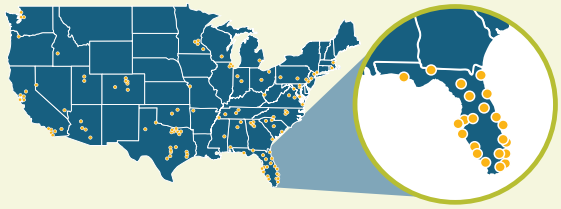
4.4 Professional Capabilities and Project Experience

Firm Experience and Qualifications

Kimley-Horn is a full-service, multidisciplinary consulting firm with more than 9,550 employees in 147 offices across the U.S., with practices in a wide array of disciplines. We were founded in 1967 as a three-person transportation planning and traffic engineering firm in Raleigh, North Carolina. The following year, we opened our first Florida office in West Palm Beach to serve local municipalities. In Florida, Kimley-Horn has 22 offices with more than 1,650 employees offering a full range of consulting services to local, regional, national, and international clients. We are recognized for the outstanding work of our consulting staff, the quality of our work environment, and our stature as a business enterprise. Our local Plantation office has a staff of 144 employees ready to serve the Town of Pembroke Park.

Our philosophy for providing professional engineering services is based on a commitment to effective management and personal service. The goal of the Kimley-Horn team is to respond to the distinct needs of each locale we serve. We are also very sensitive to the needs and opinions of local businesses and residents and routinely work with our clients to establish cost-effective and tangible priorities that result in constructible and implementable plans and designs.

One feature that separates Kimley-Horn from other firms is our ability to provide almost all of the key services in an in-house fashion for this project. Kimley-Horn has outstanding in-house resources and technical expertise to provide virtually all required services. Another benefit Kimley-Horn offers is our diversified resources and ability to draw from those resources at any time. Although Kimley-Horn has many disciplines, we have one major goal—making our clients successful.

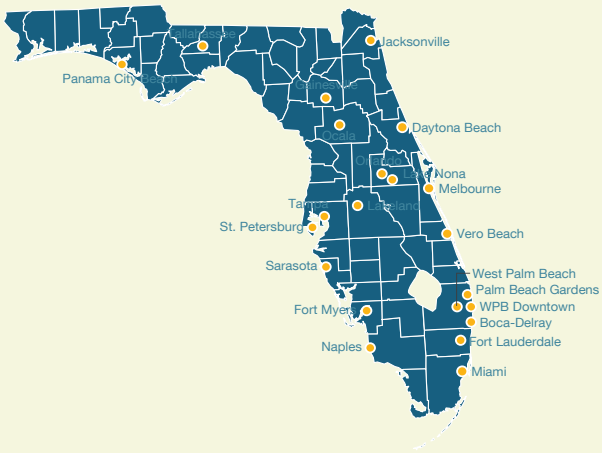


22 OFFICES IN FLORIDA

1,650+ EMPLOYEES IN FLORIDA

147+ OFFICES NATIONWIDE

9,500+ EMPLOYEES NATIONWIDE



Company Culture

Kimley-Horn's Plantation office is a vibrant and active office with a staff of 144 employees. Our staff are often involved in participating in internal team building events together that promote our company culture. Our staff are also frequently involved in local profesional industry events, community events, and volunteering and supporting charitable causes close to our hearts. Our staff loves the South Florida community where we work, live, and play!



Our quality work environment and stable employee base has led to recognition with two major employer-of-choice awards. In 2025, FORTUNE named Kimley-Horn one of its "100 Best Companies to Work For" for the 18th time. This year, we ranked #22. In addition, in 2025, Engineering News-Record ranked Kimley-Horn #8 overall of the top 500 US design firms and 4th among the 100 "pure design firms," 13th in Water, and 14th in Sewer and Waste. Much of our growth extends from the confidence and trust clients have in us. Kimley-Horn's long record of technical achievements is enhanced by our reputation for effective management and personal service. Our clients benefit from the resources of a nationally recognized organization while receiving the personal attention and response of a small dedicated professional team.



Comprehensive Design Services for Municipalities

As shown in this section, Kimley-Horn has vast experience in working with municipalities for general civil engineering contracts in South Florida, including the Towns of Miami Lakes, Southwest Ranches, Culter Bay, Village of Palmetto Bay, and the City of Aventura. We have provided services in water/wastewater/stormwater, civil engineering, landscape architecture, GIS, Plan Reviews, MEP/Lighting, and environmental permitting under these contracts and continue to serve more than 140 cities, counties, and local government clients throughout Florida through additional disciplines.

Specialty Subconsultants. Kimley-Horn is a multidisciplinary firm, but our team is strenghtened by the inclusion of local, specialty subconsultants who will assist our team in any electrical, structural, geotechnical, SUE, and surveying needs that may arise from projects out of this agreement.

Kimley-Horn has grown to be one of the most respected consulting firms in the nation — with a vast pool of resources and staff who put their clients first. Project manager, Tiffany Stanton, PE, and QA/QC Reviewer, Stefano Viola, PE, and many members on our organizational chart have direct experience working with the Town and know what it takes to implement successful projects in Broward, Miami-Dade, and Palm Beach counties.

We have a deep understanding of your scope of services and are ready to serve the Town of Pembroke Park. We are fully prepared and exceptionally equipped to manage RFQ# 25-02.

Kimley-Horn Financial Capability

Kimley-Horn and Associates, Inc. is a full-service engineering and consulting firm with more than 9,550 employees and 147 offices in 34 states, the District of Columbia, and Puerto Rico. The Company had 2024 revenues of $2.8 billion. Kimley-Horn has been in business since 1967. We are financially strong, and we are committed to our continued financial health. As of December 31, 2024, the Company had total assets of $1.8 billion and stockholder's equity of approximately $363 million. In addition to the financial resources noted, Kimley-Horn also has an untapped $125 million line of credit available for short-term cash flow needs. The Company's cash flow continues to be very strong. We maintain a disciplined focus on business fundamentals, operate the firm conservatively, and our internal controls and business standards are designed to keep our foundation strong.

Kimley-Horn uses two institutional lenders, Wells Fargo and PNC. If necessary, reference information can be obtained from the following contacts:

MICHAEL PUGSLEY
Senior Vice President

Wells Fargo Bank, N.A.

150 Fayetteville Street, Suite 600,
PO Box 3008
Raleigh, NC 27601
(919) 881-6469

LESLEY WILSON
SVP, Relationship Manager

The PNC Financial Services Group

301 Fayetteville Street, 21st Floor
Raleigh, NC 27601
(919) 788-7573

For any questions regarding Kimley-Horn's financial status, please contact Lindsey Balltzglier, Controller, at (919) 678-4141

Kimley-Horn's Substantial Experience as an Engineering Firm Demonstrated By At least Three Completed or Ongoing Engineering Design Projects Within the Last 10 Years

Town of Miami Lakes Civil Engineering and Related Services, Town of Miami Lakes, FL

Description of Work:
Project Duration: 2018 – Ongoing

Specific Projects under this Contract:

Stormwater Master Plan Update #3: Kimley-Horn is currently providing all aspects of engineering assistance to the Town of Miami Lakes. When Miami Lakes was incorporated in 2000, they obtained the responsibility and ownership of the roadway and drainage infrastructure within the Town limits. To develop Miami Lakes' own stormwater utility, Kimley-Horn prepared a stormwater master plan that outlined the deficiencies of their current stormwater system. The recommendations from this assessment included a prioritization of the improvements along with a five-year capital improvement program (CIP).

Additionally, we developed the stormwater utility fee methodology and established the range of rates for the utility to implement improvements. A critical part of the planning efforts was to assist the Town in joining the National Flood Insurance Program (NFIP). Joining the NFIP is required for the community to obtain federally funded flood insurance and be part of the Community Rating System (CRS) to help reduce insurance rates for the community. Kimley-Horn was successful in helping the Town obtain an unprecedented CRS rating of 6 for a newly incorporated municipality.

Kimley-Horn has completed three updates to the Town's original stormwater master plan. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

Design Services for Safe Routes to School for Bob Graham Education Center: Kimley-Horn was selected to provide professional services for the design and preparation of construction documents for a safe routes to school project in Miami Lakes. In 2021, the Town received FDOT funding to design and construct the Safe Routes to School improvements for the Bob Graham Education Center.

The improvements consist of widening the eastside school campus frontage sidewalk from six to eight feet, reconstruction and/or addition of new pedestrian connector ramps, addition of embedded detectable warning pads, installation of pedestrian railings around storm drains drop-offs, crosswalks pavement markings, and installation of pedestal poles with signal heads and pedestrian push buttons. The project limits area is NW 79th Avenue, from NW 167th Terrace to NW 155th Street; and NW 82nd Avenue at NW 162nd Street. The professional services associated with this project include design, permitting, bid document development, bidding assistance, and limited construction phase services.

Drainage GIS Data Conversion: Kimley-Horn assisted the Town with digitizing their existing utility CAD files and as-builts in a GIS format. The Town had requested the review and update of the existing system associated with the Town's Drainage System. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map series.

Royal Oaks Drainage Improvements: Kimley-Horn successfully completed a drainage improvement project in the Town of Miami Lakes. Kimley-Horn prepared construction documents, performed a drainage analysis, handled permitting, assisted with bidding, and provided support throughout construction and project closeout. The project spanned a 4.8-acre residential neighborhood and involved the installation of 1,614 linear feet of exfiltration trench, all within the town's right of way. This project presented unique challenges due to the low elevations and poor soil conditions in the area. The design aims to connect this project to the surrounding neighborhoods in the future via a mainline that will discharge into a nearby canal. The project was constructed in mid-2024.

Park-and-Ride Facility Traffic Assessment: The Town is proposing to develop a park-and-ride transit facility that will be located on NW 77th Avenue south of NW 154th Street within the Town of Miami Lakes. Kimley-Horn is providing professional engineering services for a traffic assessment to analyze the potential benefit to vehicular traffic flow that is anticipated by the proposed park-and-ride transit facility. As part of this assessment, Kimley-Horn is assessing the potential Miami-Dade County Department of Transportation and Public Works (DTPW) transit route benefit and single-occupant vehicle traffic reduction from the park-and-ride facility. A conceptual design of the park-and-ride transit facility with the NE 77th Avenue realignment is also being prepared based on the evaluation of existing DTPW transit and Town of Miami Lakes Moover routes.

Pembroke Road Expansion and Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave Projects, City of Miramar, FL

Description of Work:

Project Duration: 2016 – Ongoing

Specific Projects under this Contract:

Pembroke Road Expansion: The Pembroke Road Expansion Project is a County Surtax funded project to be administered by the City of Miramar. The project includes providing a four-lane divided facility from US-27 to Dykes Road and to extend Miramar Parkway as a two-lane divide facility from its current terminus to intersect with the proposed extension of Pembroke Road. The project is currently being designed at one time as one project but will be divided into three separate sets of construction plans to allow for up to three separate bids. Our services include:

- Horizontal Alignment Analysis
- Vertical Alignment Analysis
- ntersection Design
- Cross Section Design
- Traffic Control Plans
- Roadway Design and Plans
- Structure Design and Plans
- Signing and Pavement Marking Design and Plans
- Drainage Design and Plans
- Utility Coordination
- Landscape and Irrigation Design and Plans
- Lighting and Electrical Design and Plans
- Opinion of Probable Construction Cost
- Environmental Services and Permitting
- Public Outreach
- Bidding and Project Phasing Services
- Post Design Services

Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave: Kimley-Horn provided professional engineering and landscape architecture services for this FDOT LAP funded project that involves roadway, landscape, irrigation, and lighting improvements on Mira mar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.



City of Aventura Continuing Professional Services, City of Aventura, FL

Description of Work:
Project Duration: 2019 – Ongoing

Specific Projects under this Contract:

NPDES Permit Coordination: Kimley-Horn is providing services to assist the City in complying with the requirements of the FDEP for the City's existing National Pollutant Discharge Elimination System (NPDES) permit issued by FDEP.

Mobility Plan: The City desires to perform a multimodal planning analysis of the transportation network within the area of Uptown Aventura to assess the adequacy of the current transportation network for future development conditions. The study will consist of an inventory and analysis of the existing multimodal transportation network, the projection of future network modifications and traffic volume changes, an evaluation of future transportation network conditions, and the identification of future improvements within the study area.

Yacht Club Pocket Park: Kimley-Horn is preparing construction documents for a pocket park located north of the intersection of Yacht Club Drive and NE 214th Street. The intent is for the park to include a playground, minimal parking and sidewalks.

Waterways Dog Park: Kimley-Horn is preparing construction documents for a pre-engineered unisex restroom building within the Waterways Dog Park. The intent is for the restroom facility to mimic/match the unisex restroom facility recently completed at Peace Park.

Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.

NE 34th Avenue Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of existing drainage infrastructure along NE 34th Avenue, approximately 2,500 linear feet. The project also includes improvements to the landscaped medians, which will include removal of the invasive species and installation of less intrusive root system landscaping.

NE 29th Place Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of the existing drainage infrastructure along NE 29th Place, approximately 850 linear feet. The project also included improvements to the existing medians and erosion and sediment control measures. Kimley-Horn consulted and advised the City for the proposed improvements during the bidding process. As the engineer of record, Kimley-Horn provided construction phase services to assist the City in providing plan clarifications as well as responding to RFIs during the construction phase of the project.

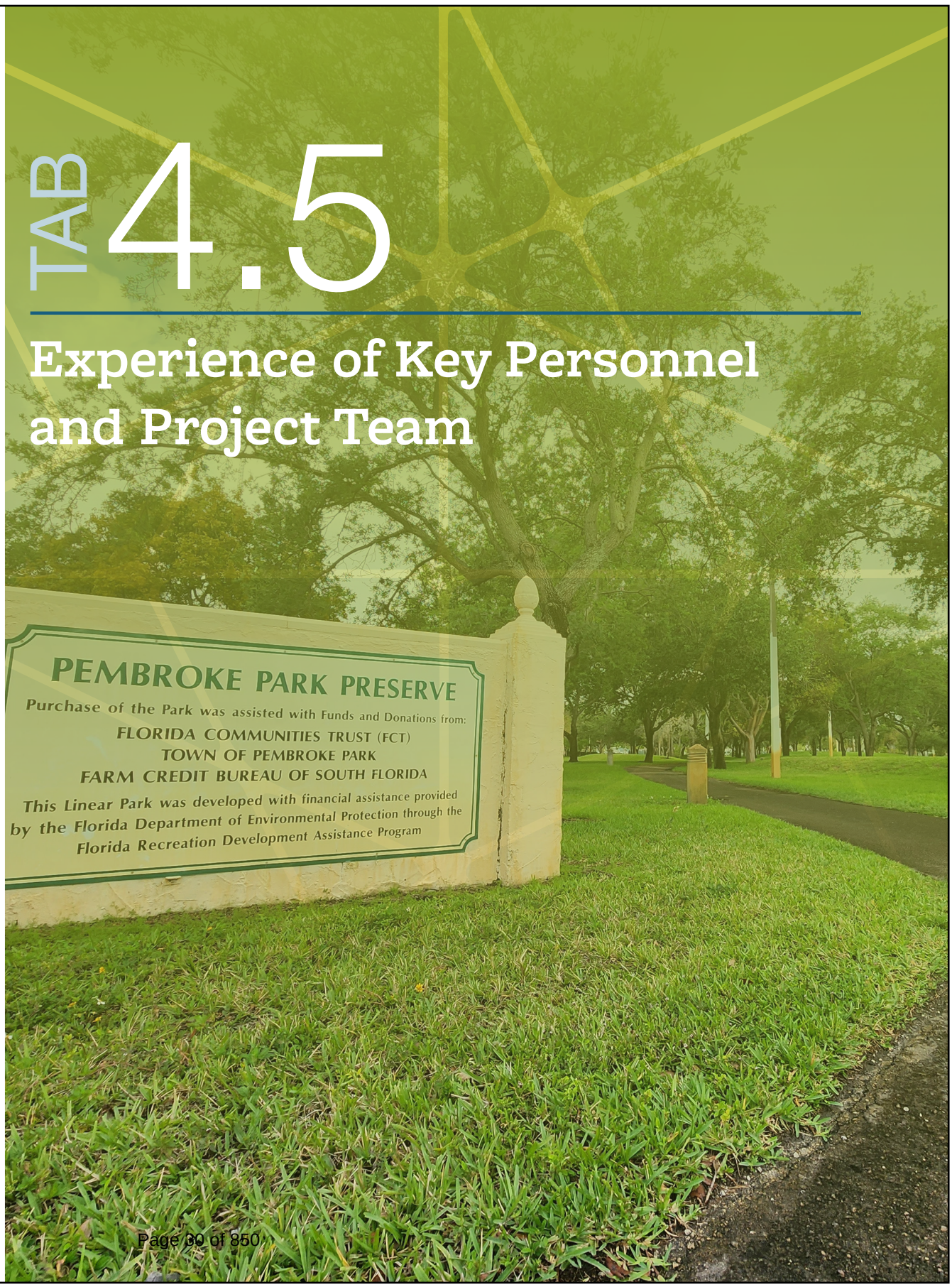
Yacht Club Drive Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of existing drainage infrastructure along Yacht Club Road, approximately 3,100 linear feet. The project also includes improvements to the landscaped medians, which will include the removal of the invasive species and installation of less intrusive root system landscaping.

Stormwater 20-Year Needs: Kimley-Horn provided professional engineering services to help the City prepare and submit a 20-year needs analysis for their stormwater management system to the state of Florida. Kimley-Horn met with State regulators responsible for the administration of the program and reviewed the City's existing master plans and capital improvements programs for stormwater projects to incorporate in the needs analysis.



TAB 4.5

Experience of Key Personnel and Project Team



4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

1. A concise summary of the key attributes of the prime Proposer's company and any of its subconsultants shall be provided.

Kimley-Horn is a full-service, multidisciplinary consulting firm offering a broad range of engineering, planning, structural, and environmental services to public and private sector clients. Founded in 1967, Kimley-Horn first became well-known for its expertise in transportation planning and traffic engineering. Since then, the firm has expanded both geographically and in the variety of services it provides:

- Civil engineering
- Mechanical, Electrical, and Plumbing (MEP)
- Planning and community development
- Surveying
- Stormwater management systems
- Drainage and stormwater design
- Electrical undergrounding
- Asset management/GIS
- Program management
- Watershed modeling
- Hydraulic modeling and master planning services
- Sustainable and resilient infrastructure
- Water and wastewater systems design
- Roadway, parking, and trail design
- Transportation planning and traffic operations
- Areawide traffic signal systems
- Advanced traffic management systems
- Streetscape design
- Signing and pavement markings
- Structural engineering
- Environmental permitting, assessment, and remediation
- Wetland delineation, assessment, and mitigation
- Low-impact development
- Landscape architecture and park improvements
- Grant preparation and documentation assistance
- Grant and federal funding compliance
- Project management
- Bidding and construction phase Services
- Construction Engineering Inspection (CEI)
- Project Management

Today, Kimley-Horn has over 9,550 employees in 147 offices across the United States and Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients. In Florida, Kimley-Horn has 22 offices with more than 1,650 employees. Additionally, many employees are former municipal engineers and planners who have been on our clients' side of the table and are familiar with local government procedures.

Kimley-Horn offers our clients the best of both worlds—the resources of a large, nationally ranked firm and the personal attention and response of a small, dedicated professional team.

SPECIALIZED SUBCONSULTANTS TO COMPLEMENT OUR IN-HOUSE EXPERTS.

Kimley-Horn has strategically partnered with the following subconsultants, each of whom we have teamed with on similar nearby projects, to provide the Town with services of the highest quality on this project.

- Stoner & Associates, Inc. (CBE) for surveying services
- H2R Corp (CBE) for geotechnical services
- ACcord engineering (CBE) for structural engineering
- Smith Engineering Consultants, Inc. (CBE), for electrical
- InfraMap Corp. for SUE

Proposed Project Team Key Personnel



TIFFANY STANTON, PE | *Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and Treatment; Owner Representation; Cost Estimating*

Tiffany has more than 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services. She has worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay. Her software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, GIS, AGi32, and MS.

Professional Engineer in Florida #85268



STEFANO VIOLA, PE | *Quality Assurance/Quality Control; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming; Stormwater Collection, Conveyance, and Treatment*

Stefano has 19 years of diverse civil engineering experience, including roadway restoration and resurfacing, drainage modeling, water/wastewater utility design, stormwater master planning, preparation of engineering drawings, permitting, and site/plan preparation and review. He also has experience serving a diverse group of clients, including counties, municipalities, government agencies, and private developers. Stefano is familiar with municipal stormwater requirements across South Florida due to his involvement with numerous drainage projects implemented in the area.

Professional Engineer in Florida #74655



KEVIN GERSZUNY, PE | *Water/Wastewater Conveyance*

Kevin has seven years of experience involving wastewater and utility engineering projects. He has provided BioWin and hydraulic modeling on several key teams for projects on Florida's Gulf Coast, and his proficient with AutoCAD, SewerGEMS, WaterCAD, GIS, and Revit softwares

Professional Engineer in Florida #93169



HEATHER RIPLEY, PE | *Water/Wastewater Conveyance; Water/ Wastewater Planning*

Heather has more than 15 years of water and wastewater experience, including planning, design, construction administration and analyses. Has provided project management execution and budget preparation, as well as managed up to $4.5M of projects in design and construction phase services for water and wastewater infrastructure and treatment. Hydraulic modeling software experience includes EPANET, EPASWMM, Innovyzes InfoWater, InfoSewer, InfoSWMM, InfoWorks and InfoSurge, and Bentleys WaterCAD, WaterGEMs, SewerCAD, SewerGEMs, and Hammer.

Professional Engineer in Florida #88329



JASON LEE, PE | *Wastewater Pump Stations*

Jason has 21 years of water resources and utilities engineering experience. He has served as project manager for the design and construction of numerous utility projects throughout southeast Florida. He specializes in projects featuring watermains, force mains, sanitary pump stations, stormwater pump stations, and potable water high service
pumping stations.

Professional Engineer in Florida #67472



CESAR BORGES, PE | *Wastewater Pump Stations; Stormwater Pump Stations*

Cesar is a civil engineer possessing 25 years of engineering experience. His expertise extends to water and sewer design, pump station design, hydrology, hydraulic and stormwater quality modeling, roadway design, water resources engineering, stormwater infrastructure analysis and design, roadway drainage design, environmental permitting, utility coordination and relocation, evaluation of Best Management Practices (BMPs) for surface water disposal projects, Master Planning, and the implementation of GIS technologies in civil engineering projects. He has played a pivotal role in delivering innovative solutions in the fields of water and sewer infrastructure, ensuring efficient and sustainable design practices

Professional Engineer in Florida #63064



MAGGIE GIRALDO, PE | *National Pollution Discharge Elimination System (NPDES)/ MS4 Permitting*

Maggie has over 10 years of experience providing water resources knowledge to stormwater management design projects, participating in on-site inspections, providing water sample calculations, and assisting in laboratory analyses to determine contamination levels. She is knowledgeable in lift station upgrades, GIS sewer collection and transmission system atlas, water/sewer/stormwater master plans, stormwater atlas, flood mitigation area south, utility crossings design, and NPDES permit compliance and reporting.

Professional Engineer in Florida #87428



MATT BROSMAN, PE | *Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management*

Matt has over 12 years of experience in hydrologic and hydraulic modeling, bridge and culvert hydraulic design, and stormwater master planning. He has led efforts and helped with vulnerability assessments plans and stormwater master plans including neighbors in Pembroke Park, Miramar, Southwest Ranches, Surfside, Miami Beach, and Lighthouse Point. He has modeling experience in ICPR, XPSWMM, HEC-RAS, and EPASWMM, is proficient in GIS data management and visualization, skilled in AutoCAD, and adept at using ArcGIS Model Builder and Python programming for applications

Professional Engineer in Florida #85460



CHRIS NIFORATOS, PE | *Floodplain Management*

Chris leads Kimley-Horn's national resilience practice and has more than 31 years of experience in resiliency planning, numerical modeling, asset management, and devising risk-based strategies. He brings detailed knowledge of conducting inundation modeling, performing data gap and vulnerability analyses, assigning criticality, and developing adaptation schemes. Chris has evaluated the impacts of sea level rise, surge, and rainfall intensification on the built and natural environments of many coastal communities. His work experience extends internationally and nationally and has successfully delivered a wide variety of projects from assigning remaining useful life to preparing hardening plans and formulating energy management roadmaps.

Professional Engineer in Florida #56881

FDEP Cert Pro Erosion Sediment #20856



AL LAPERA, CXA LEED AP BD+C, LEED AP O+M, EMP, FWA | *MEP (Mechanical and Plumbing)*

Al has worked on a broad range of building types within his more than 47 years of experience, including municipal, educational, healthcare, and commercial facilities. His expertise in the design and analysis of HVAC systems has contributed to his successful management of projects, from inception to construction administration. Al's specialty lies in energy services such as systems commissioning, energy analysis, and energy auditing. Many projects have attained LEED certification with Al's leadership and assistance during design or commissioning.

Commissioning Agent (CxA)

LEED AP Building Design + Construction (BD+C), #10137754

LEED AP Ops + Maintenance, #10137754

Energy Management Professional (EMP), #1012-E48

AABC Commissioning Group (ACG), #408-295

Energy Management Association (EMA)

Fitwel Ambassador (FWA)



JEFFREY SALLEE, PE | *Electrical*

Jeffrey has 20 years of experience as an electrical design engineer. His primary focus is the design of power, backup power, lighting, and communications systems for facilities. Jeffrey started out in the vertical construction industry, working as an electrical engineer for the US Army Corps of Engineers, Norfolk District. Since joining Kimley-Horn in 2013, Jeffrey has transitioned his focus to project management and design of power, backup power, Arc Flash hazard analysis, lighting, and communication systems for electric vehicle charging stations, pump stations, intelligent transportation systems, and telecommunications facilities and equipment.

Professional Engineer in Florida #76674



JERRY PICCOLO, PE | *Roadway or Bridge Repairs, Replacement, or Construction*

Jerry has 13 years of experience working on bridge rehabilitation, replacement, design, and evaluation projects. He has served as Engineer-of-Record on the rehabilitation of 35 municipal bridges. Other services he has provided include milling and resurfacing, signage, guardrail, and civil related designs as part of bridge rehabilitation projects. He has worked on a wide variety of bridge projects ranging from large FDOT curved steel box girder bridges to concrete municipal bridges and culverts. Jerry has also provided bidding and construction phase services for bridge projects

Professional Engineer in Florida #80484



ERIC REGUEIRO, PE | *Roadway Engineering/ Planning*

Eric has 18 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design, pavement condition analysis, grading and drainage, stormwater management, and sewer and water system design. Technical skills support a wide range of projects, from local roadway improvements to major interchange, grade separation, and regional transportation projects. He is proficient in both major design softwares, AutoCAD Civil 3D and MicroStation/InRoads, and can design and model roadway plans using the client's preferred CAD software

Professional Engineer in Florida #86211



JAMEA LONG, PE | *Structural Analysis, Design, and Reporting*

Jamea is our West Palm Beach's Structural Team Leader with 28 years of design experience. She serves as project manager statewide for FDOT and major design efforts that involve structural design. Her responsibilities include quality control of structural calculations and plans, performing calculations, coordinating plan preparation, reviewing shop drawings, writing technical specifications, observing project construction, and conducting structural inspections

Professional Engineer in Florida #58677



TORI BACHELER, PWS | *Environmental Engineering and Permitting*

Tori has more than a decade of experience working with state and federal agencies conducting endangered species surveys, delineating wetlands, designing wetland mitigation and restoration areas, and permitting projects throughout Florida. She is also a Florida Fish and Wildlife Conservation Commission (FWC) certified gopher tortoise agent for surveying and backhoe excavation supervision. Her expertise includes conducting environmental assessments to determine potential listed species habitat and wetland habitat types to determine permitting implications. She also is an expert in permitting linear infrastructure including utility lines (aerial and underground) and roadways.

Professional Wetland Scientist (PWS) in Florida, #3486, 2022

Gopher Tortoise Agent (GTA) in Florida, #GTA-22-00003, 2022



JAMES HOWELL, PE | *Pavement Management*

James has spent the last 10 years of his career focused on the Civil-Aviation Engineering industry. He brings expertise in the development and implementation of pavement management systems, pavement design, and the justification of capital improvement plans for aviation clients. He currently serves as the project manager for the Florida Department of Transportations (FDOT) Statewide APMP where he helps provide 95 airports with comprehensive data to better manage and justify their pavement needs. For the past eight years, James has served as the lead instructor for the Florida Department of Transportations (FDOT) Airfield PCI Inspection and Repair Training, host to numerous FAA, airport, and state agency professionals from across the country.

Professional Engineer in Florida #81814



RON KAGAWA, ASLA, LEED AP | *Landscape Architecture (Parks)*

Ron possesses more than 41 years of campus planning and interdisciplinary design experience that relates project implementation through design and operational sustainability. He is the author of more than 35-refereed publications and two nationally recognized books. Ron brings to this project his nationally recognized award-winning work that emphasizes integration of planning, design, implementation, with life cycle operations. His career dossier includes a Centennial Medal from the American Society of Landscape Architects for his decades of effort related to the Virginia Eastern Shore United Nation's Man-In-The-Biosphere Reserve as 1 of 100 most influential landscape architecture projects of the 20th Century.

LEED AP, USGBC

American Society of Landscape Architects (ASLA)



JONATHAN HAIGH, PLA, ASLA | *Parks; Park Planning*

Jonathan has 29 years of experience as a practicing professional landscape architect. He is a skilled designer with expertise in streetscape design, corridor studies, and public space design. He has designed parks across the southeast US, including eight large community parks, over 20 passive parks, and 50+ miles of greenways. He has contributed, managed, and/ or produced seven comprehensive recreation master plans in five states. Implementing these plans and others, he has directed the preparation of park-related construction drawings, detailing, and specifications. Jonathan excels in practical, budget-friendly, and creative designs, embracing sustainability with Florida-friendly landscapes and water-efficient irrigation systems.

Professional Landscape Architect in Florida, #6666795



JOHN MCWILLIAMS, PE | *Traffic Calming*

John has 26 years of experience in traffic engineering and transportation planning with a focus on access management, traffic impact studies, corridor studies, operational analyses, signalization design, and the creative development of operational improvements for roadways in constrained areas. He served as the transportation project manager for numerous Transit-Oriented Development (TOD) projects throughout South Florida, including Brightline's Fort Lauderdale Station, Grove Central, Dolphin Station, and Miami Central. His services on these projects include traffic impact analysis (TIA), station site plan development, and agency

Professional Engineer in Florida #62541



AMBER CRANE | *GIS*

Amber has 10 years of geographic information system (GIS) experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management. She served as the project manager for GIS Enterprise/ Portal and ArcGIS Online administration, development and implementation of web and mobile GIS-based interactive applications, and interactive public engagement applications and dashboards. She has managed the development and implementation of customized applications and Esri solutions as well as integration of third-party applications. Her experience also includes leading projects involving data collection efforts for utility data format conversions and asset inventory development.



CARLOS FLORIAN, PE | *Cost Estimating; Building Inspections, Plans Review and Permitting*

Carlos is a project engineer with 13 years of on-site construction inspections experience in paving and grading, underground pipe installations, stormwater erosion and sedimentation control, plan reviews, and sanitary sewer lift stations. He has managed, updated, and successfully met design and permitting schedules with critical timeframes. He is experienced in bidding and contracting design work throughout South Florida

Professional Engineer in Florida #80500



LAURA WITTENBAUER | *Grant Management*

Laura has 24 years of experience in grant writing and administration for both private and public sectors. Before joining Kimley-Horn, she was a senior process analyst for the City of Sarasota, handling grant applications and ensuring compliance with governmental accounting standards. Previously, she worked as a grant consultant in the private sector, supporting municipal clients from application to award. Laura is skilled in government budgeting, cost analysis, financing, and funds administration, and can evaluate and audit data effectively.

2. Summary of Key Components of the Team and Division of Work Responsibilities

Kimley-Horn is a full-service, multidisciplinary consulting firm offering a broad range of engineering, planning, structural, and environmental services to public and private sector clients. Kimley-Horn is submitting our qualifications to be selected for all Disciplines being sought through this RFQ except for the Architectural Services category. As the prime firm, Kimley-Horn will be responsible for overseeing all disciplines with specialty engineering support being provided by our specialty subconsultants partners.

3. Subconsultants

ACCORD ENGINEERING INC. | *Structural*

ACcord Engineering, Inc. is a Structural Engineering firm that was established in 2021. Partners Aida Baez, PE, and Clifton Newkirk, PE, have over 37 years of combined experience in the structural engineering field. The partners have strategically developed a plan to implement the advanced technology skills and high-quality design experience they've acquired in large and global firms and offer those services as a small local firm. ACcord's goal is to foster a collaborative environment for engineering design professionals, where teamwork and creativity thrive. The firm delivers high-quality designs by leveraging innovative, state-of-the-art technology and best practices, all while embracing the interactive and hands-on experience of a dynamic studio culture.

STONER & ASSOCIATES, INC. | *Land Surveying & Mapping*

Stoner & Associates, Inc. was founded in September of 1988 by James D. Stoner, PSM. The firm's mission is to provide quality Land Surveying services, while utilizing the latest technology and techniques. Stoner is a Professional Land Surveying Consultant to numerous municipalities, including, Broward County Aviation Department, South Florida Water Management District, Broward College, Town of Davie, City of Fort Lauderdale, and City of Sunrise. Stoner has performed Land Surveys for most municipalities and numerous governmental agencies and private clients within the Tri-County Area.

H2R CORP | *Geotechnical*

H2R Corp is a premier geotechnical engineering firm providing comprehensive services across Florida, including geotechnical engineering, foundation testing, subsurface exploration, construction engineering and inspection (CEI), specialty construction support, and materials testing. Serving both public and private clients, they are driven by a passion for excellence and committed to delivering a superior client experience through quality, efficiency, clear communication, and integrity. Their approach focuses on building strong relationships to fully understand and advocate for clients' needs. H2R is well-positioned to provide efficient, cost-effective solutions tailored to Florida's diverse geotechnical and construction challenges.

INFRAMAP CORP. | *SUE*

InfraMap is a utility infrastructure mapping specialist and leader that provides utility infrastructure mapping and leading provider of Utility Infrastructure Mapping and Subsurface Utility Engineering (SUE) services. InfraMap collects utility infrastructure data in the field using sophisticated geophysical techniques and instrumentation (including GPR), with automated data collection gear and state-of-the art survey equipment. This information can be merged into client base mapping in the desired format. Data is collected and presented to clients to aid in reducing the design and construction cost of their major infrastructure projects.

SMITH ENGINEERING CONSULTANTS, INC. | *Electrical*

Smith Engineering Consultants, Inc. (SEC) is an electrical engineering firm with a niche for providing professional services on civil engineering projects. Their experienced staff have in-depth knowledge of energy, water, telecommunications, transportation and architectural projects. Their cost-effective and energy efficient designs provide facility owners with security in the knowledge that their operating expenses are among the lowest in the area. Whether your project calls for new construction or the renovation of aging facilities, their staff can provide planning and design services, cost estimates, and construction phase services. They have built a deserved reputation for completing assignments in a cost-effective and timely manner. You can count on SEC to provide the detailed plans and specifications necessary for smooth construction, start-up, and operation.

4. Furthermore, Proposer shall clearly describe all examples where the prime Proposer and the sub- consultant(s) have worked together in Florida and in the United States in the last five (5) years and specific roles, responsibilities, and authority.

Included below are examples where Kimley-Horn and the subconsultants proposed for this Town of Pembroke Park RFQ have worked together in Florida and in the United States in the last five (5) years, along with the specific roles, responsibilities, and authority. The project relationships below include experience that Kimley-Horn and our subs have worked on from 2020 through 2025.

STONER & ASSOCIATES, INC. (CBE) – SURVEYING SERVICES

- Kimley-Horn has worked with Stoner & Associates who have provided Survey Services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with Stoner & Associates since 2001 on projects in Florida, Colorado, and Texas; Kimley-Horn has worked with Stoner & Associates on 270 total projects/tasks (We are currently working together on 39 projects/ tasks); Kimley-Horn has worked with Stoner & Associates as our subconsultant providing Survey Services on 72 projects/tasks from 2020 through 2025.

H2R CORP (CBE) – GEOTECHNICAL SERVICES

- Kimley-Horn has worked with H2R Corp who have provided Geotechnical services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with H2R since 2019 on projects in Florida including for Waste Collections of Florida's Pembroke Park Transfer Station located in the Town of Pembroke Park (services were provided between 1/20/20 and 3/2/21); Kimley-Horn has worked with H2R Corp on 32 total projects/tasks (We are currently working together on 22 projects/tasks); Kimley-Horn has worked with H2R Corp as our subconsultant providing Geotechnical Services on 28 projects/tasks from 2020 through 2025.

SMITH ENGINEERING CONSULTANTS, INC. (CBE) – ELECTRICAL

- Kimley-Horn has worked with Smith Engineering Consultants, Inc. who have provided Electrical Services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with Smith Engineering Consultants since 1999 on projects in Florida and in Texas; Kimley-Horn has worked with Smith Engineering Consultants on 193 total projects/tasks (We are currently working together on seven projects/tasks); Kimley-Horn has worked with Smith Engineering Consultants as our subconsultant providing Electrical Services on 27 projects/tasks from 2020 through 2025.

INFRAMAP CORP. – SUE

- Kimley-Horn has worked with InfraMap who have provided SUE services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with InfraMap since 2001 on projects in Florida and in Virginia; Kimley-Horn has worked with InfraMap on 246 total projects/tasks (We are currently working together on 56 projects/tasks); Kimley-Horn has worked with InfraMap as our subconsultant providing Electrical Services on 77 projects/tasks from 2020 through 2025.

ACCORD ENGINEERING (CBE) – STRUCTURAL ENGINEERING

- Kimley-Horn has not previously had the opportunity to work with our Structural Engineering subconsultant ACcord Engineering. However, we are impressed by the professionalism of Accord's staff, the firm's accomplishments, and the quality of their work;
- ACcord is highly regarded in the Architecture, Engineering, and Construction (AEC) industry and we look forward to opportunities to work together on projects for the Town of Pembroke Park under RFQ 25-02.



Section 4.5 Experience of Key Personnel and Project Team

5. Organizational Chart

QUALITY ASSURANCE/QUALITY CONTROL
Stefano Viola, PE ★

PROJECT MANAGER
Tiffany Stanton, PE ★

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES

Civil

Site Engineering
Stefano Viola, PE ★
Tiffany Stanton, PE ★
Josue Ramos, EL

Structural

Roadway or Bridge Repairs, Replacement, or Construction
Jerry Piccolo, PE ★

Structural Analysis, Design, and Reporting
Jamea Long, PE ★
Jaime Ghitelman, PE
Clifton Newkirk, PE, SI
Aida Lynette Baez, PE
ACcord Engineering (CBE)

MEP

Mechanical and Plumbing
Al LaPera, CxA, LEED AP BD+C, LEED AP O+M, EMP, FWA ★
Clayton Scelzi

Electrical
Jeffrey Sallee, PE ★
Larry Smith, PE
Smith Engineering (CBE)

Lighting/Photometrics
Matt Fursetzer, PE

Wastewater Pump Stations
Jason Lee, PE ★
Cesar Borges, PE ★

Water/Wastewater Conveyance
Kevin Gerszuny, PE ★
Heather Ripley, PE ★

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

Roadway Engineering
Eric Regueiro, PE ★
Brandon Kern, PE

Pavement Management
James Howell, PE ★
Kevin Stone, PE
Paul Reit, PE

Signing and Pavement Marking
Stefano Viola, PE ★
Josue Ramos, EI

Traffic Calming
John McWilliams, PE ★
Stefano Viola, PE ★
Josue Ramos, EI

LANDSCAPE ARCHITECTURE SERVICES

Parks
Ron Kagawa, ASLA, LEED AP ★
Tom Hargrett, PLA, ASLA

Medians
Tom Hargrett, PLA, ASLA

Streetscapes
Jonathan Haigh, PLA, ASLA ★
Tom Hargrett, PLA, ASLA

ENVIRONMENTAL ENGINEERING SERVICES
Tori Bacheler, PWS ★

PLANNING AND COMMUNITY DEVELOPMENT

Master Planning
Ruben Cruz, CFM
Brad Davis, AICP, CNU-A

Transportation Planning
Brad Davis, AICP, CNU-A

Park Planning
Jonathan Haigh,PLA, ASLA ★

Water/Wastewater Planning
Tom Jensen, PE
Heather Ripley, PE ★

Stormwater Master Planning
Tiffany Stanton, PE ★
Matt Brosman, PE ★

SURVEYING AND MAPPING

Land Surveying and Mapping
James Stoner, PSM
Stoner & Associates (CBE)

SUE
Paul Engle, PSM
Andres Garcia
Inframap Corp

GIS
Amber Crane ★
Erin Emmons, GISP

DRAINAGE AND STORMWATER

Stormwater Collection, Conveyance, and Treatment
Tiffany Stanton, PE ★
Stefano Viola, PE ★

Stormwater Pump to Pump Stations
Cesar Borges, PE ★
Luis Silva, PE

Stormwater Vulnerability Assessments
Matt Brosman, PE ★
Gisselle Gutierrez-Zuniga, EI

Floodplain Management
Matt Brosman, PE ★
Gisselle Gutierrez-Zuniga, EI
Chris Niforatos, PE ★

National Pollution Discharge Elimination System (NPDES)/MS4 Permitting
Maggie Giraldo, PE ★

PROJECT MANAGEMENT

Owner Representation
Tiffany Stanton, PE ★
Casey Cruzpino, PE, UAG

Cost Estimating
Carlos Florian, PE ★
Tiffany Stanton, PE, ★
Casey Cruzpino, PE, UAG

Grant Management
Laura Wittenbauer ★

Community Outreach
Lisa Stone, PE

BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
Carlos Florian, PE ★
Casey Cruzpino, PE, UAG

CONSTRUCTION ENGINEERING INSPECTIONS (CEI)
Luis Guerra

SUPPORT SERVICES

Land Surveying and Mapping
Stoner & Associates (CBE)
James Stoner, PSM

Geotechnical Engineering
H2R Corp (CBE)
Thai Nguyen, PE
Yves-Stanley Delmas, PE

SUE
Inframap Corp
Paul Engle, PSM
Andres Garcia

★ Key Personnel



Tiffany Stanton, PE

Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and Treatment; Owner Representation; Cost Estimating

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida Atlantic University, 2011
- Professional Engineer in Florida, #85268, 2018

SPECIAL QUALIFICATIONS

- Has more than 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services.
- She has worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay.
- Her software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, ArcMap, AGi32, and MS.

RELEVANT EXPERIENCE

Shores Estates Drainage Improvements, Miami Shores Village, FL – Project engineer. Kimley-Horn is providing professional engineering services for the design and construction of a drainage collection system with water quality treatment measures for the residential neighborhood known as Shores Estates. Improvements consist of underground piping, a stormwater pump station, and an outfall connection to the adjacent canal system. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications. Design challenges include natural topography that causes parts of the neighborhood roads to have elevations three feet lower than the high areas. The roadways regularly experience king tide flooding due to the low-lying elevations of the area. The project was part of a FEMA Hazard Mitigation Grant due to the heavy flooding occurring in the area.

Stormwater Master Plan Update #3, Miami Lakes, FL – Project engineer. Kimley-Horn has completed two updates to the Town's original stormwater master plan and is currently working on a third update. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

McNab Road Over Cypress Creek (C-14) Bridge Replacement and Terra Mar Drive over Spanish River Bridge Rehabilitation Projects, Pompano Beach, FL – Project engineer. Kimley-Horn is currently serving the City of Pompano Beach to provide design and consulting services for two separate bridge projects within the City as part of the current G.O. Bond. The project at McNab Road includes the full replacement of the existing bridge and relocation of existing utilities along with a mile of adjoining streetscape. The streetscape design includes expanded sidewalks, update drainage, signing and pavement marking, new lighting, new utilities, connections to new offsite developments, and new landscaping. The proposed bridge will also incorporate aesthetic features appropriate to the surrounding areas and include replacing the existing bridge mounted utilities with subaqueous utilities. Kimley-Horn is leading permitting of this project, including USCG, SFWMD, and Broward County.

Fort Lauderdale Executive Airport (FXE) Master Drainage/Conceptual Environmental Resources Permit (ERP) Project, Fort Lauderdale, FL – Project engineer. Prior to this project, FXE did not have an ERP for its property. Without an ERP, each development requires a standalone permit which does not allow for the overall benefit and development of the FXE property as a whole. The purpose of the ERP is to conceptually approve the design concepts of a phased development master plan for a surface water management system, so long as the general guidelines set forth in the ERP are upheld. The scope included pre-design services, existing utility coordination, stormwater modeling, schematic plans, conceptual design permit plans, and permitting.



Stefano Viola, PE

QA/QC; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming; Stormwater Collection, Conveyance, and Treatment

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2007
- Associates, Engineering, Broward College, 2004
- Professional Engineer in Florida, #74655, 2012
- Florida Engineering Society, Member
- American Society of Civil Engineers (ASCE), Member
- American Public Works Association (APWA), Member

SPECIAL QUALIFICATIONS

- Stefano has 19 years of diverse civil engineering experience, including roadway restoration and resurfacing, drainage modeling, water/wastewater utility design, stormwater master planning, preparation of engineering drawings, permitting, and site/plan preparation and review.
- He also has experience serving a diverse group of clients, including counties, municipalities, government agencies, and private developers.
- He has direct working knowledge of AutoCAD, WaterCAD, StormCAD, and Cascade software programs and design analysis software.

RELEVANT EXPERIENCE

Village Shores Estates Septic to Sewer, Miami Shores Village, FL – Project manager. Kimley-Horn is providing Miami Shores Village with professional engineering services associated with the Septic to Sewer Improvements project for the Shores Estates Subdivision. Miami Shores is experiencing septic sewer tank failures within the Miami Shores Estates subdivision and has received grant funding from the Florida Department of Environmental Protection (FDEP) department to implement a septic to gravity sewer conversion in the project area. The project consists of designing a gravity sewer system and associated public lift station that will connect to the City of North Miami's sewer system and, upon completion of construction, will be turned over to the City of North Miami. The project also includes roadway improvements, new pavement markings, and site restoration throughout the project area. Our services include design, permitting, bid document development, bidding assistance, and limited construction phase services.

NW 21st Street Roadway Improvements/LAP Assistance, Lauderdale Lakes, FL – Project manager. Kimley-Horn provided the City of Lauderdale Lakes with a design for roadway improvements on NW 21st Street from SR 7 to Willie Webb, Sr. Park. The improvements consisted of the addition of bike lanes on both the north and south side of the roadway plus the addition of a sidewalk on the south side to provide bicycle and pedestrian connectivity from SR 7 to the park and the associated residential communities along the corridor. Additionally, the improvements included landscaping, curb and median modifications, drainage and modifications to the intersection of SR 7 to address a substantial "hump" that existed. The project was an FDOT LAP funded project and Kimley-Horn provided LAP coordination and permitting services along with the necessary Broward County permitting requirements.

Design Services C-14 Pump Station, North Lauderdale, FL – Project manager. The City of North Lauderdale faces recurrent flooding during significant storm events due to backflow from the C-14 Canal. To mitigate this issue, the City retained Kimley-Horn to design a new approximate 230 CFS stormwater pump station north of Southgate Boulevard and south of the C-14 Canal. The project site currently features two 72-inch CMP culverts that connect to the Canal. The services our team is providing include extensive data collection, site investigation, and environmental review to identify any potential concerns, such as habitats, wetlands, or contamination. Preliminary engagements with regulatory agencies, including Broward County, SFWMD, and other relevant entities, will establish the project's permissible discharge capacity and necessary approvals.

Miramar Parkway Streetscape from SW 64th Avenue to SW 68th Avenue, Miramar, FL –Project manager for this FDOT LAP funded project that involves roadway, landscape, irrigation, and lighting improvements on Miramar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.



Kevin Gerszuny, PE

Water/Wastewater Conveyance

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Mechanical Engineering, University of Florida, 2017
- Professional Engineer in Florida, #93169, 2022

SPECIAL QUALIFICATIONS

- Has seven years of experience involving wastewater and utility engineering projects
- Provided BioWin and hydraulic modeling on several key teams for projects on Florida's Gulf Coast
- Proficiency with AutoCAD, SewerGEMS, WaterCAD, BioWin, GIS, and Revit softwares

RELEVANT EXPERIENCE

Aventura 36-inch Force Main Design, Miami-Dade Water and Sewer Department (WASD), North Miami Beach, FL– Project engineer. Kimley-Horn was selected by the Miami-Dade Water and Sewer Department (WASD) for the design and preparation of bid documents for approximately 3.21 miles (16,929 feet) of 36-inch diameter force main including four 24-inch diameter force main connections to the existing force main. Trenchless construction methods will be designed of major roadways/canals, aerial crossings, air release valves, manhole access points and isolation plug valves along the corridor. Four micro tunnels will be used to cross railroad owned by FEC. Two canal crossings will be designed one via horizontal drill (HDD) an the other via an aerial crossing.

Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL Project engineer. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways.

Pelican Well Design and WTP Assessment, Micco, FL – Project manager. Kimley-Horn is providing comprehensive services for the Raw Water Well Improvements project, including a feasibility study, design, permitting, bid phase assistance, and limited construction phase services. The feasibility study assesses potential locations and sources for a replacement raw water well, considering water quality, yield, construction costs, and regulatory feasibility. Based on the study's findings, Kimley-Horn prepares detailed construction plans and technical specifications for the well, including pumps, piping, electrical, and control systems. The permitting process involves submitting necessary modifications to relevant authorities and responding to their comments. During the bid phase, Kimley-Horn assists with preparing and advertising bid packages, attending pre-bid meetings, and responding to contractor inquiries. Limited construction phase services include site visits to observe progress, review shop drawings, and assist with project close-out, ensuring the project meets all contractual and regulatory requirements. Additionally, Kimley-Horn conducts a condition assessment of the existing water treatment plant, identifies deficiencies, recommends improvements, and provides contingency services for unforeseen project needs.

Cottage Grove WTP Design, Permitting and Bid Phase, Miami, FL– Project engineer. Kimley-Horn provided comprehensive engineering and consulting services for the Cottage Grove development in Miami Dade County, Florida. Their scope included preparing a Conceptual Water Treatment Plant Technical Memorandum, designing wellfield improvements, treatment processes, post-treatment systems, chemical systems, high service pumping units, and yard piping. They also handled electrical and I/C design, structural design, preparation of bid documents, and permitting. Additionally, Kimley-Horn managed project coordination, planning, scheduling, and provided opinions of probable construction costs throughout the project. Their efforts ensured the development met all necessary potable and sanitary service requirements.



Heather Ripley, PE

Water/Wastewater Conveyance; Water/Wastewater Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Ohio State University, 2009
- Master of Science, Environmental Engineering, Pennsylvania State University, 2014
- Professional Engineer in Florida, #88329, 2019
- Water Environment Federation (WEF), Member
- American Water Works Association (AWWA), Member

SPECIAL QUALIFICATIONS

- Has more than 15 years of water and wastewater experience, including planning, design, construction administration and analyses
- Hydraulic modeling software experience includes EPANET, EPASWMM, Innovyzes InfoWater, InfoSewer, InfoSWMM, InfoWorks and InfoSurge, and Bentleys WaterCAD, WaterGEMs, SewerCAD, SewerGEMs, and Hammer.
- Has also provided project management execution and budget preparation, as well as managed up to $4.5M of projects in design and construction phase services for water and wastewater infrastructure and treatment

RELEVANT EXPERIENCE

Raw Water Transmission Main Replacement and Golf Course Renovation Design Services, Delray Beach, FL – Project engineer. As part of the renovation of the City's golf course, Kimley-Horn was retained as part of a team with a local golf course designer to replace the existing raw water main. The project includes replacement of two existing surficial wells within the golf course, replacement of all the existing raw watermains within the course including two aerial canal crossings, minimum improvements to the existing reclaimed system, and provisions for a second source connection for irrigation water.

Consulting Engineering Services for Utilities Infrastructure Projects, Sarasota, FL Project engineer. On an as-needed basis, Kimley-Horn is providing continuing consulting engineering services related to the City of Sarasota's ongoing Utilities Capital Improvement, Rehabilitation, Relocation, and Replacement Programs to construct new and/or rehabilitate, relocate, or replace existing potable and raw water, wastewater, and reclaimed water-related infrastructure. Infrastructure includes lift stations, pump stations, wells, and related appurtenances. Projects may have multiple funding sources, including LAP grants, FDOT grants, SRF loans, and water management district grants and awards. Services include design, permitting, and construction coordination.

Legacy Trail Extension Design, Sarasota, FL – Project engineer. Kimley-Horn provided Sarasota County with trail design and related engineering and landscape architectural services for the Legacy Trail Extension project from Culverhouse Nature Park to Payne Park, as well as the North Port Connector trail from the east end of pavement on Forbes Trail to Warm Mineral Springs Park. For these two segments, Kimley-Horn provided trail design and related civil engineering, structural/bridge engineering, bridge inspection, planning/landscape architecture, environmental assessment/permitting, stormwater management, utilities infrastructure, communication system, and community engagement services.

General Utility Services (includes Anna Maria Island), Manatee County, FL – Project engineer. As general consultant, we provided a wide range of services, including water, wastewater, reclaimed water, and utility services. Other services included the design of many sanitary sewer lift stations from submersible pump lift stations to master lift stations with wet pit/dry pit design and auxiliary power; design of miles of gravity sewage collection systems; design of effluent storage ponds; construction and design of transmission force mains ranging in size from 12 to 30 inches in diameter; roadway design and utility relocation; and construction services.

West Villages Improvement District (WVID) Southwest Wastewater Reclamation Facility (SWWWRF), North Port, FL – Technical advisor and reviewer. Kimley-Horn provided a full range of engineering services for the West Villages Improvement District (WVID) Wastewater Reclamation Facility (WWRF). Kimley-Horn prepared plans and specifications for the construction of a 2.0 million gallons per day (MGD) wastewater facility, including headworks and screening, grit removal, Modified Ludzack-Ettinger (MLE) biological treatment, clarifiers, deep bed sand filters, disinfection, septage receiving, digestion and centrifuge drying facilities, and a Class I industrial deep injection well (DIW) for the future disposal of SWWWRF wet weather discharges. Permitting service agencies included the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), US Army Corps of Engineers (USACE), City of North Port, and the Florida Department of Transportation (FDOT). The facility was designed in conjunction with the City of North Port standards because they will take over the facility when complete and operational. Construction was contracted using a Construction Manager at Risk (CMAR) process.



Jason Lee, PE

Wastewater Pump Stations

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Mechanical Engineering, Florida Atlantic University, 2003
- Associate of Science, General, Palm Beach Community College, 2000
- Professional Engineer in Florida, #67472, 2008
- American Membrane Technology Association, Member
- American Water Works Association (AWWA), Member
- American Public Works Association (APWA), Member

SPECIAL QUALIFICATIONS

- Has 21 years of water resources and utilities engineering experience
- Serves as project manager for the design and construction of numerous utility projects throughout southeast Florida
- Specializes in projects featuring watermains, force mains, sanitary pump stations, stormwater pump stations, and potable water high service pumping stations

RELEVANT EXPERIENCE

Rehabilitation and Upgrade of Triplex Pumping Stations, Fort Lauderdale, FL
Project engineer. Kimley-Horn developed plans and construction documents for the rehabilitation and upgrade of nine triplex wet well/dry pit pumping stations to improve system performance, increase system efficiency, and reduce system maintenance. The pumping stations identified are A-8, B-4, A-20, A-22, A-27, A-29, A-23, A-31, and B-11. The work included removal and replacement of mechanical, electrical, and ventilation equipment, replacement of pumps, pipes, valves, suction and discharge piping, wet well/dry pit repairs and protective coatings, replacement and relocation of controls to above ground, and structural repairs. The professional services included evaluation of the current wastewater system flow patterns, pump station capacities, and pump station operations to develop rehabilitation requirements, providing site survey and geotechnical services for installation of the pump station improvements, evaluate force main capacity and connections for adjacent pipe replacement/upgrades, evaluate gravity sewer piping to adjacent upstream manholes for rehabilitation, evaluate pump station sites and available CITY right-of-way (ROW) for landscaping and/or architectural improvements and evaluate pump stations B-4 and B-11 for the installation of new generator systems. In addition to design services, permitting, contract document development, bidding assistance and limited construction phase services were provided for the installation of the pump station improvements.

A-6 Wastewater Pump Station Improvements, Palm Beach, FL – Project manager. Kimley-Horn provided engineering services for the investigation of treatment methods for the removal of UCMR 3 and UCMR 4 emerging contaminants, including PFOA (Perfluorooctane Sulfonate) and PFOS (Perfluorooctanoic Acid), two known perfluorinated chemicals (PFCs). The project included reviewing water quality data for individual wells and point of entry (POE) to the water distribution system, information related to current USEPA and FDEP regulations, wellfield pumping capacities, operation and consumptive use allocations, site and piping plans. Kimley-Horn was responsible for researching and evaluating treatment methods currently available to reduce and/or eliminate the potential for emerging contaminants that may be present in the raw water source, consisting of granular activated carbon (GAC), membrane treatment (reverse osmosis (RO) or nanofiltration (NF)), or ion exchange (IX).

FAS Wellhead Improvements, Jupiter, FL – Project manager. The Jupiter Utility Department is in the process of rehabilitating the Floridan Aquifer System (FAS) raw water supply wells. As part of the rehabilitation the Town was interested in making improvements to the mechanical and electrical components of the wellhead and well site improvements. Kimley-Horn recently completed a condition assessment for the existing 11 FAS wells. The condition assessment served as the basis for the wellhead and well site improvements.

Southport 24" Force Main to Glades Booster Pump Station, Port St. Lucie, FL
Project engineer. Kimley-Horn was awarded a critical needs project by the City for the design of approximately 8.5 miles of 24-inch force main. This new main will provide the City with the ability to transfer wastewater from their Westport WWTF to their Glades WWTF. A route study was planned for this project, but Kimley-Horn addressed this issue during our presentation, where our team identified the best, most-economical route that had the least impact on the community. This solution eliminated the need for a formal route study, saving the City of Port St. Lucie time and money. Phase 1 design work is currently under construction by one of the City's on-call contractors. Recent developments in the City now require Phase 2 and 3 work to be combined in one bid.



Cesar Borges, PE

Wastewater Pump Stations; Stormwater Pump Stations

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 1999
- Professional Engineer in Florida, #63064

SPECIAL QUALIFICATIONS

- Civil engineer possessing 25 years of engineering experience
- Expertise extends to water and sewer design, pump station design, hydrology, hydraulic and stormwater quality modeling, roadway design, water resources engineering, stormwater infrastructure analysis and design, roadway drainage design, environmental permitting, utility coordination and relocation, evaluation of Best Management Practices (BMPs) for surface water disposal projects, Master Planning, and the implementation of GIS technologies in civil engineering projects
- Has played a pivotal role in delivering innovative solutions in the fields of water and sewer infrastructure, ensuring efficient and sustainable design practices

RELEVANT EXPERIENCE

SR 934/71st Street from W. of Indian Creek Dr. to Abbott Ave, FDOT District Six – Project engineer. Cesar worked on the technical memorandum for the drainage feasibility to raise the roadway to address sea-level rise concerns at the City of Miami Beach's request. Mr. Borges worked on alternative analyses of the proposed system to determine the drainage impacts to raising the road. The preferred alternative included adding a pump station with injection drainage wells with overflow to the existing outfall.

District-Wide Drainage Design & Plans Review Consultant Services, FDOT District Six – Cesar was a Senior Project Engineer for the District-wide Drainage Design & Plans Review Consultant Services contract for FDOT District 6 for over 10 years. Within this miscellaneous type contract, Mr. Borges worked for the District 6 Drainage Department on a wide variety of engineering assignments, often as an extension of staff representing the best interests of the Department in studies and designs involving both public and private entities. Mr. Borges' project assignments associated with this contract has involved all aspects of drainage analysis and design services; urban and rural system drainage system design; retrofitting existing drainage systems; permit compliance; hydrologic/hydraulic modeling using ICPR, XP-SWMM, HEC-RAS, etc.; spread analysis; bridge hydraulics and scour analyses; retention/detention pond design; exfiltration trench system design; drainage well analyses and design; pump station design; drainage studies; and value engineering studies. Additionally, as an extension of the FDOT District 6 Drainage Department, Mr. Borges reviewed and commented on over 100 drainage reports and construction plan documents on behalf of the FDOT.

19th Street Stormwater Pump Station, Miami Beach, FL – Engineer-of-record. This design-build project included the design, permitting, and post-design services for twin 40,000 gpm stormwater pump stations on 19th Street, between Convention Center Drive and Meridian Avenue in Miami Beach. Mr. Borges was the EOR for the pump station, pollution control structure, and trash rack structure. Mr. Borges was also involved during construction to resolve field changes.

SR 907/Alton Road from 5th Street to Michigan Avenue (8,150 LF), FDOT District Six – As the engineer-of-record for the drainage design, Mr. Borges was responsible for the design and analysis of a new, controlled stormwater management system designated specifically for this 1.5 mile corridor. Mr. Borges' proposed system utilized a gravity collection system to collect and convey stormwater runoff to three separate 20,000 GPM peak capacity stormwater pumps stations, each discharging into Biscayne Bay. Mr. Borges analyzed the proposed system's performance in ICPR using the standard FDOT District 6 design criteria and verified adherence to regulatory criteria from the SFWMD. Mr. Borges produced construction cost estimates for the proposed drainage improvements.



Maggie Giraldo, PE

National Pollution Discharge Elimination System (NPDES)/MS4 Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Environmental Engineering, University of Miami, 2014
- Professional Engineer in Florida, #87428, 2019
- American Society of Civil Engineers (ASCE), Member
- American Water Works Association (AWWA), Member

SPECIAL QUALIFICATIONS

- Over 10 years of experience
- Has provided water resources knowledge to stormwater management design projects, participated in on-site inspections, provided water sample calculations, and assisted in laboratory analyses to determine contamination levels.
- Proficient with AutoCAD, ArcGIS, and MatLab programs
- Knowledgeable in lift station upgrades, GIS sewer collection and transmission system atlas, water/sewer/ stormwater master plans, stormwater atlas, flood mitigation area south, utility crossings design, and NPDES permit compliance and reporting

RELEVANT EXPERIENCE

Medley NPDES, Aventura NPDES, Miami Shores NPDES, Indian River Shores NPDES – Project manager for National Pollution Discharge Elimination System (NPDES)/ MS4 Permitting. Assisting these municipalities with permit requirements such as inspections, maintenance activities, attending FDEP's quarterly calls, public outreach programs and continuing education information. Additionally, assessing the existing stormwater system and providing recommendations. Meeting with the municipality and gathering data to prepare and submit the annual report to FDEP.

Stormwater Master Plan, Medley, FL – Project engineer. Kimley-Horn was retained to prepare a Stormwater Master plan for the Town, which faces a number of challenges, including a high water table relative to the existing grade (which are generally very flat; numerous pockets of contamination throughout the Town caused by industrial tenants); Florida East Coast Railway, which bisects the Town and thus often makes conveyance of stormwater to the nearby C-6 Canal (the Miami River) cost prohibitive; and the lingering threat of sea level rise and climate change. As part of the Stormwater Master Plan, Kimley-Horn is helping to prioritize 12 problem areas for the Town; plan and model projects to improve the conditions; provide pollutant loading reduction information for use in grant applications; and considering the Southeast Florida Unified Sea Level Rise Study findings, a requirement to ensure the projects provide long-term flood protection and to ensure eligibility for financial assistance from Miami-Dade County in the future.

Flood Mitigation Area South Roadway and Drainage Improvements, Medley, FL – Project engineer. This project included the preparation of a sampling plan, soil and groundwater sampling activities, and preparation of a Limited Environmental Site Assessment Report. Kimley-Horn provided professional engineering services for roadway and drainage improvements for over 4,000 linear feet of roadway within the Flood Mitigation Area in the Town of Medley. The Town seeks to alleviate frequent flooding within the basin known as the Flood Mitigation Area as well as upgrade the existing roadway, which has deteriorated in part due to the absence of adequate stormwater management facilities. As one of the largest public infrastructure undertakings in the Town's history, this project is expected to alleviate flooding in the area and increase roadway capacity in the area. The combination of improvements in conjunction with ongoing private land development in the area is revitalizing the industrial Town of Medley.

Aventura 36-inch Force Main Route Analysis, Miami-Dade Water and Sewer Department (WASD) Miami, FL – Project engineer. Kimley-Horn was selected by the Miami-Dade Water & Sewer Department for the evaluation and preparation of a route study for new 36-inch force main in a highly urbanized area. The purpose of this project is to provide a redundant 36-inch diameter force main in parallel to the existing 30-inch diameter force main along Biscayne Boulevard (US1) from NE 203rd Street south to NE 163rd Street. A study was completed and included an evaluation matrix ranking route options among social, environmental, constructability, permit and construction costs. The recommended option was selected and approved to proceed into full detailed design of 16,929 feet of new force main.



Matt Brosman, PE

Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Florida, 2013
- Professional Engineer in Florida, #85460, 2018
- American Water Resources Association, Member

SPECIAL QUALIFICATIONS

- Has over 12 years of experience in hydrologic and hydraulic modeling, bridge and culvert hydraulic design, and stormwater master planning
- Has led efforts and helped with vulnerability assessments plans and stormwater master plans including neighbors in Pembroke Park, Miramar, Southwest Ranches, Surfside, Miami Beach, and Lighthouse Point
- Has a thorough understanding of Federal Emergency Management Agency (FEMA) processes and National Flood Insurance Program (NFIP) regulation
- Modeling experience with ICPR, XPSWMM, HEC-RAS, and EPASWMM

RELEVANT EXPERIENCE

Vulnerability Assessment, Pembroke Park, FL – Project manager. The Town of Pembroke Park received funding through the Florida Department of Environmental Protection's Resilient Coastlines program to conduct a Townwide vulnerability assessment under Florida Statute 380.093. Kimley-Horn was selected by the Town to perform the vulnerability assessment. The tasks include a kickoff meeting, data collection, exposure analysis, sensitivity analysis, and final report and public presentations. To facilitate delivery of this project Kimley-Horn conducted GIS processing and numerical modeling to expose climate threats on critical Town assets and evaluated the sensitivity to assess the impact of flooding on the assets.

Vulnerability Assessment, Miramar, FL – Project manager. The Kimley-Horn team is working with the City to deliver a citywide vulnerability assessment compliant with Florida Statute 380.093. The project elements include a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, and a presentation to the City Council.

Vulnerability Assessment, Weston, FL – Project manager. Our team is working with the City to deliver a comprehensive vulnerability assessment compliant with Florida Statute 380.093. The project elements include a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, and a presentation to the City Council.

Vulnerability Assessment, Miami Lakes, FL – Project manager. Currently working with the Town to deliver a townwide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, two public meetings, and a presentation to the Town Council.

Vulnerability Assessment, North Miami Beach, FL – Project engineer. Delivered a citywide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, public meeting, and a presentation to the City Council.

Vulnerability Assessment, Fort Myers Beach, FL – Project engineer. Kimley-Horn is currently working with the Town of Fort Myers Beach to deliver a townwide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, Peril of Flood Compliance integration into their Comprehensive Plan, a Final Report to include an Adaptation Plan, and a presentation to the Town Council.

Stormwater Master Plan Update and Vulnerability Assessment, Lighthouse Point, FL
Project engineer. The City of Lighthouse Point sought to update their stormwater master plan for the first time in more than two decades. Building on a recently developed partnership, the City tasked Kimley-Horn with the preparation of this update to assess the performance of the existing stormwater system and reduce flood hazards. This project considered previously planned and implemented stormwater improvements within the City and its goals included the delivery of an updated drainage atlas, hydrologic and hydraulic modeling for the existing stormwater systems, and identification of alternatives for improvements to address deficiencies in the system.



Chris Niforatos, PE

Floodplain Management

PROFESSIONAL CREDENTIALS

- Master of Science, Environmental Engineering, University of South Florida, 1998
- Master of Science, Business Administration, University of South Florida, 2004
- Bachelor of Science, Civil Engineering, Clarkson University, 1994
- Professional Engineer in Florida, #56881, 2001
- Cert Pro Erosion Sediment in FDEP, #20856
- American Public Works Association (APWA), Member
- American Society of Civil Engineers (ASCE), Member
- Florida Engineering Society, Member
- American Water Resources Association, Member

SPECIAL QUALIFICATIONS

- Chris has 31 years of experience successfully delivering projects. He has served as a principal-in-charge/ program manager/ project director for local, state, and federal clients.

RELEVANT EXPERIENCE

Peer Review of the Dunedin Watershed Management Program, Dunedin, FL
Project manager. Kimley-Horn completed a peer review of the Dunedin Watershed Management Plan. The goal of the peer review was to evaluate the reasonableness of the datasets and model (ICPR4) that were used to project the floodplains. The peer review was broken down into three review phases which included basins, model parameters, and floodplains. Each phase resulted in the development of a peer review comment shapefile and Kimley-Horn staff led review meetings to discuss results with the watershed consultant and City staff. During the review process, Kimley-Horn coordinated with the watershed consultant and City for supporting background information, as well as to review initial findings prior to having the formal review meetings (web-based). The project was delivered on time and within budget.

Pinellas County Mehlenbacher Road Sidewalk Improvements, Pinellas County, FL – Project engineer. Kimley-Horn is currently providing design services for the construction of sidewalks and associated drainage improvements along Mehlenbacher Rd. from Indian Rocks Road to east of Pinellas Trail, reconstruction of non-ADA-compliant sidewalk on the south side, and intersection improvements at Pineland Avenue and Palm Avenue. The approximate length of project is 4,100 feet. The challenge of the project was to accommodate the sidewalks within a narrow right-of-way corridor that contains open ditches and closely spaced driveway aprons and not negatively impact the existing storm system. Services include roadway design plans, signal modifications, environmental permitting, coordination with stakeholders, and utility coordination with owners to resolve conflicts. Other project elements included extensive stormwater modeling to limit floodplain impacts or offsite ponds, culvert hydraulics and modeling using ADICPR, new storm sewer system, pond design, as well as extensive permitting efforts with the water management district

Rainbow River Watershed Update, Dunnellon, FL – Project engineer. As part of a five-year contract with the Southwest Florida Water Management District (SWFWMD), Kimley-Horn is executing tasks within the Watershed Management Program for the Rainbow River Watershed, which includes agricultural, residential, and urban areas, with Dunnellon as the largest population center. Our services include evaluating watershed conditions, hydraulic and hydrologic modeling, and BMP planning. The project integrates the Rainbow River and Dunnellon Watersheds into a unified model and geodatabase, progressing from evaluation to BMP analysis. We utilized data from the District, including land use, soil maps, ERP polygons, USGS gage locations, historical water levels, stormwater inventory, and water quality data to develop a comprehensive project plan. Our team analyzed drainage patterns, defined preliminary watershed boundaries, and conducted initial GIS processing to develop catchment areas and flow paths. We also reviewed hydrologic characteristics and existing percolation data to guide further geotechnical investigation. Field verification of stormwater infrastructure ensured the ICPR4 model meets SWFWMD standards. Currently, we are completing the watershed evaluation phase, incorporating stormwater assets into the GWIS 2.1 database, with future tasks focusing on generating existing conditions floodplains and examining proposed alternatives.



Al Lapera CxA, LEED AP BD+C, LEED AP O+M, EMP, FWA

MEP (Mechanical and Plumbing)

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2007
- Associate of Science, Liberal Arts, College of Staten Island, 1976
- Commissioning Agent (CxA)
- LEED AP Building Design + Construction (BD+C), #10137754
- LEED AP Ops + Maintenance, #10137754
- Energy Management Professional (EMP), #1012-E48
- AABC Commissioning Group (ACG), #408-295
- Energy Management Association (EMA)
- Fitwel Ambassador (FWA)

SPECIAL QUALIFICATIONS

- Al has worked on a broad range of building types within his more than 47 years of experience, including municipal, educational, healthcare, and commercial facilities.
- Al's specialty lies in energy services such as systems commissioning, energy analysis, and energy auditing.

RELEVANT EXPERIENCE

DeSoto County Regional Wastewater Treatment Plant Expansion Design and Permitting, Arcadia, FL – Team member. Kimley-Horn is providing design, permitting, and bid phase services for DeSoto County's Regional Water Reclamation Facility expansion from 0.95 MGD to 2.0 MGD. Improvements include a rotary drum screen, flow splitter box, two 500,000-gallon treatment plants, additional blowers, a chlorine contact chamber, and effluent pump station upgrades. The 1,000-acre sprayfield will be rehabilitated with a new communications system. A minor permit revision was prepared for a revised Groundwater Monitoring Plan. A REVIT model was developed to coordinate improvements, and BioWin modeling was used to refine the treatment process.

Clearwater Marina District Block A Medical Office Building MEP_S_Solar, Clearwater, FL – Team Member. Kimley-Horn is providing mechanical, electrical, plumbing, and fire protection engineering services as well as commissioning services associated with a 129,600-square-foot, three-story office building with integral two-level parking garage, rooftop terrace, and solar. Tasks include schematic design, design development, and construction documents phases, as well as permitting, and construction phase site visits and observation. Code required commissioning services will be provided. Roof top solar design and engineering services include electrical interconnection application support and process support, PV array electrical drawings. Structural services include canopy framing and parking design.

Florida Polytechnic University Chilled Water Master Planning, Lakeland, FL – Project manager. Under Kimley-Horn's Annual Continuing Professional Services contract with Florida Polytechnic University, Kimley-Horn is updating the Campus-wide Chilled Water Master Plan. Services include HVAC system and Campus Control Center Thermal Storage System analyses. The resulting report will address system impacts, campus-wide effects, new infrastructure recommendations, and sustainability and energy efficiency strategies for future buildings and renovations.

Water Street CEP and Phase II Master Infrastructure Chilled Water Main Extension, Tampa, FL – Project manager. Prior to joining Kimley-Horn, Al led LEED commissioning for a 12,500-square-foot facility producing chilled water for the 56-acre Water Street District. The scope included chillers, cooling towers, ice storage tanks, pumps, an air handling unit, and a water softening system. The team reviewed connection details and managed the district loop piping. This facility contributed to Water Street becoming the first WELL Certified Neighborhood globally. At Kimley-Horn, Al now leads the chilled water site distribution extension plan for future phases, providing design, peer review, permitting assistance, and limited construction services.

Straz Performing Arts Center Cooling Tower Replacement, Tampa, FL – Project manager. Kimley-Horn is providing MEP, structural design, and commissioning services for the replacement of the two existing cooling towers for the Straz Performing Arts Center central energy plant. The goal of the replacement project is to equip the central energy plant with higher capacity cooling towers that still fit within the existing cooler yard.



Jeffrey Sallee, PE

Electrical

PROFESSIONAL CREDENTIALS

- Master of Science, Engineering Management, Old Dominion University, 2013
- Bachelor of Science, Electrical Engineering, University of Arizona, 2005
- Professional Engineer in Florida, #76674, 2013
- Institute of Electrical and Electronic Engineers (IEEE), Member

SPECIAL QUALIFICATIONS

- Jeffrey has designed more than 1,000 EV charging station sites for public and private clients nationwide.
- Jeffrey has 20 years of experience as an electrical design engineer.
- His expertise is in project management and design of power, backup power, Arc Flash hazard analysis, lighting, and communication systems for EV charging stations, parking garages, and commercial buildings.

RELEVANT EXPERIENCE

Welleby Park Expansion Sunrise, FL – Electrical engineer. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Village Arts Plaza Sunrise, FL – Electrical engineer. Kimley-Horn is the landscape architect for the design of this public plaza in the City of Sunrise that includes streetscape improvements to the existing Village Civic Center, portions of NW 68th Ave, and portions of the Village Multipurpose Center complex and parking lot. The project includes redesign and reconfiguring pedestrian and vehicular spaces, enhancements to the public realm between two buildings to create a flexible event space for community gatherings and other uses. The project includes an emphasis on artistic expression and the incorporation of public art. The project includes an event stage and enhanced security features within the plaza.

Florida's Turnpike Widening from Glades Road to Atlantic Avenue Palm Beach County, FL – Electrical engineer. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise Orlando, FL – Electrical engineer. Kimley-Horn is leading the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and tolling sites for two of the four interchange ramps. Kimley-Horn is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team developed a Community Awareness Plan and led one informational public meeting. The project also includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

ARC Summerville Pump Station Miami, FL – Electrical engineer. Kimley-Horn is currently providing professional engineering services for this public pump station. This station will be sized to accommodate the proposed flow from the project area and any additional flow as required per the Miami-Dade Water and Sewer Department (MDWASD). In addition, Kimley-Horn is responsible for all coordination needed to prepare the structural plans for the fuel tank and generator per MDWASD standard details.



Jerry Piccolo, PE

Roadway or Bridge Repairs, Replacement, or Construction

PROFESSIONAL CREDENTIALS

- Master, Civil Engineering, University of Florida, 2012
- Bachelor, Civil Engineering, University of Florida, 2011
- Professional Engineer in FL #80484

SPECIAL QUALIFICATIONS

- More than 13 years of experience providing structural design support for roadway improvements in South Florida.
- Experience includes bridge rehabilitation, replacement, design, mast-arm-design, and evaluation projects.
- He has served as Engineer-of-Record on the rehabilitation of 35 municipal bridges.
- He has worked on a wide variety of bridge projects ranging from large FDOT curved steel box girder bridges to concrete municipal bridges and culverts. Jerry has also provided bidding and construction phase services for bridge projects.

RELEVANT EXPERIENCE

Stormwater Master Plan Update #3, Miami Lakes, FL– Project engineer. Kimley-Horn has completed three updates to the original stormwater master plan. This provides the Town with a comprehensive look at completed stormwater improvements and gives input to update the CIP and a reprioritization of remaining stormwater work. Kimley-Horn has also provided support to assess the condition of roads throughout the Town. The recommendations from this assessment also included a prioritization of improvements and ten-year CIP.

Lighthouse Point Bridge Repairs, Lighthouse Point, FL – Project manager. The City of Lighthouse Point requested that Kimley-Horn provide professional services to inspect and develop condition assessment reports for seven City bridges. Most of these bridges were built in the 1950s and provide access to residents over the City's canal system. This canal system connects to the intercoastal waterway and is an extremely aggressive marine environment. A detailed field inspection was conducted for each bridge and all observed deficiencies were documented with corresponding pictures. Scour measurements were also taken and compared to previously taken measurements from the FDOT bridge inspection reports to investigate for scour/erosion. The condition assessment reports provided repair and evaluation recommendations. Bridge repair plans are being developed to rehabilitate the existing bridges.

Florida's Turnpike Widening from Glades Road to Atlantic Avenue, Palm Beach County, FL – Project engineer. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Apollo Beach Boulevard Extension/I-75 Flyover, Hillsborough County, FL – Project engineer. Kimley-Horn is designing the extension of Apollo Beach Boulevard from US 41 to Paseo al Mar Boulevard that will result in a 4-lane facility including the bridge over I-75 to the eastern limits of the conservation easement or approach tie-down. This work effort includes alignment and traffic studies; surveying; geotechnical exploration, testing, and analysis; preparing engineering reports with right-of-way maps and environmental documentation incorporating roadway, stormwater detention, and wetland mitigation requirements; permitting requirements; and determination of right-of-way requirements.

Wiles Road Design from Riverside Drive to Rock Island Road, Broward County, FL
Project engineer. Kimley-Horn was selected to prepare complete contract plans for the widening of Wiles Road to a 6-lane divided urban arterial from Riverside Drive to Rock Island Road. We coordinated closely with the County to tackle issues related to the narrow areas of the corridor, including a balance between traffic lane, sidewalk and bike lane widths. This segment had grant funding from FDOT and the improvements included roadway design, Complete Streets design, drainage, lighting, landscaping, irrigation, bicycle lanes, signalization, utility coordination, permitting coordination with the City of Coral Springs and detailed traffic control plans.



Eric Regueiro, PE

Roadway Engineering/Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of California, Irvine, 2005
- Professional Engineer in Florida, #86211, 2018
- American Society of Civil Engineers (ASCE), Associate Member

SPECIAL QUALIFICATIONS

- Eric has more than 18 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design, pavement condition analysis, grading and drainage, stormwater management, and sewer and water system design.
- His technical skills support a wide range of projects, from local roadway improvements to major interchange, grade separation, and regional transportation projects.
- Proficient in both of the major design software's, AutoCAD Civil 3D and MicroStation/InRoads, and is able to design and model roadway plans using the client's preferred CAD software

RELEVANT EXPERIENCE

Professional Engineering Services for the Kyoto Gardens Drive Sidewalk and Bicycle Lane Improvements, Palm Beach, FL – Project engineer. Kimley-Horn to provide professional engineering services for the Kyoto Gardens Drive Sidewalk and Bicycle Lane Improvements Project. The City has received a Transportation Alternatives (TA) Grant for the construction of an eight-foot-wide sidewalk and a five-foot-wide painted bicycle lane, both along the north side of Kyoto Gardens Drive from North Military Trail to the west and Alternate A1A to the east for a 0.40-mile segment of roadway. The design for this LAP project entailed minor widening, milling and resurfacing, signing and pavement markings, and landscaping.

Design Services for Lindell Blvd. from Linton Blvd. to US-1/Federal Highway and Barwick Rd. from SR-806/Atlantic Ave. to Lake Ida Rd., Delray Beach, FL – Project manager. Kimley-Horn was selected by the City of Delray Beach to provide civil engineering and design services roadway improvements for approximately 1.3 miles of Lindell Boulevard. The project limits are 200 feet south of Linton Boulevard along SW 10th Avenue to Lindell Boulevard and Lindell Boulevard from SW 10th Avenue to the west side of the Florida East Coast (FEC) Railroad crossing (not including any work within FEC R/W). This project is funded through a TPA grant and local city funds. The project will be administered by FDOT under the Local Agency Program (LAP). In addition to design, project management, and LAP coordination, the project includes pedestrian lighting photometrics design, utility coordination, subsurface utility exploration (SUE), permitting, bidding services, public involvement, and post design services

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise, Orlando, FL
Project engineer for the design of a new interchange for SR 91 (Turnpike Mainline) and SR 482 (Sand Lake Road) in Orange County. The Kimley-Horn team is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team will also develop a Community Awareness Plan and lead one informational public meeting. Several alternatives are being considered for the design of the interchange. Kimley-Horn is leading the design services for the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and providing tolling sites for two of the four interchange ramps. Additionally, the project includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL – Project engineer. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways.



Jamea Long, PE

Structural Analysis, Design, and Reporting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Florida, 1997
- Professional Engineer in FL, #58677, 2002

SPECIAL QUALIFICATIONS

- Has 28 years of engineering experience.
- Responsibilities include coordinating projects, performing calculations, coordinating plan preparation, QC bridge calculations and plans, and reviewing shop drawings.
- Experience includes writing technical specifications and observing project construction.

RELEVANT EXPERIENCE

Florida's Turnpike Widening from Glades Road to Atlantic Avenue, Palm Beach County, FL – Deputy project manager. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Apollo Beach Boulevard Extension/I-75 Flyover, Hillsborough County, FL – Project engineer. Kimley-Horn is designing the extension of Apollo Beach Boulevard from US 41 to Paseo al Mar Boulevard that will result in a 4-lane facility including the bridge over I-75 to the eastern limits of the conservation easement or approach tie-down. This work effort includes alignment and traffic studies; surveying; geotechnical exploration, testing, and analysis; preparing engineering reports with right-of-way maps and environmental documentation incorporating roadway, stormwater detention, and wetland mitigation requirements; permitting requirements; and determination of right-of-way requirements

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise, Orlando, FL
Project engineer. Kimley-Horn is leading the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and tolling sites for two of the four interchange ramps. Kimley-Horn is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team developed a Community Awareness Plan and led one informational public meeting. The project also includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

Gordy Road Bridge Over Ten-Mile Creek Replacement, St. Lucie County, FL – Project engineer. Kimley-Horn was tasked with replacing the existing deficient timber bridge with a new structure. The existing bridge served as the single point of access for residents on the south side of Ten-Mile creek. A temporary Acrow bridge was utilized to maintain access through construction. This site was constrained by private property on one side and a large radial arm gate water control structures on the other. Our team designed the temporary foundation for the temporary bridge and relocated bridge mounted utilities as part of this project. The three-span replacement bridge consisted of a slab type superstructure spanning between reinforced concrete bent caps support on prestressed concrete piles.

Okeechobee Road (SR 25) from East of NW 87 Ave to NW 79 Ave, FDOT District Six – Project engineer. Kimley-Horn is providing final design services for the reconstruction of a ¾-mile section of Okeechobee Road in Miami-Dade County. Services include widening the existing road to 4 lanes in each direction; widening the NW 79th Avenue Bridge over the Miami (C-6) Canal; intersection modifications at NW 95th Street and Frontage Road; relocation of an existing BJs Wholesale Club entrance and addition of a new free-flow right-turn lane; and new access from the Frontage Road to westbound Okeechobee Road. Kimley-Horn is also responsible for all permitting; structural design; drainage design; signing and marking; signalization; lighting design; ITS system design; and landscaping along the corridor.



Tori Bacheler, PWS

Environmental Engineering and Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Wildlife Management, University of Florida, 2009
- Master of Science, Marine Biology, Nicholls State University, 2013
- Professional Wetland Scientist (PWS) in Florida, #3486, 2022
- Gopher Tortoise Agent (GTA) in Florida, #GTA-22-00003, 2022

SPECIAL QUALIFICATIONS

- Experience working with municipal, state and federal agencies such as the U.S. Army Corps of Engineers and Water Management Districts
- Has more a decade of experience conducting wetland delineations, Florida scrub-jay surveys, gopher tortoise surveys and relocations, sand and blue-tailed mole skink overboard surveys, Johnsons seagrass surveys, crested caracara surveys, wood stork, Florida sandhill crane, Florida burrowing owl, and protected wading birds surveys

RELEVANT EXPERIENCE

Florida Public Utilities (FPU) Brant Drive Relocation, Delray Beach, FL – Environmental scientist. Kimley-Horn provided professional engineering and environmental services for this gas main relocation project. FPU required the relocation of an existing 6-inch steel natural gas main that was previously mounted on the bridge on Brant Drive crossing the South Florida Water Management District (SFWMD) C-15 Canal. The Florida Department of Transportation (FDOT) required the main to be relocated due to upgrades the existing bridge. The proposed natural gas main was installed via horizontal directional drill below the C-15 canal. This project design will include approximately 800 linear feet of proposed 6-inch steel main and approximately 250 linear feet of proposed 2-inch steel main.
Kimley-Horn coordinated with FDOT project managers and with other ongoing utility relocations in the area to complete this work ahead of schedule.

Water Control Structure (WCS) 106, North Port, FL – Environmental scientist for the design and permitting of a replacement control structure on the Cocoplum Waterway. The water control structure (WCS) is key component of a large portion of the City of North Port's drainage system. The structure is the most downstream control structure at the confluence of the Cocoplum Waterway and Myakkahatchee Creek. The structure maintains water levels upstream of the structure to be used as a water source for the City's water plant. In addition, the structure is critical for flood control. The design for the WCS106 replacement included six slide gates and two weir gates. The gates are all operated by electric actuators with backup systems for generator power and manual operation. The gates can be monitored and be operated remotely through a SCADA system. Closed circuit cameras and site lighting provide the ability to visually monitor the WCS 24 hours a day.

McNab Road Over Cypress Creek (C-14) Bridge Replacement and Terra Mar Drive over Spanish River Bridge Rehabilitation Projects, Pompano Beach, FL
Environmental scientist. Responsibilities included preparation of permit application packages for a US Coast Guard Bridge permit, and a State of Florida Environmental Resource permit for replacement of the McNab Road over Cypress Creek bridge. Responsibilities also include conducting a benthic resources survey. Kimley-Horn is currently serving the City of Pompano Beach to provide design and consulting services for two separate bridge projects within the City as part of the current G.O. Bond. The project at McNab Road includes the full replacement of the existing bridge and relocation of existing utilities.

Lowson Boulevard Pedestrian Bridges, Delray Beach, FL – Environmental scientist responsible for reviewing natural and social resources within the study area to prepare a Type 1 Categorical Exclusion checklist. Was responsible for conducting listed species survey, wetland/ surface water delineation, and examining study area for social resources (places of worship, recreational facilities, etc.). Also responsible for obtaining a General Environmental Resource Permit for the two pedestrian bridges. Kimley-Horn was retained by Delray Beach to complete a set of construction plans for two pedestrian bridges for the proposed Lowson Blvd. pedestrian bridge over Lake Worth Drainage District's (LWDD)
E-4 Canal.



James Howell, PE
Pavement Management

PROFESSIONAL CREDENTIALS

- Master of Science, Civil Engineering, University of Florida, 2013
- Bachelor of Science, Civil Engineering, University of Florida, 2012
- Professional Engineer in Florida, #81814, 2016
- American Society of Civil Engineers (ASCE), Member

SPECIAL QUALIFICATIONS

- 10 years of experience in project design, construction administration, and pavement management implementation
- Has performed airfield pavement evaluation pavement condition index (PCI) surveys and analysis at more than 120 public use airports
- Received Level II Advance Training Certification from the Colorado State University PAVER Center
- Florida Department of Transportation certified for airfield inspection training
- Has successfully lead field investigations at both commercial and general aviation airports as part of the FDOT statewide airfield pavement management program

RELEVANT EXPERIENCE

Love Field Airfield Pavement Evaluation, Dallas, TX – Project engineer. Kimley-Horn updated an existing APMP for DAL's airside pavements. James served as an inspection team leader responsible for coordinating PCI survey efforts, communicating effectively with all applicable airport staff, and safely collecting quality PCI data. James was responsible for pavement condition analysis, MR recommendations, and producing comprehensive reports that included conceptual capital improvement projects and conceptual-level opinions of probable cost. We have continued to provide pavement management services to the City of Dallas under this contract including a detailed evaluation of Runway 13R/31L to determine the appropriate timing for reconstruction as well as PCI surveys on a large portion of the airfield pavements in 2017.

Greater Orlando Aviation Authority, Roadway Pavement Management System Implementation at Orlando International Airport, Orlando, FL – Project engineer. Kimley-Horn conducted a pavement condition assessment in accordance with the ASTM D 6433-18 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys of all of the landside pavement facilities (parking lots, roadways, driveways, motor pool yards, tenant facilities, maintenance yards, and service roads) at Orlando International Airport. This included an inspection of 21-lane miles of the Loop Road at the Airport. The specific Loop Road pavement assessment used semi-automatic pavement condition survey technology system, GIS integration, and PAVER pavement management software. Tasks associated with the project included pavement condition analysis, maintenance and rehabilitation recommendations, conceptual phasing documents, conceptual level opinion of probable cost and conceptual pavement design. Pavement design and development of opinion of probable costs used the Florida Department of Transportation Flexible Pavement Design Manual and Specifications.

Statewide Airfield Pavement Management Program, FDOT Aviation Office – Project manager. James manages the current FDOT SAPMP contract that consists of 95 public-use airfield facilities in accordance with FAA and ASTM D5340 standards. James reports directly to the client for all matters concerning technical tasks, quality control, subconsultant coordination, airport communications, project meetings, and contract reporting. James has completed budget analysis and developed maintenance and rehabilitation (MR) recommendations for the full suite of 95 statewide airports resulting in actionable plans for airport sponsors. James also helped develop and implement the first interactive web-based reporting and asset integration tool that seamlessly integrated with FDOT's existing ArcGIS platform.

Idaho Division of Aeronautics, Network Pavement Management System, Phase VI Update, Statewide, ID – Project engineer. Kimley-Horn updated the Idaho Transportation Department – Division of Aeronautics (ITD-AERO) Network Pavement Management System (NPMS) that consists of 48 public-use airports. Kimley-Horn's scope of work includes records research, airfield network definition updates, PAVER pavement management system update, visual PCI surveys, PAVER system customization, data analysis, CIP development, reporting, and training. James served as the inspection team leader responsible for database calibration, data analyses, MR planning, system inventory, and work history updates for 48 airports. He also performed airfield PCI inspection at 30 public airports. He was responsible for the logistics of each airport inspection to ensure airport staff were prepared and informed about upcoming investigative efforts.



Ron Kagawa, ASLA, LEED AP

Landscape Architecture (Parks)

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, University of Texas, Arlington, 1985
- Master of Science, Architecture, Virginia Polytechnic Inst. State University, 1996
- LEED AP, USGBC
- American Society of Landscape Architects (ASLA), Member
- American Society of Landscape Architects (ASLA), Member and Executive Committee

SPECIAL QUALIFICATIONS

- Has more than 41 years of urban design, planning, and design experience that spurs project implementation through design and operational sustainability
- Ron possesses more than 4-decades of campus planning and interdisciplinary design experience that relates project implementation through design and operational sustainability.
- Ron brings nationally recognized award-winning work that emphasizes integration of planning, design, implementation, with life cycle operations.

RELEVANT EXPERIENCE

City Park Master Plan, Portsmouth, VA – Landscape architect. City Park is Portsmouth's largest and most visited park. Kimley-Horn is assisting the City with creating a master plan that will guide future improvements to the park. As a 90-acre waterfront destination, City Park has enjoyed a long history as the place for communitywide celebration and a round of golf. Changing trends in recreation and the need for life-cycle replacement of facilities provided an opportunity for the City of Portsmouth to step back and re-envision the role the park plays in meeting the needs of residents. Kimley-Horn was retained by the City to develop options based upon public input and sound analysis of the existing conditions, performance, and long-term needs of the park. Plans include replacing an executive 9-hole golf course with a driving range, an outdoor event space with performance stage, reorienting existing boat launches to address tidal and storm impacts, replacing several buildings, replacing a barrier-free playground, and developing a network of paved trails. The vision calls for the park to accommodate City events, provide active and passive recreation opportunities, take advantage of waterfront views, and improve internal and external circulation patterns.

Park System Master Plan, Vienna, VA – Landscape architect. Kimley-Horn is currently developing a Parks System Master Plan for the Town of Vienna to create a comprehensive plan that aligns with the town's commitment to providing fair and just access to high-quality parks, green space, recreation facilities, and programs for all community members. Kimley-Horn is working closely with Parks and Recreation staff to develop clear goals, policies, and standards for the park system, green spaces, trails, recreation facilities, and program development for the next 5 to 10 years. Additionally, Kimley-Horn is engaging the community through workshops, surveys, and forums to gather input and ensure inclusivity. The final product will be a professionally designed Parks System Master Plan document, accompanied by visual materials to effectively communicate the proposed plan to the public.

Jennie Dean Park Manassas, VA – Landscape architect. Kimley-Horn is providing civil engineering and landscape architecture for a new 13.5-acre facility shared with Manassas Public Schools. The project includes NFHS level fields, parking, a loop trail, and ecological sites. Over the past two years, the team developed a multi-phased park master plan with improvements like a renovated skate park, soccer fields, a synthetic turf baseball diamond, athletic courts, a walking trail, and educational signage. They also held a community session with skate park users and identified expansion opportunities. Educational signage discusses reforestation, stormwater management, and creating habitats for animals and insects.

Musco Lighting, Ali Krieger Sports Complex Dumfries, VA – Project manager. Kimley-Horn provided project management for engineering design of LED athletic field and site lighting for this new 30-acre public park that includes nine National Federation of State High School Associations (NFHS)-level rectangular synthetic turf fields, one softball field, two Little League Fields, restrooms, a playground, and parking. The park is in honor of US Women's Fédération Internationale de Football Association (FIFA) World Cup Champion, Ali Krieger.



Jonathan Haigh, PLA, ASLA

Parks; Park Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, University of Arkansas, Fayetteville, 1995
- Professional Landscape Architect in Florida, #6666795

SPECIAL QUALIFICATIONS

- Has 29 years of experience as a practicing professional landscape architect.
- Expertise in streetscape design, corridor studies, and public space design
- Experience includes eight community parks of 60 acres and greater, more than 20 passive parks of varying size, and more than 50 miles of dedicated greenways
- Contributed, managed, and/or produced seven recreation master plans in five different states
- Directs the preparation of park-related construction drawings, detailing, and specifications
- Experienced in applying a practical and budget-friendly, yet creative design approach to each project

RELEVANT EXPERIENCE

OB Johnson Park, Hallandale Beach, FL – Landscape architect. This 6.4-acre park in Hallandale Beach Park was part of the City-wide Park master plan that set forth a program to enhance 13 of the City's parks and recreation areas in support of community-wide goals and neighborhood needs. As part of the development, the park included a 42,000-square-foot multigenerational facility that included a teen center, indoor basketball courts, after school and senior programming, exercise room, administrative offices, and other accessory uses for computer and dance classes, food distribution, and other programming for all ages. Additionally, the park improvements included a centrally located surface parking lot, site infrastructure, and landscaping.

Welleby Park Expansion Sunrise, FL – Project manager. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park.
Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Village Arts Plaza Sunrise, FL – Project manager. Kimley-Horn is the landscape architect for the design of this public plaza in the City of Sunrise that includes streetscape improvements to the existing Village Civic Center, portions of NW 68th Ave, and portions of the Village Multipurpose Center complex and parking lot. The project includes redesign and reconfiguring pedestrian and vehicular spaces, enhancements to the public realm between two buildings to create a flexible event space for community gatherings and other uses. The project includes an emphasis on artistic expression and the incorporation of public art. The project includes an event stage and enhanced security features within the plaza.

Clematis Streetscape Improvements, Phases I, II, and III West Palm Beach, FL
Project manager. Kimley-Horn provided landscape architecture and civil engineering services as part of the team that designed improvements to nine blocks of Clematis Street in downtown West Palm Beach. In partnership with the City, the team conducted public outreach with residents and visitors. After several public input meetings with Clematis Street merchants, other area merchants, stakeholders, residents and visitors, the City Commission voted to implement recommendations from our award-winning design team. The new design created a curbless street, narrowed the drive lanes, removed 60% of on street parking, widened the pedestrian sidewalk, added outdoor dining for restaurants, custom mid-block benches, and more shade trees.



John McWilliams, PE

Traffic Calming

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Ohio Northern University, 2000
- Professional Engineer in Florida, #62541, 2005
- Institute of Transportation Engineers (ITE), Member
- Florida Engineering Society, Member

SPECIAL QUALIFICATIONS

- Has 26 years of experience in traffic engineering and transportation planning with a focus on access management, traffic impact studies, corridor studies, operational analyses, signalization design, and the creative development of operational improvements for roadways in constrained areas.
- Project management experience includes multimodal master planning, travel demand analysis, intersection capacity analysis, and bicycle network plans
- Project engineer for various corridor improvement plans along for US Highway 1 (Marathon, Florida), Okeechobee Road (Hialeah Gardens, Florida), and NW 7th Avenue (Miami, Florida).

RELEVANT EXPERIENCE

Transportation Master Plan Pinecrest, FL – Project manager. Kimley-Horn provided professional services for the development of a Village wide transportation master plan. Project includes the identification, development, and conceptual design of improvements along corridors and intersections focusing on traffic operations, traffic calming, and multi-modal enhancements. Tasks include operational analysis, future traffic forecasting, improvement design, public outreach and cost estimating.

Okeechobee Road (SR 25) from East of NW 87 Ave to NW 79 Ave FDOT District Six – Project engineer. Kimley-Horn is providing final design services for the reconstruction of a ¾-mile section of Okeechobee Road in Miami-Dade County. Services include widening the existing road to 4 lanes in each direction; widening the NW 79th Avenue Bridge over the Miami (C-6) Canal; intersection modifications at NW 95th Street and Frontage Road; relocation of an existing BJs Wholesale Club entrance and addition of a new free-flow right-turn lane; and new access from the Frontage Road to westbound Okeechobee Road. Kimley-Horn is also responsible for all permitting; structural design; drainage design; signing and marking; signalization; lighting design; ITS system design; and landscaping along the corridor.

Transportation Master Plan, North Miami Beach, FL – Project manager. Prepared a roadway master plan for the City of North Miami Beach to address the future needs of its residents on the City's corridor for all modes of travel. Tasks include assessments of roadway capacity; bicycle/pedestrian network and infrastructure, transit infrastructure, and neighborhood traffic calming. This project also includes future traffic forecast modeling/analysis and analysis of most congested intersections within the City to identify future improvements. The identified improvements will be incorporated into needs and a prioritization plan.

Districtwide Complete Streets, FDOT District Six – Project manager. Kimley-Horn is currently supporting FDOT District Six, performing professional services and development, evaluation, and implementation of complete streets projects through an ongoing districtwide contract. The goal of this contract is to improve corridor safety, mobility and access, and quality of life for all transportation users. Kimley-Horn's duties included the preparation of Complete Street Analysis for arterials or collector road corridors, context-sensitive multimodal community transportation network planning, and cost feasible complete street improvements and strategy identification. Deliverables included recommendations for cost feasible improvements/ strategies and summary of associated project phasing and funding.

General On-Call Traffic Engineering Services, Fort Lauderdale, FL – Project engineer. Kimley-Horn was selected for general traffic engineering and transportation planning services as part of an on-call contract with the city. Kimley-Horn serves as an extension of the City of Fort Lauderdale staff reviewing traffic impact studies and parking analyses. Projects to date have included peer review of traffic impact and parking studies, site plan review, and representation at public hearings.



Amber Crane

GIS

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Geography, Florida State University, 2013
- Advanced Certificate in Geographic Information System, Florida Atlantic University, 2013
- Certificate in Geographic Information System, Florida Atlantic University, 2013
- Certified Public Manager, Florida State University, 2021

SPECIAL QUALIFICATIONS

- 10 years of Geographic Information System experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management
- Project manager for GIS Enterprise/ Portal and ArcGIS Online administration, development and implementation of web and mobile GIS based interactive applications, including ArcGIS Collector/Field Maps, ArcGIS Survey123, ArcGIS StoryMaps and interactive public engagement applications and Dashboards

RELEVANT EXPERIENCE

Miami-Dade County ATMS Integrator Contract General Operational Support, Miami, FL – GIS specialist. In-house support for Miami-Dade County's Traffic Signals & Signs (TS&S) Division operations. Kimley-Horn is supporting Miami-Dade County as part of the firms ongoing countywide ATMS design and program management services including performing assessments of traffic Signal Service Requests (SRs), new traffic signal components, and overall division needs to enhance traffic management. Weekly tasks include sorting, reviewing, and addressing open and new SRs received from the public, active management of Timing Zone 7 and Econolite-controlled intersections, utilizing KITS to identify detector faults and dispatching work orders in the Enterprise Asset Management (EAM) system, development of field inspections, and performing active inventory of field data and signal equipment.

Citywide Street Lighting GIS Services, Fort Lauderdale, FL – GIS specialist. Kimley-Horn is updating the City's existing GIS lighting inventory. The project includes updating and creating lighting infrastructure, developing interactive GIS web applications for in-house editing of the data, creation of Operation Dashboard for viewing data after mobile collection and validation, and development of staff training materials for field collection, web application and dashboard usage.

GIS Program Development and Implementation, DeBary, FL – Project manager. Kimley-Horn team providing GIS system development for the City of DeBary. The project includes citywide GIS implementation, citywide GIS database management and maintenance, and App development. The City is interested in developing a GIS program that can be managed by City staff. The City has requested the assistance of Kimley-Horn to collect, review, and develop essential baseline geographic data for the City along with assisting with the purchase and implementation of the City's own Esri ArcGIS Online Organizational account to host the GIS information and online applications. The scope provides assistance to the City in developing a phased GIS program implantation approach so that the City can view, update, and access all GIS information in-house, with Kimley-Horn providing monthly data maintenance.

GIS Data Conversion, Surfside, FL – GIS specialist. Kimley-Horn assisted the Town with digitizing and reviewing their existing utility GIS files and as-builts for submittal to Miami-Dade County as part of an annual submittal requirement to DERM. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map packages.

GIS Program Support, Indiantown, FL – GIS specialist. This project included technical assistance to the Village with the data review and maintenance of their existing GIS database and online ArcGIS Online (AGOL) Organizational account. This included assistance to the Village with the monthly maintenance of the Villages existing Esri AGOL. On-call assistance was provided to Village staff on the maintenance and update of their GIS data hosted on AGOL.



Carlos Florian, PE

Cost Estimating; Building Inspections, Plans Review and Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2011.
- Professional Engineer in Florida, #80500

SPECIAL QUALIFICATIONS

- Project engineer with 13 years of on-site construction inspections experience in paving and grading, underground pipe installations, stormwater erosion and sedimentation control, and sanitary sewer lift stations.
- He has managed, updated, and successfully met design and permitting schedules with critical timeframes
- Experienced in bidding and contracting design work throughout South Florida.
- Carlos' permitting experience includes various agencies throughout South Florida

RELEVANT EXPERIENCE

Stormwater Master Plan Update #3, Miami Lakes, FL – Project engineer. Kimley-Horn has completed three updates to the original stormwater master plan. This provides the Town with a comprehensive look at completed stormwater improvements and gives input to update the CIP and a reprioritization of remaining stormwater work. Kimley-Horn has also provided support to assess the condition of roads throughout the Town. The recommendations from this assessment also included a prioritization of improvements and ten-year CIP.

OB Johnson Park, Hallandale Beach, FL – Project engineer. This 6.4-acre park in Hallandale Beach Park was part of the City-wide park master plan that set forth a program to enhance 13 of the City's parks and recreation areas in support of community-wide goals and neighborhood needs. As part of the development, the park included a 42,000-square-foot multigenerational facility that included a teen center, indoor basketball courts, after school and senior programming, exercise room, administrative offices, and other accessory uses for computer and dance classes, food distribution, and other programming for all ages. Additionally, the park improvements included a centrally located surface parking lot, site infrastructure, and landscaping.

Welleby Park Expansion Sunrise, FL – Project engineer. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Fort Lauderdale Executive Airport (FXE) Master Drainage/Conceptual Environmental Resources Permit (ERP) Project, Fort Lauderdale, FL – Project engineer. Prior to this project, FXE did not have an ERP for its property. Without an ERP, each development requires a standalone permit which does not allow for the overall benefit and development of the FXE property. The purpose of the ERP is to conceptually approve the design concepts of a phased development master plan for a surface water management system, granted that the general guidelines set forth in the ERP are upheld. The scope included pre-design services, existing utility coordination, stormwater modeling, schematic plans, conceptual design permit plans, and permitting.

Plan Reviews, Aventura, FL – Project engineer. Kimley-Horn was selected by the City of Aventura to review development applications submitted for compliance with City Code and other applicable regulations. We have reviewed 24 applications up to date.



Laura Wittenbauer

Grant Management

PROFESSIONAL CREDENTIALS

- Master of Science, Business Administration, University of Phoenix, 2004
- Bachelor of Science, Social Work, Florida State University, 1995

SPECIAL QUALIFICATIONS

- 24 years of grant writing and grant administration experience.
- Prior to joining Kimley-Horn, worked as a senior process analyst for the City of Sarasota where she identified relevant grant opportunities, completed grant applications, and provided grant administration through closeout and audit (excess of $27 million in funding).
- Served as a grant consultant in the private sector providing grant-related services from application through award
- Has experience ensuring that grant accounting and financial reporting is consistent with governmental accounting standards and federal regulations regarding compliance

RELEVANT EXPERIENCE

Grant Services, Longboat Key, FL – Grant specialist. Laura consulted with the Town to plan and strategize the key messages, timelines, and collaborated with appropriate stakeholders to gather signatures, data, forms, and other relevant information for grant applications. Our team located, identified, researched, collected, and analyzed data according to grant application guidelines and developed language for both the application narratives and data, including charts, tables, photographs, and diagrams to illustrate the data. During the available question and answer periods, Laura communicated with grant agencies for clarification. After reviewing the draft documents with the Town, the applications were assembled and provided for submittal. These grants are currently under review, and Kimley-Horn responded to three requests for additional information from the Florida Division of Emergency Management (FDEM) regarding the three HMGP applications.

High Ridge TOD RAISE Grant, Boynton Beach, FL – As a grant specialist, Kimley-Horn provided grant writing services for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to conduct feasibility studies for a Transit Oriented Development (TOD) in the High Ridge neighborhood. TODs are designed to connect people, traffic, and activities around transit hubs. The High Ridge area of Boynton Beach is situated around I-95 and Gateway Boulevard. The specific boundaries of the High Ridge TOD will be defined through land use, transportation, and economic development studies and analyses.

Heart of Boynton Utility Retrofit FEMA BRIC Grant Project, Boynton Beach, FL – As a grant specialist, Laura prepared a FEMA Building Resilient Communities and Infrastructure General Infrastructure (BRIC) Grant application for the City of Boynton Beach. The application was for critical infrastructure improvements in the Heart of Boynton neighborhood, including upgrades to water, wastewater, and stormwater systems, along with roadway improvements. Kimley-Horn provided counsel, prepared the draft application, coordinated with other City consultants, and responded to requests for additional information from FDEM. The City requested $29,399,534 in federal funding and will provide a local match of $12,599,801 (30%) of the total $41,999,335 project cost.

CFP Grant Preparation, Archer, FL – As a grant specialist, Laura prepared a Florida Department of Economic Opportunity (DEO) Competitive Florida Partnership Program Grant application for the City of Archer for the FY 2022-23 funding period. This program supports local governments pursuing asset-based economic development and community resiliency through innovative planning and development strategies.

Ocoee-Apopka Road Safety Widening Project (OASWP), Apopka, FL – As project manager, Laura oversaw the Ocoee-Apopka Road safety widening project, a major urban collector road providing access to Downtown Apopka. The grant will fund the construction activities necessary to widen the road to four lanes with a divided roadway, landscaping, sidewalks, and a multi-use trail. The project aligns with Apopka's Trails Master Plan and will connect to three existing trails in the city, integrating into the larger regional trail network spanning multiple counties across Central Florida.

CLIFTON NEWKIRK, PE, SI

Partner & Senior Structural Engineer



Years of Experience

13

Professional Licenses

Florida PE 87490

Florida SI 87490

Texas PE 141706

Areas of Expertise

Port Terminals

International Airports

Commercial / Retail

Government / Municipal

Recreational

Residential

Multi-Family

Hospitality

Healthcare

Industrial

Green Buildings

Technical Skills

Revit

Dynamo

AutoCAD

RAM Structural Suite

Tekla Structural Designer

Tekla Tedds

STADD Pro

EDUCATION

B.S., Architectural Engineering, University of Oklahoma

PROFESSIONAL EXPERIENCE

- ***Palm Beach County Cam D. Milani Park, Highland Beach, FL.*** *Structural Engineer of Record. $6M*
- ***Crandon Park Improvements, Miami, FL.*** *Structural Engineer of Record. $12.2M*
- ***Port Saint Lucie Area Regional Transit Facility, Port Saint Lucie, FL.*** *Structural Engineer of Record.*
- ***Via Veneto Luxy Brownstone Complex, Coral Gables, FL.*** *Structural Engineer of Record and Special Inspector.*
- ***The Fort Pickleball Complex, Fort Lauderdale, FL.*** *Structural Engineer of Record and Special/Threshold Inspector. $20M*
- ***Park Avenue Custom Home, Winter Park, FL.*** *Structural Engineer of Record.*
- ***City of West Palm Beach Howard Park Community Center, West Palm Beach, FL****. Structural Engineer of Record.*
- ***PB Studios, LLC, West Palm Beach, FL.*** *Structural Engineer of Record.*
- ***MDNow Tradition, Port Saint Lucie, FL.*** *Structural Engineer of Record.*
- ***Cruise Pedestrian Bridge Gangway for Terminal 3, Port of Galveston, TX.***
- ***Weston Community Center, Weston, FL.*** *Structural Project Engineer. Cost: Approx. $20M*
- ***Joint Governmental Center Campus, Fort Lauderdale, FL.*** *Structural Project Engineer.*
- ***Orlando International Airport Intermodal South Terminal C, Orlando, FL.*** *Structural project engineer. Cost: $1.8B*
- ***Las Olas Curio Hotel (formerly Hotel Indigo), Fort Lauderdale, FL.*** *Structural project engineer and performed Threshold Inspections.*
- ***Port Everglades Terminal 4 Parking Garage and Pedestrian Bridge, Fort Lauderdale, FL.*** *Senior project engineer. Cost: $117M*
- ***Port of Miami Terminal F, Miami, FL.*** *Structural project engineer. Cost: $40M*
- ***Fire Station 45, Hollywood, FL. Structural engineer.*** *Cost: $3M*
- ***Port Everglades Bond Engineering, Fort Lauderdale, FL****. Structural engineer. Client: Broward County.*
- ***Addiction Recovery Center (BARC), Fort Lauderdale, FL.*** *Client: Broward County.*
- ***Fort Lauderdale-Hollywood International Airport Terminal 4 Expansion Inspections, Fort Lauderdale, FL****. Structural engineer. Client: Broward County Aviation Department.*
- ***Fire Rescue Station No. 86, Davie, FL.*** *Structural Project Engineer and performed threshold building inspections. Client: Davie. Cost: $4.5M*
- ***Bella Vita Apartment Buildings, Orlando, FL.*** *Structural designer. Client: Bella Vita Apartments.*

AIDA L. BAEZ, PE

Partner & Senior Structural Engineer



Years of Experience

25

Professional Licenses

Florida PE 90765

Nevada PE 029437

Areas of Expertise

Port Terminals

International Airports

Commercial / Retail

Government / Municipal

Residential

Multi-Family

Hospitality

Entertainment

Healthcare

Industrial

Green Buildings

Technical Skills

Revit

AutoCAD

RAM Structural Suite

Tekla Structural Designer

Tekla Tedds

STADD Pro

RISA 3D

Additional Languages

Spanish

EDUCATION

B.S., Civil Engineering, University of Massachusetts, MA

PROFESSIONAL EXPERIENCE

Ports and Airports

- ***Electric Rubber Tire Gantry (eRTG) Refrigerated Container Racks, Miami, FL.*** *PortMiami, Senior Structural Engineer, part of densification project in 2021.*
- ***United Airlines Dulles International Airport Terminal C FIS and CBIS Facilities Expansion, Dulles, Virginia****. PGAL, Senior Structural Engineer, 2020. Cost: $90 M*
- ***Terminal 4 Parking Garage and Pedestrian Bridge, Port Everglades, Ft. Lauderdale, FL.*** *2017. Cost: $117M*
- ***Terminal F, PortMiami, Miami, FL.*** *2016. Cost: $40M*
- ***Greater Orlando Aviation Authority, Orlando International Airport Intermodal South Terminal C, Orlando, FL.*** *2019. Cost: $1.8B*
- ***Southwest Airlines at McCarran International Airport, Las Vegas, NV.*** *2009*

Government/Public Facilities

- ***Palm Beach County 45th St Complex, West Palm Beach, FL.*** *On-Going, Cost $22M*
- ***Nancy J. Cotterman Center part of Broward Addiction Recovery Center, Ft. Lauderdale, FL.*** *2020. Cost: $13 M*
- ***Ft. Lauderdale Aquatic Center, Fort Lauderdale, FL.*** *2019*
- ***Anthony Wayne Bridge Dehumidification Building, Toledo, OH.*** *2019*
- ***Collingsworth General Hospital, Wellington, TX.*** *2008*
- ***Fire Station Prototype, North Las Vegas, NV.*** *2007-08*
- ***Stupak Community Center, Las Vegas, NV.*** *2007*

Private/Commercial

- ***Elev8 Fun, Jensen Beach, FL.*** *2025 – Engineer of Record for the new indoor adventure park, replacing the previous Sears retail space at the Jensen Beach Mall.*
- ***Waterway Café, North Palm Beach, FL.*** *2024 - Engineer of Record for the renovation and expansion of waterfront restaurant.*
- ***World Trade Center, New York, NY.*** *2019 – Superstorm Sandy Flooding Repairs*
- ***Las Olas Curio Hotel, Fort Lauderdale, FL.***
- ***The King's Academy Arts Theater, West Palm Beach, FL.*** *2015. Cost: $9.5M*
- ***Sailfish Point Fitness Center and 9th Hole Snack Shack, Stuart, FL.*** *2015*
- ***The Breakers Hotel Fitness Center & Spa, Palm Beach, FL.*** *2014. Cost: $15M*
- ***Destin Commons Crossing, Destin, FL.*** *2012. Cost: $27M*
- ***Bethesda Medical Office Building, Boynton Beach, FL.*** *2012. Cost: $20M*

Residential / Multi-Family / Dormitory

- *Sapodilla Historic Residence, West Palm Beach, FL. On-Going – 2-story wood framed*
- ***Summit Lot 55 Custom Home, Las Vegas, NV.*** *2022 – 2-Story, 12,500 SF modern custom home*
- ***Ardens Community Clubhouse, and Site Amenities, Wellington, FL.*** *2016*
- ***Bella Vita Apartment Buildings, Orlando, FL.*** *2016*
- ***Cobblestone Place Assisted Living Facility, Boca Raton, FL.*** *2015. Cost: $23.4M*
- ***University Park Dormitory, Boca Raton, FL.*** *2012. Cost: $17M*
- ***New Mexico Highland University (LEED Silver), Las Vegas, NM****. 2008. Cost: $17 M*

Industrial

- ***Boehringer-Ingelheim Process Facility, Danbury, CT.*** *2004*
- ***Abbott Laboratories Manufacturing Facility, Barceloneta, PR.*** *2004*
- ***Abbott Laboratories Process Facility, Worcester, MA.*** *2003*



THAI NGUYEN, PhD, PE

CHIEF GEOTECHNICAL ENGINEER

H2R CLIENT FOCUSED. RESULTS DRIVEN. FOUNDED ON INTEGRITY.

EDUCATION:
Ph.D., 2018
M.Sc.., 2001
University of Florida
Gainesville, Florida, USA,
EXPERIENCE: 29 YRS
YRS AT H2R: 9

REGISTRATIONS:
Florida P.E. No. 66551, 2007
Master PDA CAPWAP proficiency, 2012, 2014
SmartPile EDC User No. 020FL0046-13, 2011

PUBLICATIONS:

"Strength Envelopes of Florida Carbonate Rocks near Ground Surface." *Author, ASCE Journal of Geotechnical and GE, 2019.*

"Case Studies of Rebounds on Long, Slender Piles." *Author, ASTM StressWave, 2018*

"Case Studies - Driving Concrete Piles in Florida Pinnacle Limestone." *Author, ASTM StressWave, 2018*

"Evaluation of Existing Deep Foundation Performance Using the FDOT Database to Improve Current Design Methodologies." *Contributor, FDOT 2005.*

"National Cooperative Highway Research Program Report 507: Load and Resistance Factor Design (LRFD) for Deep Foundations." *Contributor, TRB, 2004.*

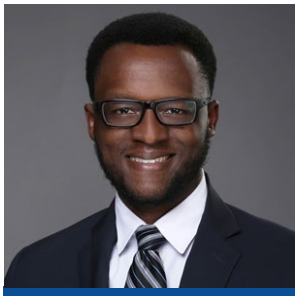
4 other ASCE, ARMA, and Rock Mechanics publications, 2018

Thai Nguyen has extensive knowledge in geotechnical engineering, specifically involving foundation systems for tunnels, bridges, buildings, dams, and other structures. Mr. Nguyen's technical experience in foundation testing includes Static Load Test (SLT), Dynamic Load Test (DLT), utilizing PDA, GPC, or EDC, Crosshole Sonic Logging (CSL), and Pile Integrity Tests (PIT). He is additionally skilled in engineering data management, soil structure interaction, earth retaining structures, slope stabilities, construction methodologies, ground improvement techniques, establishment and monitoring of geotechnical instrumentation, design of shallow and deep foundation systems, QA/QC during the installation of auger cast-displacement piles, drilled shafts, driven piles, and tie-down anchors, vibration monitoring programs, forensic engineering, and condition surveys for pre-and post-construction phases. He is often consulted by the State's Central office to support challenging projects due to his expertise during design and construction (CEI) and is an ideal partner for plan reviews.

I-395, I-95, SR836 RECONSTRUCTION, MIAMI-DADE COUNTY 2019 to current
CEI: The project initially started as a driven pile project. Mr. Nguyen was involved in 2019 in reviewing the DLT results of the driven piles in the preliminary phase. The Design-Built (DB) team decided that it was not feasible to drive piles to obtain the nominal bearing capacities and changed the design to 30-in and 36-in auger cast piles with depths typically 70 to 150 feet. Mr. Nguyen recently resumed reviewing the DB team's submittals on the following: auger cast pile length analyses, foundation certifications, drop hammer analyses, bi-directional load tests, and thermal integrity tests.

NORRIS CUT TUNNEL, FORCE MAIN MATERIALS TESTING, MIAMI, FL, MIAMI-DADE COUNTY, WATER AND SEWER DEPARTMENT 2009 to 2012
CMT: Senior Geotechnical Engineer for soil mix design and deep soil mixing execution, which is required to construct the tunnel boring machine exit pit at Fisher Island. Tasks for this phase of work include specialty geotechnical engineering and field services including soil-cement coring, laboratory testing, and other services including construction quality control, Robertson camera, and in-situ permeability testing.

GEOTECHNICAL EXPLORATION AND ENGINEERING DESIGN AND ANALYSIS, VARIOUS CLIENTS, STATEWIDE, FL, FDOT DISTRICTS 1 AND 7 2008 to Present.
Project Engineer responsible for subsurface exploration, data analyses, slope stability evaluations, geotechnical calculations for sheet piles, axial and lateral bearing estimates for driven piles, drilled shafts, or auger-cast piles, and embankment settlement estimates for the following: SR 60 Multi-purpose Trail, Pinellas and Hillsborough Counties; SR-60 Reconstruction, Hillsborough County; Keystone Road Widening, Pinellas County; Sunset Hills Elementary School Depression, Pinellas County School Administration; Fort Desoto Water Circulation Bridge, Pinellas County Board of County Commissioners; C.W. Bill Young Tampa Bay Reservoir, Tampa Bay Water, Hillsborough County; Parcel C, 14-story hotel at Miami Airport, Miami-Dade County; Veterans Affairs Land Acquisition, U.S. Department of Veterans Affairs, Leon County; I-75 over Luckett Road Bridge Widening and Related Structures, Lee County; Tara Boulevard Extension, Manatee County; Keystone Road Widening, Pinellas County; SR 21 Widening, Clay County; U.S. Route 41 Widening, Pasco County; Bridge Scour Evaluations, Various Counties. Force Main Pipe Reconstructions in the cities of Lakeland and Madeira Beach.



YVES-STANLEY DELMAS, PE

SENIOR GEOTECHNICAL ENGINEER

EDUCATION:
Florida Atlantic Univ.
Bachelor of Science Civil Engineering 2010

REGISTRATIONS:
FL PE #80352
IL PE# 062-071169
PA PE# 089151

EXPERIENCE: 15 YRS.

YRS AT H2R: 8

CERTIFICATIONS:
TIN D45297785

PAPERS WRITTEN:
D. Rancman, T. Nguyen, D. Hart, Y.S. Delmas. "Pile Group Effects and Soil Dilatancy at the Fort Lauderdale International Airport, Proceedings of the 2018 International Foundations Congress and Equipment Exposition (FCEE), Orlando, FL

Mr. Delmas is responsible for the geotechnical design of civil projects, and the coordination of construction-phase services and inspections. Mr. Delmas's design and knowledge of both geotechnical and conventional testing field services result in a skill set that combines his knowledge of design intent and the importance of collecting quality field data. He is experienced in geotechnical construction projects where mixed designs and in-situ testing are critical to the project's success. In addition, he has significant laboratory experience. He has logged drilled rigs in several states and is very familiar with Florida geology. Mr. Delmas is highly experienced in both deep foundation quality assurance as well as design, including ACIP pilings, driven pilings, and drilled shafts (including non-redundant)

Henry E. Kinney Tunnel Rehabilitation and Tunnel Top Plaza, Florida Department of Transportation (FDOT), District 4, Broward County & City of Fort Lauderdale, FL 2017 – Present Senior Geotechnical Engineer and Geotechnical Engineer of Record responsible for evaluating the impact of the proposed plaza at the north portal of the Henry Kinney Tunnel using finite element analyses. Mr. Delmas is also responsible for overseeing all aspects of the geotechnical exploration programs and geotechnical analyses for different foundation systems throughout the corridor approaching the tunnel. This project is set to revitalize various aspects of the Henry E. Kinney Tunnel, including its structural, mechanical, electrical, architectural, and safety features. Additionally, the project involves milling and resurfacing of SR 5/ US-1 from Rio Vista Boulevard to just south of the Tunnel. It also includes the installation of Intelligent Transportation Systems (ITS) along SR 5/ US-1. A notable enhancement is the extension of the tunnel's top to create a pedestrian plaza, which will be equipped with new fountains, seating, brick pavers, artificial turf, and landscaping. Furthermore, the project encompasses the reconstruction of the Las Olas Boulevard intersection at SE 6th Avenue.

Tamiami Trail 2.6-Mile Bridge, Florida Department of Transportation (FDOT), District 6, Miami-Dade County, FL 2017 – 2020 Senior Geotechnical Engineer was responsible for providing geotechnical support to the CEI team. Responsibilities included oversight of the team performing dynamic pile testing and reviewing all geotechnical documents submitted by the design-build team to identify discrepancies and ensure that the foundations were constructed according to the design plans and the Florida Department of Transportation's specifications. As part of the Comprehensive Everglades Restoration Plan (CERP), The Florida Department of Transportation and the National Park Service replaced a portion of the Tamiami Trail Road/U.S. Highway 41 with a new 2.6-mile-long bridge.

Pembroke Road Expansion and Miramar Parkway Extension, Cities Of Miramar And Pembroke Pines, Broward County, FL 2022 To Present: Mr. Delmas was responsible for providing geotechnical for every aspect of this project, which includes roadway, Drilled shaft for mast arms, and auger cast piles for a noise wall. This comprehensive project his project entails the expansion of Pembroke Road from SW 160th Ave to US-27, transforming it from a 2-lane road to a 4-lane divided highway with enhancements like medians, landscaping, lighting, and bike lanes. It also includes the extension of Miramar Parkway from SW 192nd Terrace to Pembroke Road as a new 2-lane divided road, mirroring Pembroke Road's upgrades. These developments aim to improve traffic flow and pedestrian safety, and the project encompasses comprehensive design elements such as noise walls, traffic signal updates, and efficient drainage systems, ensuring a modern and sustainable infrastructure upgrade for the City of Miramar.

Paul Engle, PSM

Survey Manager, FL # LS5708

paul.engle@inframap.net | O: 561 586-0790 | D: 561 818-8770



YEARS OF EXPERIENCE
30+ years

YEARS WITH INFRAMAP
1+

PROFESSIONAL LICENSES
Professional Surveyor & Mapper, FL #LS5708
First licensed 1992

Virginia Licensed Surveyor #0403003704
First licensed 2025

RELEVANT COURSWORK
Survey I, Survey II, Survey II, Roads and Highways, Legal Descriptions and Legal Concepts

ABOUT

Mr. Engle is a Florida licensed professional surveyor with more than three decades of experience in land surveying, general civil engineering, utility engineering, and project management. As a previous owner of two professional survey firms, Paul has overseen numerous projects including large route surveys for engineering design purposes, construction surveys for multiple multi-million-dollar facilities, boundary surveys, topographic surveys, ALTA/ACSM surveys, specific-purpose surveys, hydrographic surveys, layout and as-built utilities, and various other survey projects. He is proficient with AutoCAD Civil3D and managing/processing data.

RELEVANT EXPERIENCE

Town of Surfside OH-UG Conversion WR 4269737 Project; Surfside, Florida
Professional Survey Manager: As subconsultant to Kimley-Horn, InfraMap provided QLB utility designating and completed 30 QLA test holes (out of 150 contracted) in support of phase I the utility undergrounding project for the Town of Surfside, Florida. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review, judgement, and oversight for this project. Final deliverables (to date) were provided to the client on time and within budget. Phase I Dates: 7/2024 – 9/2024. Phases II & III TBD. Phase I Value: $34,255, Phases II & III Value: $68,000 ea.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida Professional Survey Manager: As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882.

Victoria Park Stormwater Project Phase I; Ft. Lauderdale, Florida
Professional Survey Manager: As subconsultant to Hazen and Sawyer, InfraMap performed QLB utility designation and completed 60 QLA test in the neighborhoods Progresso Village, Victoria Park, and the SE Isles. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Phase I Dates: 8/2024 – 10/2024. Phase II planned for 2025. Phase I Value: $54,271. Phase II Value TBD

City of Delray Beach Areas 5 & 10 Reclaimed Water Project.; Delray Beach, Florida Professional Survey Manager: As subconsultant to Baxter & Woodman, InfraMap provided QLB utility designating and targeting, and completed 25 QLA test for the reclaimed water line design in areas 5 and 10. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Date: 10/2024. Value: $35,900. Dates: 5/2024 – 6/2024, 10/2024.

ANDRES GARCIA

Project Manager, Senior Utility Location Manager

agarcia@inframap.net | O: 561 586-0790 | C: 561 315-5714



YEARS OF EXPERIENCE
26+ years

EDUCATION
AS - Palm Beach State College, Palm Beach, FL

PROFESSIONAL CERTIFICATIONS
Certified Utility Location Manager

Certified Technical Locator & Instructor

ATSSA, Traffic Control Supervisor Certification

Confined Space Entry Training Program

FUCC Utility Coordination/ CSX Roadway Worker Protection Annual Certification

PROFESSIONAL AFFILIATIONS
ASCE UESI – Broward County Chapter – Board Secretary

ABOUT

Mr. Garcia is SUE Project Manager for InfraMap's Miami Gardens and West Palm Beach locations. He is proficient in managing all SUE quality levels and is highly familiar with the ASCE Standards 38.02 and 38.22. As SUE Project Manager, Andres' duties include but are not limited to client communication, project estimation, schedule management, obtaining utility records and ROW permits, coordinating MOT/traffic control, supervising field crews, collecting field data, and assuring QA/QC of the field work to comply with clients' standards for all deliverables. Mr. Garcia is an accomplished survey party chief with experience in Total Station survey and data collector knowledge (electronic field book, TDS functions, and three wire bench runs and GPS/RTK on several designating and utility locating projects). Mr. Garcia has completed SUE projects in Florida, Georgia, Virginia, South Carolina and Alabama.

RELEVANT EXPERIENCE

Design of the Southport 24' FM to Glades Booster PS; City of Port St. Lucie, Florida
SUE Project Manager: As subconsultant to Kimley-Horn, InfraMap performed SUE services in support of planned improvements for a new 24" force main to divert up to 4 million gallons per day from the Southport Booster Pump Station to the Glades Wastewater Booster Pump Station. Mr. Garica oversaw the QLB designation of 72,000LF and the completion of 45 QLA test holes. All data was collected and processed according to ASCE 38 standard. Final deliverables (to date) were provided to the client on time and within budget. Dates: 5/2022 -3/2023. Value $116,978. Contact: Tom Jensen, PE; Tom.Jensen@kinley-horn.com; 561.840.0843.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida
SUE Project Manager: As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882. Contact: Joan Fernandez, PE, IAM; joan.femandez@arcadis.com; Phone No.: 954.882.9566.

Palm Beach Lakes Service Road Subsurface Utility Engineering Services; West Palm Beach, Florida SUE Project Manager: As subconsultant to McMahon & Associates, InfraMap performed SUE services in support of phase one of a planned inter-connection of Canal to Australian Ave. Mr. Garcia oversaw QLB utility targeting and the completion of 61 QLA test holes. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882. Contact: Trent Ebersole, PE; tebersole@mcmahonassociates.com; Phone No.: 561-840-8650

Victoria Park Stormwater Project Phase I; Ft. Lauderdale, Florida
SUE Project Manager: As subconsultant to Hazen and Sawyer, InfraMap performed QLB utility designation and completed 60 QLA test in the neighborhoods Progresso Village, Victoria Park, and SE Isles under the supervision of Mr. Garcia. All data was collected and processed according to ASCE 38 standard. Final deliverables were provided to the client on time and within budget. Phase I Dates: 8/2024 – 10/2024. Phase II planned for 2025. Phase I Value: $54,271. Phase II Value TBD. Contact: Andres E. Rivera, ENA SP; ARivera@hazenandsawyer.com; Phone No.: 973.563.8690.

Larry M. Smith, P.E.
Principal Electrical Engineer

Smith Engineering Consultants, Inc.

Fort Lauderdale, Florida
(954) 590-0488
(561) 818-3600
Larry@SmithEngineeringConsultants.com

Professional Profile

Larry has over 35 years of experience as an electrical engineer in the areas of electric utilities, water and wastewater utilities, solid waste, water control structures and pump stations, airport electrical systems, architectural projects, telecommunications, roadway, sports field, and specialty lighting. He demonstrates skills in engineering and design, project management, client relations, and staff administration.

Software Skills

AutoCAD, MicroStation AGI32 and Microsoft Office

Education

BS - Electrical Engineering, Florida Atlantic University, 1987

Post Graduate Research - Electrical Engineering (Telecommunications), Florida Atlantic University, 1987-1988

Licenses/Certifications

Florida P.E. No. 45997

Awards

Florida Engineering Society, Outstanding Service to the Profession 2010-2011

Florida Engineering Society, Engineer of the Year 2007 - 2008

Professional Societies

Florida Engineering Society, State President 2017-2018

American Society of Civil Engineers, Palm Beach Chapter

Years with SEC:

25

Years of Experience:

37

Percent Availability:

35%

Project Experience

City of West Palm Beach Water Treatment Plant Generator - Smith Engineering Consultants designed the power, control, and instrumentation systems for a new 2,000 kW, 4,160 volt generator installation at the City's existing Water Treatment Plant. SEC designed the electrical systems, including three new automatic transfer switches, for the relocation of the existing 1,000 kW generator to the City's public works complex. Control and Instrumentation systems were integrated with the existing paralleling switchgear at the water treatment plant.

City of Miami Beach Stormwater Pump Stations– Electrical design for six (6) new stormwater pump stations within the City of Miami Beach at 6th, 10th, and 14th Streets. Each of these pump stations consisted of two (2), 60 horsepower, electric motor operated pumps. A portable generator receptacle was designed to provide backup power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors.

Town of Palm Beach, D-9 & D-10 Stormwater Pump Stations– Electrical and mechanical design for two (2) stormwater pump stations within the Town of Palm Beach. These pump stations consisted of submersible, electric motor operated pumps. A backup diesel generator was designed at each pump station to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed to provide for automation, and remote control and status monitoring, for the pump stations.

Town of Palm Beach, D-6 & D-7 Stormwater Pump Stations– Electrical and mechanical design for two (2) stormwater pump stations within the Town of Palm Beach. These pump stations consisted of submersible, electric motor operated pumps. A backup diesel generator was designed at each pump station to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed to provide for automation, and remote control and status monitoring, for the pump stations.

Northern Palm Beach County Improvement District, PGA Central Pump Station: Electrical and mechanical design for the refurbishment of an existing stormwater pump station. This pump station consisted of three (3) diesel operated pumps that were replaced with new electric motor operated pumps. A backup diesel generator was designed to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. Mechanical design included the ventilation of the main electrical room, and plumbing. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed in accordance with District standards. Prior to design we evaluated the electrical and mechanical systems, including alternatives for refurbishment, prepared cost estimates for the alternatives, and assisted in the preparation of a written report for the District.

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS

4341 S.W. 62nd Avenue, Davie, Florida 33314
T: (954) 585-0997 • F: (954) 585-3927 • www.stonersurveyors.com

James D. Stoner, P.S.M.
President

Professional Profile



Mr. Stoner is a second generation Land Surveyor, with over forty years of surveying experience in South Florida. He began his surveying career at Williams, Hatfield, & Stoner, Inc. working from the bottom as a Rodman, all the way up to Vice President of the Surveying Department.

Mr. Stoner founded Stoner & Associates, Inc. in 1988, based on the philosophy that attention to detail and quality work would create a successful firm. He manages all aspects of the firm's growth and development.

Mr. Stoner has supervised both small and large scale surveying projects. His firm has successfully completed numerous roadway and other various projects, while working directly with the clients and consultants.

Education

Associates of Science in Land Surveying
Palm Beach Community College in 1979

Professional Registrations

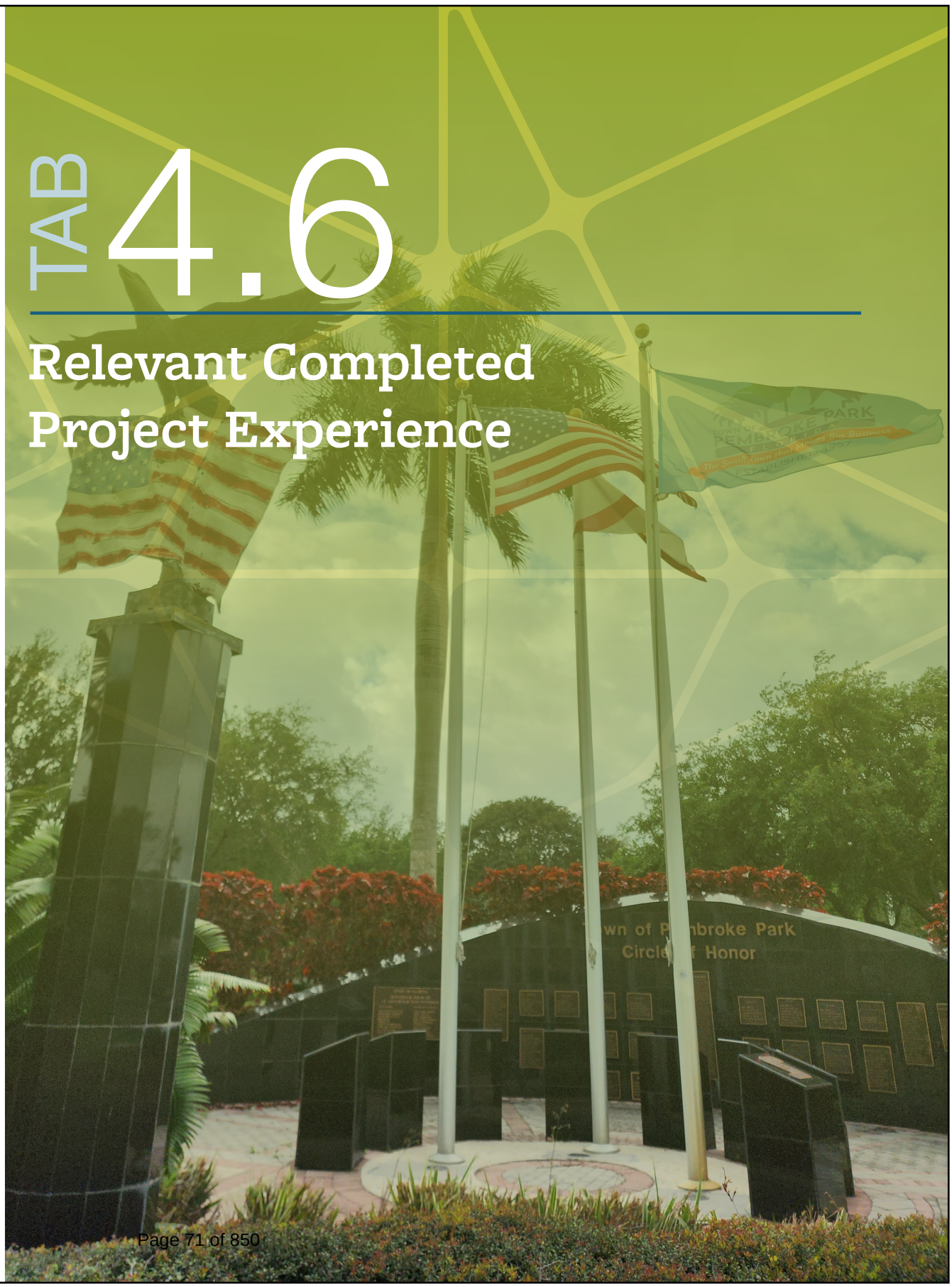
State of Florida Professional Surveyor and Mapper
License Number LS4039

Professional Affiliations

Florida Surveying and Mapping Society
Florida Surveying and Mapping Society – Broward Chapter
American Congress on Surveying and Mapping
Leadership Broward

TAB 4.6

Relevant Completed Project Experience



4.6 Relevant Completed Project Experience

Kimley-Horn has a distinguished history of successfully completing projects. Our success is due to a combination of effective project management, strong technical expertise, and a steadfast quality control program. The following are representative projects performed during the last 5 years similar to the engineering services required by the Town of Pembroke Park.

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

Discipline Categories Kimley-Horn is Submitting Our Qualifications for:

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines being sought through this RFQ except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

For ease of reference, Kimley-Horn's Relevant Completed Projects Included on the following pages include numbered icons which correspond to the categories listed on **Form 6.4 - Designation of Qualified Discipline Form which is included in Section 4.9 Required Forms and Acknowledgements.**

The following Legend provides an overview of which icons correspond to which discipline categories.

Legend	
2	CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES
3	TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING
4	LANDSCAPE ARCHITECTURAL SERVICES
5	ENVIRONMENTAL ENGINEERING SERVICES
6	PLANNING AND COMMUNITY DEVELOPMENT
7	SURVEYING AND MAPPING
8	DRAINAGE AND STORMWATER
9	BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
11	PROJECT MANAGEMENT

Town of Miami Lakes Civil Engineering and Related Services, Town of Miami Lakes, FL

Specific Projects under this Contract:

Description of Work :

8

Stormwater Master Plan Update #3: Kimley-Horn is currently providing all aspects of engineering assistance to the Town of Miami Lakes. When Miami Lakes was incorporated in 2000, they obtained the responsibility and ownership of the roadway and drainage infrastructure within the Town limits. To develop Miami Lakes' own stormwater utility, Kimley-Horn prepared a stormwater master plan that outlined the deficiencies of their current stormwater system. The recommendations from this assessment included a prioritization of the improvements along with a five-year capital improvement program (CIP).

Additionally, we developed the stormwater utility fee methodology and established the range of rates for the utility to implement improvements. A critical part of the planning efforts was to assist the Town in joining the National Flood Insurance Program (NFIP). Joining the NFIP is required for the community to obtain federally funded flood insurance and be part of the Community Rating System (CRS) to help reduce insurance rates for the community. Kimley-Horn was successful in helping the Town obtain an unprecedented CRS rating of 6 for a newly incorporated municipality.

Kimley-Horn has completed three updates to the Town's original stormwater master plan. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

Client Name: Town of Miami Lakes

Contact: Omar Santoz Baez, PE I Director of Public Works I 305.364.6100 x 1182 I santoso@miamilakes-fl.gov

Address: 6601 Main Street, Miami Lakes, Florida 33014

Start Date: 2018

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE; Adrian Dabkowski, PE; Erin Emmons, GISP
- **Project Engineers:** Tiffany Stanton , PE; Carlos Florian, PE; Stefano Viola, PE; Cory Dorman, PE, PTOE, IMSA II; Matt Brosman, PE; John McWilliams, PE
- **Project Analysts:** Josue Ramos, EI

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan Update #3: **No construction cost associated with this project**
- Design Services for Safe Routes to School for Bob Graham Education Center: $306,086.07 / $306,086.07
- Drainage GIS Data Conversion **No construction cost associated with this project**
- Royal Oaks Drainage Improvements: $1,614,096 / $1,500,380
- Park-and-Ride Facility Traffic Assessment: **No construction cost associated with this project**

Consultant Cost:

- Stormwater Master Plan Update #3: $60,345
- Design Services for Safe Routes to School for Bob
- Graham Education Center: $55,990
- Drainage GIS Data Conversion: $15,941
- Royal Oaks Drainage Improvements: $66,000
- Park-and-Ride Facility Traffic Assessment: $62,396

Change Orders: None

Design Services for Safe Routes to School for Bob Graham Education Center: Kimley-Horn was selected to provide professional services for the design and preparation of construction documents for a safe routes to school project in Miami Lakes. In 2021, the Town received FDOT funding to design and construct the Safe Routes to School improvements for the Bob Graham Education Center.

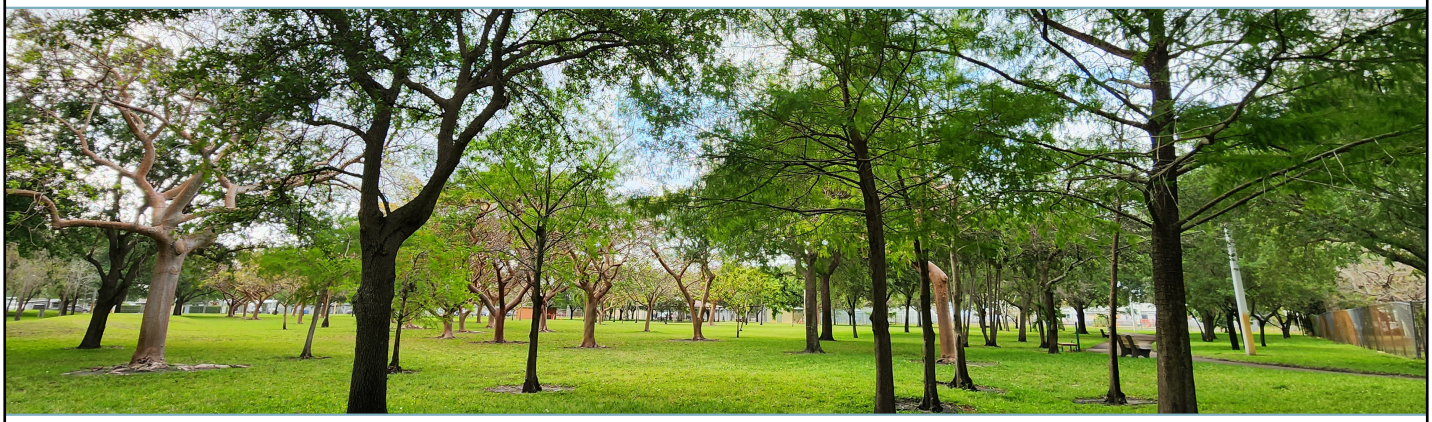
The improvements consist of widening the eastside school campus frontage sidewalk from six to eight feet, reconstruction and/or addition of new pedestrian connector ramps, addition of embedded detectable warning pads, installation of pedestrian railings around storm drains drop-offs, crosswalks pavement markings, and installation of pedestal poles with signal heads and pedestrian push buttons. The project limits area is NW 79th Avenue, from NW 167th Terrace to NW 155th Street; and NW 82nd Avenue at NW 162nd Street. The professional services associated with this project include design, permitting, bid document development, bidding assistance, and limited construction phase services.

Drainage GIS Data Conversion: Kimley-Horn assisted the Town with digitizing their existing utility CAD files and as-builts in a GIS format. The Town had requested the review and update of the existing system associated with the Town's Drainage System. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map series.

This project did not have a construction component, therefor there was not estimated construction cost nor contract award

Royal Oaks Drainage Improvements: Kimley-Horn successfully completed a drainage improvement project in the Town of Miami Lakes. Kimley-Horn prepared construction documents, performed a drainage analysis, handled permitting, assisted with bidding, and provided support throughout construction and project closeout. The project spanned a 4.8-acre residential neighborhood and involved the installation of 1,614 linear feet of exfiltration trench, all within the town's right of way. This project presented unique challenges due to the low elevations and poor soil conditions in the area. The design aims to connect this project to the surrounding neighborhoods in the future via a mainline that will discharge into a nearby canal. The project was constructed in mid-2024

Park-and-Ride Facility Traffic Assessment: The Town is proposing to develop a park-and-ride transit facility that will be located on NW 77th Avenue south of NW 154th Street within the Town of Miami Lakes. Kimley-Horn is providing professional engineering services for a traffic assessment to analyze the potential benefit to vehicular traffic flow that is anticipated by the proposed park-and-ride transit facility. As part of this assessment, Kimley-Horn is assessing the potential Miami-Dade County Department of Transportation and Public Works (DTPW) transit route benefit and single-occupant vehicle traffic reduction from the park-and-ride facility. A conceptual design of the park-and-ride transit facility with the NE 77th Avenue realignment is also being prepared based on the evaluation of existing DTPW transit and Town of Miami Lakes Moover routes.



Town of Southwest Ranches Continuing Contract for Professional Engineering Services, Town of Southwest Ranches, FL

Specific Projects under this Contract:

Description of Work :

Stormwater Master Plan:
Kimley-Horn provided stormwater master planning services for the Town of Southwest Ranches–a rural, inland Broward County community known for its equestrian prominence. The stormwater master plan required extensive research of the town's roadways, utilities, and drainage patterns to understand the condition of the infrastructure and stormwater management needs. As part of the stormwater master plan, Kimley-Horn assisted the Town in developing a 10-year capital improvement plan that prioritized improvements based on flood management needs and associated costs. Kimley-Horn analyzed the local drainage district water control plans and assessed the existing conditions of the baseline stormwater systems and parameters. Kimley-Horn then developed quantifiable metrics and key performance indicators, identified proposed stormwater sites and/or projects, and confirmed performance against LOS standards.



Transportation Surface and Drainage Ongoing Rehabilitation: The Town of Southwest Ranches is in the process of resurfacing local town roadways. Kimley-Horn was retained by the Town of Southwest Ranches to provide professional civil engineering services and limited construction phase services associated with the construction of the 2020 Transportation Surface and Drainage Ongoing Rehabilitation (TSDOR) Project. The Town of Southwest Ranches is proposing roadway resurfacing and striping on approximately 3.01 centerline miles of local Town roadways. The proposed improvements include milling and resurfacing, roadway reconstruction, curbing, roadway striping and signage, and swale regrading. Kimley-Horn's scope included engineering and design services for the preparation of the construction plans, which consisted of engineering drawings depicting milling and resurfacing; roadway reconstruction; curbing; roadway striping and signage; and swale regrading. Kimley-Horn also attended a public workshop with the Town residents to review the scope of the TSDOR improvements, which included prep work of preparing project materials for the workshop. Kimley-Horn also prepared and submitted construction plans to Broward County Traffic Engineering Division (BCTED).

Client Name: Town of Southwest Ranches

Contact: Rod Ley, PE, LEED AP I Public Works Director/Town Engineer I 954.343.7444 I rley@southwestranches.org

Address: 13400 Griffin Road, Southwest Ranches, FL 33330

Start Date: 2021

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE; Sebastian Vittorino, PE
- **Project Engineers:** Tiffany Stanton, PE; Matt Brosman, PE
- **Project Analysts:** Josue Ramos, EI; Gisselle Gutierrez-Zuniga, EI; Casey Cruzpino, EI, UAG
- **Environmental Scientist:** Tori Bacheler, PWS

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan: **No construction cost associated with this project**
- Transportation Surface and Drainage Ongoing Rehabilitation: $1,238,375 / $880,091
- Town Hall Parking Lot: $212,170 / $233,369

Consultant Cost:

- Stormwater Master Plan: $220,000
- Transportation Surface and Drainage Ongoing Rehabilitation: $57,945
- Country Estates Drainage Improvements: $45,635
- Green Meadows Drainage Improvements: $68,205
- Town Hall Parking Lot: $14,535
- Transportation Surface and Drainage Ongoing Rehabilitation Project, Sunshine Ranches: $51,350

Change Orders:

Transportation Surface and Drainage Ongoing Rehabilitation

- Amended to include an asphalt pavement surface evaluation memorandum

Town Hall Parking Lot: The Town was looking to repair and replace the existing Town Hall parking lot. Improvements included addressing ponding, replacement of curbing, adding flumes, drainage structures and associated piping and connecting roof drain downspouts to the drainage system

Village of Palmetto Bay General Civil Engineering, Village of Palmetto Bay, FL

Specific Projects under this Contract:

Description of Work :

Tormwater Master Plan: The stormwater master plan required extensive research of the community's roadways, utilities, and drainage patterns to understand the condition of the infrastructure and stormwater management needs. As part of the stormwater master plan, Kimley-Horn assisted the Village in developing a capital improvement program to prioritize improvements based on flood management needs and associated costs. In addition, Kimley-Horn helped the Village evaluate properties throughout the Village and developed associated utility rates to generate a dedicated revenue stream for the Village improvements.

Sub-Basin 43 Drainage Improvements: Kimley-Horn is providing professional engineering services for the design and permitting of a drainage system for the neighborhoods located within the Village's Sub-Basin 43. Improvements consist of underground piping, exfiltration trench for storm attenuation and stormwater treatment, connection to an existing outfall, roadway resurfacing, and new pavement marking. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications.

Kimley-Horn's team is also assisting the Village of Palmetto Bay with a grant application for the paving, grading, and draining improvements in sub-basin 43. The firm is providing supporting documentation for the grant application that is seeking funding from the Florida Department of Emergency Management (FDEM). The firm will use previously prepared hydrologic and hydraulic analyses to prepare the data necessary for the application. Additional services for this project include calculations and roadway analysis.

Client Name: Village of Palmetto Bay

Contact: Dionisio Torres I Public Services Director I 305.969.5011 I dtorres@palmettobay-fl.gov

Address: 9495 SW 180th Street, Palmetto Bay, FL 33157

Start Date: 2022

End Date: Ongoing

Team Members:

- **Project Managers:** George Puig, PLA, ASLA; Tiffany Stanton, PE; Stefano Viola, PE; Matt Brosman, PE; Gary Ratay, PE; Sarah Johnson, CE
- **Project Engineers:** Cory Dorman, PE, PTOE, IMSA II; Maggie Giraldo, PE; Matt Brosman, PE
- **Project Analysts:** Josue Ramos, EI; Casey Cruzpino, EI, UAG
- **Surveying:** Stoner & Associates, Inc

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan: **No construction cost associated with this project**
- Sub-Basin 43 Drainage Improvements: $2,569,300 / Not Constructed Yet
- Veterans Park: $10,000,000 / $180,000

Consultant Cost:

- Stormwater Master Plan: $170,000
- Sub-Basin 43 Drainage Improvements: $105,981
- Veterans Park: $292,000
- Sub-Basin 12 Drainage Improvements: $102,295
- SW 148 Streetscape: $130,735
- Sub-Basin 61 Drainage Improvements: $56,328

Change Orders:

Transportation Surface and Drainage Ongoing Rehabilitation

- Amended to include an asphalt pavement surface evaluation memorandum

Veterans Park: Kimley-Horn provided park design services for Veterans Park, located on a 3.09-acre site at the northeast corner of SW 164th street and SW 93rd Avenue in the Village of Palmetto Bay. Park program elements include pathways, park accent lighting, water features, traffic calming measures, monuments, parking, interactive kiosks, native vegetation, and sitting areas with benches.

Town of Cutler Bay Public Works Department Professional Services, Town of Cutler Bay, FL

Specific Projects under this Contract:

Description of Work :

5 **Wetland Bird Sanctuary:** Kimley-Horn is providing professional services associated with the Wetlands Bird Sanctuary Improvements. The Town is looking to provide improvements to the existing 54-acre parcel owned by SFWMD. The property is undeveloped, and the Town's intent would be to restore the site to create a bird sanctuary. Kimley-Horn is working with Town staff to prepare construction documents to implement the previously prepared habitat restoration. Our services include design, public involvement, permitting, bid document development, bidding assistance, and construction phase services.

11 **NPDES Annual Report:** Kimley-Horn provided professional consulting services to the Town to prepare the annual report on the Town's compliance with the requirements of Florida Department of Environmental Protection to discharge stormwater from the Municipal Separate Storm Sewer System located within Miami-Dade County.

11 **CRS Reporting:** Kimley-Horn provided professional consulting services to assist the Town in preparing the annual report on the Town's compliance with the requirements of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS).

Client Name: Town of Cutler Bay

Contact: Rafael Casals I Town Manager | 305.234.4262 I rcasals@cutlerbay-fl.gov

Address: 10720 Caribbean Boulevard, Suite 105, Cutler Bay, FL 33189

Start Date: 2008

End Date: Ongoing

Team Members:

- **Project Managers:** Tiffany Stanton, PE
- **Project Engineers:** Stefano Viola, PE; Matt Brosman, PE
- **Project Analysts:** Tori Bacheler, PWS
- **Surveying:** Stoner & Associates, Inc

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Wetland Bird Sanctuary: **Project is still in design with no construction estimate nor contract award to date**
- NPDES Reporting: **No construction cost associated with this project**
- CRS Reporting: **No construction cost associated with this project**

Consultant Cost:

- Wetland Bird Sanctuary: $132,160
- NPDES Reporting: $7,500
- CRS Reporting: $9,500

Change Orders: None

City of Aventura Continuing Professional Services, City of Aventura, FL

Specific Projects under this Contract:

Description of Work:



Mobility Plan: The City desires to perform a multimodal planning analysis of the transportation network within the area of Uptown Aventura to assess the adequacy of the current transportation network for future development conditions. The study will consist of an inventory and analysis of the existing multimodal transportation network, the projection of future network modifications and traffic volume changes, an evaluation of future transportation network conditions, and the identification of future improvements within the study area.



Waterways Dog Park: Kimley-Horn is preparing construction documents for a pre-engineered unisex restroom building within the Waterways Dog Park. The intent is for the restroom facility to mimic/match the unisex restroom facility recently completed at Peace Park.



Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.

Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.



Stormwater 20-Year Needs: Kimley-Horn provided professional engineering services to help the City prepare and submit a 20-year needs analysis for their stormwater management system to the state of Florida. Kimley-Horn met with State regulators responsible for the administration of the program and reviewed the City's existing master plans and capital improvements programs for stormwater projects to incorporate in the needs analysis.



NE 29th Place Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of the existing drainage infrastructure along NE 29th Place, approximately 850 linear feet. The project also included improvements to the existing medians and erosion and sediment control

Client Name: City of Aventura

Contact: Jake Ozyman I Public Works and Transportation Director | 305.466.8970 I jozyman@cityofaventura.com

Address: 19200 W Country Club Drive, Aventura, FL 33180

Start Date: 2019

End Date: Ongoing

Team Members:

- **Project Managers:** Maggie Giraldo, PE
- **Project Engineers:** Stefano Viola, PE; Carlos Florian, PE; Jaime Ghitelman, PE; John McWilliams, PE; Tiffany Stanton, PE
- **Gis Specialist:** Erin Emmons, GISP
- **Landscape Arcnitect:** Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Mobility Plan: **No construction cost associated with this project**
- Waterways Dog Park: $489,769 / $419,145.25
- Founders Park and Pickleball Court: $1,252,681 / $1,308,748
- Stormwater 20-Year Needs: **No construction cost associated with this project**
- NE 29th Place Drainage Improvements: NA/$246,801.50

Consultant Cost:

- Mobility Plan: $75,000
- Waterways Dog Park: $40,349
- Founders Park and Pickleball Court: $71,354
- Stormwater 20-Year Needs: $18,586
- NE 29th Place Drainage Improvements: $29,609
- CRS Reporting: $9,500

Change Orders: None

Waterways Dog Park

- Amendments to include a relocation of the proposed restroom building, additional sire plan iterations and the addition of a private lift station, and the preparation of one-color site plan rendering.
- Founders Park and Pickleball Court
- Amendments to include additional design services due to three additional site plan iterations

measures. Kimley-Horn consulted and advised the City for the proposed improvements during the bidding process. As the engineer of record, Kimley-Horn provided construction phase services to assist the City in providing plan clarifications as well as responding to RFIs during the construction phase of the project.

South Oslo Road Water Plant Floridan Well Rehabilitation and Construction of Well #7, Indian River County, FL

Client Name: Indian River County

Contact: Harrison D. Youngblood, PE I Utilities Engineer II
772.226.4343

Address: 1801 27th Street, Vero Beach, FL 32960

Start Date: 2015

End Date: 2020

Team Members:

- **Project Managers:** Mark Miller, PE
- **Project Engineers:** Nick Black, PE
- **Gis Specialist:** Erin Emmons, GISP
- **Landscape Arcnitect:** Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:
$2,600,000 / $2,500,000

Consultant Cost:

- $189,625

Change Orders: None

Description of Work:

Indian River County Utilities (IRCU) owns and operates six Floridan supply wells which are the raw water supply and source water for the South Oslo Road water treatment facility. These wells are the lifeblood of the treatment facilities and maintaining efficient operation of these wellfields is critical to the sustainability of the water system. An evaluation of the wellfield performance was conducted in November 2013 that determined rehabilitation of several wells is necessary to restore capacity and reliability to the water treatment plant. In addition, the planned and permitted well #7 will be constructed concurrently with the rehabilitation work to provide long-term sustainability of the raw water supply to the South plant. The project consisted of the following key improvements: Well rehabilitation of four wells; Well #7 installation including drilling and wellhead; Raw watermain construction to connect well #7 to plant raw water system; SCADA system improvements to include well #7 and fiber optic communication with wells. Tasks included: Task 1 - Review of well #7 documents; Task 2 - Design of fiber optic communications; Task 3 - Preparation of well rehabilitation documents and bidding phase services; Task 4 - Construction phase services for well #7, well rehabilitation, and raw water main; Task 5 – SCADA system integration Additional services included mechanical design of pumps or wellheads, preparation of wellfield operating plans, and permitting support.

Shores Estates Drainage Improvements Project, Miami Shores Village, FL

Description of Work:



Kimley-Horn is providing professional engineering services for the design and construction of a drainage collection system with water quality treatment measures for the residential neighborhood known as Shores Estates. Improvements consist of underground piping, a stormwater pump station, and an outfall connection to the adjacent canal system. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications. Design challenges include natural topography that causes parts of the neighborhood roads to have elevations three feet lower than the high areas. The roadways regularly experience king tide flooding due to the low-lying elevations of the area. The project was part of a FEMA Hazard Mitigation Grant due to the heavy flooding occurring in the area.

Client Name: Miami Shores Village

Contact: Frank Ruiz I Assistant Public Works Director I 305.795.2210 I RuizF@msvfl.gov

Address: 10050 NE Second Avenue Miami Shores, Florida 33138

Start Date: 2021

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE
- **Project Engineers:** Tiffany Stanton, PE
- **Project Analyst:** Josue Ramos, EI
- Environmental Scientist: Tori Bacheler, PWS
- Surveying: Stoner & Associates, Inc.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $1,061,955 / Not Yet Constructed

Consultant Cost:

- $225,000

Change Orders: None

Pines Village Water Main Improvements Phase II, Pembroke Pines, FL

Description of Work:



Kimley-Horn was selected by the City of Pembroke Pines to design a new distribution system to meet all water demands, provide system redundancy, improve operation and maintenance, and focus on minimizing project costs through accurate hydraulic modeling and efficient design. To implement these improvements, Kimley-Horn is providing a water demand analyst including water supply availability, peak flows, fire flow requirements, water service connection points, meter box locations, and hydraulic modeling for a proposed water distribution system. Kimley-Horn is also providing a wastewater system analysis required for septic to sewer conversion.

Client Name: Pembroke Pines

Contact: George Wrves I Assistant Utilities Director I 954.518.9045 I gwrves@ppines.com

Address: 10050 NE Second Avenue Miami Shores, Florida 33138

Start Date: 2020

End Date: Ongoing

Team Members:

- **Project Managers:** Gary Ratay, PE
- **Project Engineers:** Stefano Viola, PE; Matt Brosman, PE; Heather Ripley, PE
- **Project Analyst:** Josue Ramos, EI
- CEI: Luis Guerra
- GIS Specialist: Erin Emmons, GISP
- Surveying: Stoner & Associates, Inc.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $12,638,000 / $12,508,814

Consultant Cost:

- $972,246

Change Orders: None

Rehabilitation and Upgrade of Triplex Pumping Stations, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn developed plans and construction documents for the rehabilitation and upgrade of nine triplex wet well/dry pit pumping stations to improve system performance, increase system efficiency, and reduce system maintenance. The pumping stations identified are A-8, B-4, A-20, A-22, A-27, A-29, A-23, A-31, and B-11. The work included removal and replacement of mechanical, electrical, and ventilation equipment, replacement of pumps, pipes, valves, suction and discharge piping, wetwell/dry pit repairs and protective coatings, replacement and relocation of controls to above ground, and structural repairs. The professional services included evaluation of the current wastewater system flow patterns, pump station capacities, and pump station operations to develop rehabilitation requirements, providing site survey and geotechnical services for installation of the pump station improvements, evaluate force main capacity and connections for adjacent pipe replacement/upgrades, evaluate gravity sewer piping to adjacent upstream manholes for rehabilitation, evaluate pump station sites and available CITY right-of-way (ROW) for landscaping and/or architectural improvements and evaluate pump stations B-4 and B-11 for the installation of new generator systems. In addition to design services, permitting, contract document development, bidding assistance and limited construction phase services were provided for the installation of the pump station improvements.

Client Name: City of Fort Lauderdale, FL

Contact: Mark Roads, PE I Project Manager I 954.828.5859 I Mroads@fortlauderdale.gov

Address: 100 North Andrews Avenue, Fort Lauderdale, FL 33301

Start Date: 2022

End Date: 2024

Team Members:

- Project Manager: Gary Ratay, PE
- Project Engineers: Stefano Viola, PE; Jason Lee, PE; Jaime Ghitelman, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $9,000,000 / $8,700,000

Consultant Cost:

- $1,546,915.50

Change Orders: None

Pump Station C-1 & C-2 Replacement and P12412 Pump Station A-16 Upgrade, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn was retained to improve three existing wastewater pump stations in the City. The goal was to enhance system performance, increase efficiency, and reduce maintenance. The proposed improvements include replacing Wastewater Pump Station C-1 at Riverland Road and Okeechobee Lane, replacing Wastewater Pump Station C-2 at SW 37th Terrace and Fairfax Drive, and rehabilitating and upgrading Wastewater Pump Station A-16 at SE 4th Avenue and SE 11th Street.

Client Name: City of Fort Lauderdale, FL

Contact: Mark Roads, PE I Project Manager I 954.828.5859 I Mroads@fortlauderdale.gov

Address: 100 North Andrews Avenue, Fort Lauderdale, FL 33301

Start Date: 2019

End Date: 2022

Team Members:

- Project Manager: Gary Ratay, PE
- Project Engineers: Stefano Viola, PE; Jason Lee, PE; Jaime Ghitelman, PE
- SUE: InfraMap Corp.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $2,730,000 / $2,650,000

Consultant Cost:

- $230,632

Continuing Services Contract for Utilities and Infrastructure, City of Hollywood, FL

Description of Work:

Under the City of Hollywood's general engineering consultant contract, Kimley-Horn is providing services for water , sewer, reuse, and stormwater infrastructure projects. These services include projects for the potable water transmission and distribution system, wastewater collection system, reuse distribution system, and stormwater systems. Projects under this contract will include, but not be limited to, the following: evaluation, predesign, design, improvements, permitting, and upgrades for existing and/or proposed sewer lift stations, stormwater pump stations and structures, and pipelines associated with water, reuse, stormwater, and sewer networks. Services for these projects would include, but not be limited to: design, permitting, construction management and administration, and field services.

Client Name: City of Hollywood

Contact: Contact: Clece Aurelus I Engineering Support Services Manager I 954.921.3930 I caurelus@hollywoodfl.org

Address: 2600 Hollywood Blvd., Hollywood, FL 33020

Start Date: 2015

End Date: Ongoing

Team Members:

- Project Manager: Juan Jimenez, PE
- Project Engineer: Stefano Viola, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- Costs vary by project

Change Orders: None

Pembroke Road Expansion, City of Miramar, FL

Description of Work:



The Pembroke Road Expansion Project is a County Surtax funded project to be administered by the City of Miramar. The project includes providing a four-lane divided facility from US-27 to Dykes Road and to extend Miramar Parkway as a two-lane divide facility from its current terminus to intersect with the proposed extension of Pembroke Road. The project is currently being designed at one time as one project but will be divided into three separate sets of construction plans to allow for up to three separate bids.

Our services include:

- Horizontal Alignment Analysis
- Vertical Alignment Analysis
- Intersection Design
- Cross Section Design
- Traffic Control Plans
- Roadway Design and Plans
- Structure Design and Plans
- Signing and Pavement Marking Design and Plans
- Drainage Design and Plans
- Utility Coordination
- Landscape and Irrigation Design and Plans
- Lighting and Electrical Design and Plans
- Opinion of Probable Construction Cost
- Environmental Services and Permitting
- Public Outreach
- Bidding and Project Phasing Services
- Post Design Services

Client Name: City of Miramar

Contact: : Leah DeRiel, Assistant City Engineer I 954.602.3356| lderiel@miramarfl.gov

Address: 2300 Civic Center Place, Miramar, FL 33025

Start Date: 2022

End Date: Ongoing

Team Members:

- Project Manager: Eric Regueiro, PE
- Project Engineer: Brandon Kern, PE;
- Environmental Scientist: Tori Bacheler, PWS
- Geotechnical Engineering: H2R Corp

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $73 Million (Construction is Ongoing and the cost is TBD) / Kimley-Horn's contract with the City for design is $6 Million

Consultant Cost:

- $6 Million

Change Orders: Amended for alternate drainage design development and removal of Segment A postdesign services

Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave Projects, City of Miramar, FL

Description of Work:



Kimley-Horn provided professional engineering and landscape architecture services for this FDOT LAP funded project that involves roadway, landscape, irrigation , and lighting improvements on Miramar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.

Client Name: City of Miramar

Contact: : Salvador Zuniga I City Engineer I 954.602.3323 I sezuniga@miramarfl.gov

Address: 2300 Civic Center Place, Miramar, FL 33025

Start Date: 2016

End Date: 2021

Team Members:

- Project Manager: Stefano Viola, PE
- Project Engineer: Tiffany Stanton, PE
- Landscape Architect: Jonathan Haigh, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $1,297,729.32 / $1,327,608

Consultant Cost:

- $137,265

Change Orders: Amended to include additional limited post design services, design of electrical service to medians, and a public meeting presentation.

Downtown Mobility Hub Streetscape, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn provided landscape architecture design, planning, traffic engineering, civil engineering, permitting, and construction oversight services for the revitalization of the existing streetscape in Downtown Fort Lauderdale in the vicinity of the BCT Central Terminal and Brightline Station. The goal was to create a pedestrian-friendly environment by adding walk/bike lanes and creating separation between traffic and pedestrian spaces this included adjusting lane lengths and altering bus lanes. Kimley-Horn coordinated with various stakeholders (Broward County, Broward County Transit, Sun Trolley, Brightline Rail) and prepared workshop-style presentations for several streetscape options.

Client Name: City of Fort Lauderdale and the Fort Lauderdale Downtown Development Authority

Contact: : Elizabeth Van Zandt, MPA | Executive Vice President I 954.463.6574 | elizabeth@ddaftl.org

Address: 201 East Las Olas Boulevard, Suite 1150, Fort Lauderdale, FL 33301

Start Date: 2018

End Date: 2022

Team Members:

- Project Manager: Matt Gibson, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $2,100,000 / $2,050,000

Consultant Cost:

- $361,857

Change Orders: None

Complete Streets Initiative, Broward MPO, Broward County, FL

Description of Work:



Kimley-Horn's multidisciplinary team of technical experts and dedicated safe streets advocates assisted the Broward MPO to enhance and implement Complete Streets projects and programs. Kimley-Horn initially prepared the Complete Streets Master Plan in 2013, which defined a program of investment and identified specific projects through a unique analysis of identifying "project bundle areas" that will create a network of Complete Streets in areas of greatest need and social equity challenges. Kimley-Horn conducted Walking Audits and developed an updated Complete Streets Design Guidelines 2.0.

Client Name: Broward Metropolitan Planning Organization

Contact: Ricardo Gutierrez I Livability/Mobility Program Manager I 954.876.0044 I gutierrezr@browardmpo.org

Address: 115 South Andrews Avenue, Suite 329, Fort Lauderdale, FL 33301

Start Date: 2016

End Date: 2021

Team Members:

- Project Manager: Stewart Roberston, PE
- GIS Specialist: Erin Emmons

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $845,685

Change Orders: None

Districtwide Pedestrian and Bicycle Consultant, FDOT District Six, FL

Description of Work:



Kimley-Horn was selected to provide professional consulting services for the Florida Department of Transportation District #6 Bicycle and Pedestrian Program Support. The objective of the program is to promote conditions for safe and effective travel by foot and pedestrian issues both system wide and on a project-by-project basis, as well as coordinate these initiatives with Miami-Dade County Metropolitan Planning Organization's (MPO) Bicycle and Pedestrian Advisory Committee (BPAC).

Client Name: Florida Department of Transportation District #6

Contact: Ken Jeffries I Planning Project Manager I 305.470.5445 I ken.jeffries@dot.state.fl.us

Address: 1000 NW 111th Ave, Miami, FL 33172

Start Date: 2011

End Date: 2015

Team Members:

- Project Manager: John McWilliams, PE
- Project Engineer: Stewart Robertson, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $365,611

Change Orders: None

Parkland Parks and Recreation Master Plan, City of Parkland, FL

Description of Work:



Kimley-Horn provided specific professional services as a subconsultant to BerryDunn for the City of Parkland Parks and Recreation Master Plan. As part of these services, Kimley-Horn provided parks amenity asset inventory and classification for nine park facilities. Using data collected during the observation and inventory visits, Kimley-Horn produced exhibits and narratives for use as a component of the master plan document that also described proposed improvements and provided opinions as to the cost of those future improvements. Kimley-Horn also developed level of service (LOS) standards for the City, utilizing NRPA Park Metrics Program data to compare similar communities as well as GIS technology to clearly document location and attributes of park system assets.

Client Name: Berry, Dunn, McNeil and Parker, LLC and the City of Parkland

Contact: Charles Snow, CFE, PMP I Chief Operating Officer of Consulting Services | 207.541.2294 I csnow@berrydunn.com

Address: 6600 University Drive, Parkland, FL 33067

Start Date: 2019

End Date: 2020

Team Members:

- Project Manager: Jonathan Haigh, PLA , ASLA

Primary: BERRY, DUNN, MCNEIL AND PARKER, LLC

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $25,500

Change Orders: None

Welleby Park Expansion, City of Sunrise, FL

Description of Work:



As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park, located at NW 44th Street and Hiatus Road within the City. As part of the project, the City incorporated a former FPL-owned property located northwest of the developed park property. The existing building and outdoor storage yard were demolished, and the site was improved with park amenities as identified by a park master plan prepared by another consultant. The City identified a park program comprised of the following: additional parking, grading and drainage improvements, dog park facilities, a stand-alone restroom building, completing an off-street loop for the park trail system, playground area improvements, relocating a sand volleyball court, a new safety town play feature, 800-square-foot addition to the existing park community building as well as a reconfigured patio space, and a boardwalk at the lake's edge to replace portions of existing chain link fence. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public presentation meeting. Our team refined the concept design and prepared design plans, including paving, drainage, utility, and signing and marking plans.

Client Name: City of Sunrise

Contact: Earl Prizlee I Capital Projects Coordinator I 954.789.8705 I eprizlee@sunrisefl.gov

Address: 10770 W Oakland Park Blvd, Sunrise, FL 33351

Start Date: 2015

End Date: 2023

Team Members:

- Project Manager: Jonathan Haigh, PLA , ASLA
- Project Engineers: Stefano Viola, PE; Jeffrey Sallee, PE; Tiffany Stanton, PE; Tom Jensen, PE; Matt Fursetzer, PE
- Project Analyst: Josue Ramos, EI
- GIS Specialist: Erin Emmons, GISP
- Landscape Architect: Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $3,000,000 / $5,500,000 (Construction cost included additional services as well as change in contractor)

Consultant Cost:

- $720,300

Change Orders: Amended to include electrical and communication drawings for the security system and design development for a new splash pad feature with wet and dry deck and associated furnishings.

GIS Grant Feasibility Analysis, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn was contracted by the City to develop an interactive GIS application to help with performing a preliminary assessment of areas within the Fort Lauderdale . The work included research and gathering of GIS datasets that meet the various grant requirements and developing tools to identify project locations that could align with potential grant application requirements. The analysis helped to maximize funding opportunities for future planned projects that align with grant requirements. As well as identify grants and loan funding sought and considered from Federal, State, Municipal, or other non-governmental sources.

Client Name: City of Fort Lauderdale

Contact: Karen Warfel, Transportation Planning Manager | 954.828.3798 I kwarfel@fortlauderdale.gov

Address: 290 NE 3rd Avenue, Fort Lauderdale, FL 33301

Start Date: 2023

End Date: 2024

Team Members:

- Project Manager: Amber Crane

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $14,701

Change Orders: None

Interactive Capital Improvement Program (CIP) GIS Application, City of Miami, FL

Description of Work:





The City of Miami Transportation Office recognized that the existing geographic information systems (GIS) based reporting system used to document and update the City's Transportation Program could be enhanced to more efficiently serve the needs of the City for the uses required to properly maintain, display, or update the City's transportation projects. Kimley-Horn helped with the development of an internal, web-based GIS application that would improve quality and efficiency with maintaining, displaying, and updating the transportation projects within the City. Our services included interim software interface and application development, application installation and testing, draft user manual and training, and user manual finalization.

Client Name: City of Miami

Contact: Jose Perez, Capital Improvement Program Director I 305.416.1225 I jrperez@miamigov.com

Address: 3500 Pan American Drive, Miami, FL 33133

Start Date: 2013

End Date: 2016

Team Members:

- Project Manager: Erin Emmons, GISP

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $78,525

Change Orders: None

Public Works Permitting Reviews, City of Aventura, FL

Description of Work :

Kimley-Horn was selected by the City of Aventura to review development applications submitted for compliance with City Code and other applicable regulations. We have reviewed 24 applications to date.

Client Name: City of Aventura, FL

Contact: Jake Ozyman I Public Works and Transportation Director | 305.466.8970 I jozyman@cityofaventura.com

Address: 19200 W Country Club Drive, Aventura, FL 33180

Start Date: 2019

End Date: Ongoing

Team Members:

- Project Manager: Stefano Viola, PE
- Construction Inspection: Luis Guerra

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $131,426

Change Orders: None

Wilton Manors Development Review Committee Assistance, City of Wilton Manors, FL

Description of Work:

Under a continuing Professional Engineering and Consultant Services Agreement, Kimley-Horn was selected by the City of Wilton Manors to provide professional consultant services for the review of applications to the City for new development. To date, Kimley-Horn has reviewed 34 applications.

Client Name: City of Wilton Manors

Contact: Todd DeJesus, Capital Projects and Grant Administrator | 954.390.2105 I tdejesus@wiltonmanors.com

Address: 2020 Wilton Drive, Wilton Manors, FL 33305

Start Date: 2021

End Date: Ongoing

Team Members:

- Project Manager: Stefano Viola, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

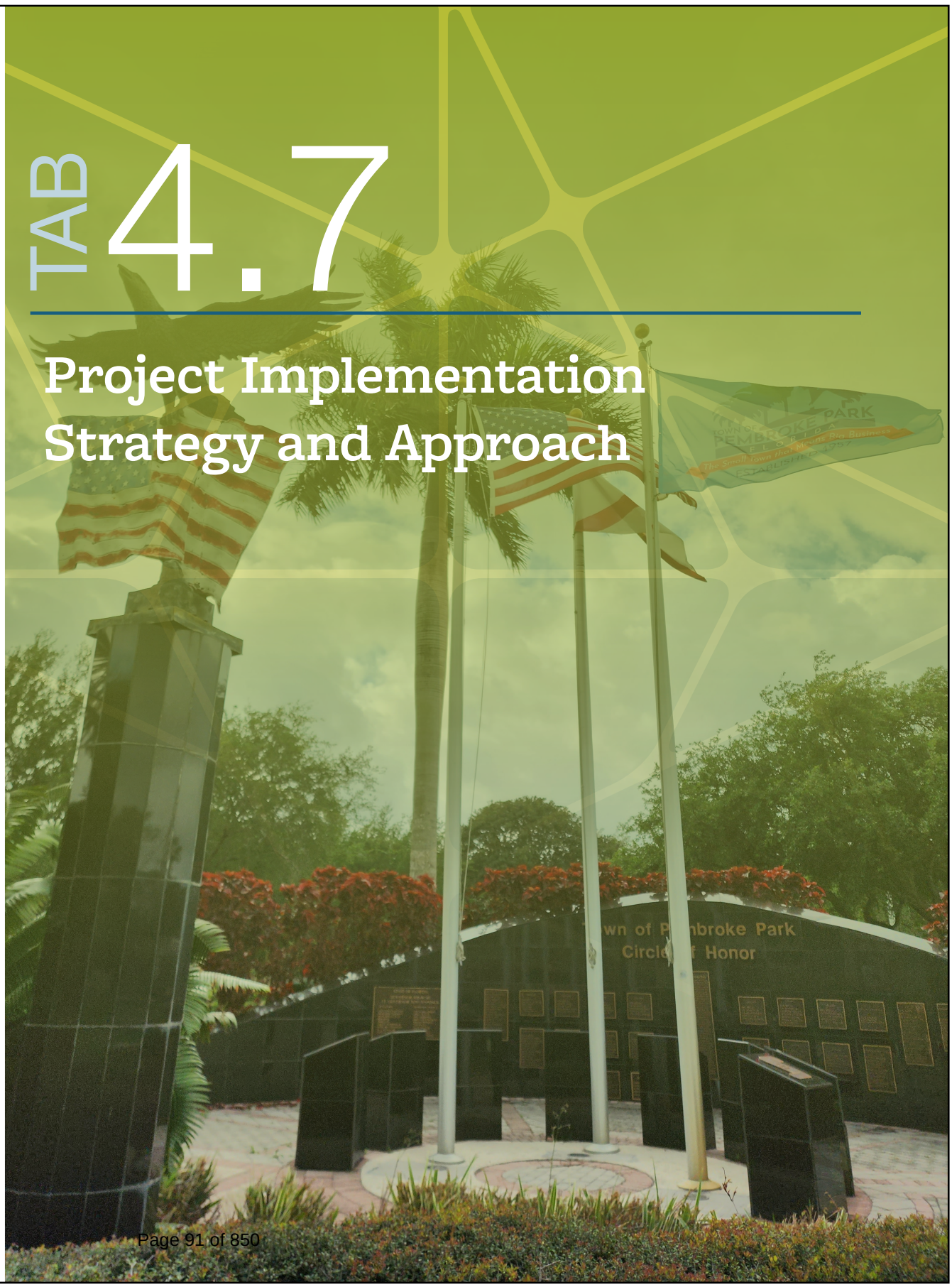
Consultant Cost:

- $56,525

Change Orders: None

TAB 4.7

Project Implementation Strategy and Approach



4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Since our inception, Kimley-Horn has been serving government clients as one of our primary practice areas. We have served more than 140 cities, counties, and local government clients throughout Florida. In addition to specific projects for public agencies, our on-call contracts have enabled us to develop strong relationships with our clients. ***Kimley-Horn is currently providing services to more than 140 Florida municipalities through on-call contracts.***

Continuing services contracts require consultants to understand the Town's needs and possess experience across various project types.

Our approach as your continuing services consultant is built on providing prompt service, customer satisfaction, conflict-resolution, and timely initiation and completion of work.

We have assembled a diverse team capable of addressing all potential tasks and services outlined in the RFQ. We recognize that each project under the continuing services contract has specific expectations that must be understood and exceeded. At Kimley-Horn, our overall approach for each project begins with effective project management and a clear understanding of the project goals.

UNDERSTANDING PEMBROKE PARK'S NEEDS, GOALS, AND OBJECTIVES

Pembroke Park is a dynamic and industrious community in Broward County. Kimley-Horn understands that prioritizing Pembroke Park's goals will be crucial in maintaining its commitment to its residents and businesses while fully aligning with the Town's priorities.

FINANCIALLY SUSTAINING A SMALL TOWN THAT MEAN BIG BUSINESS

***Understanding and Aligning with Project Goals.** We collaborate closely with Town officials to align our projects with Pembroke Park's strategic objectives. Through planning sessions and stakeholder engagements, we ensure every project is streamlined for execution and meets the community's needs.

***Monitoring Project Cost.** Kimley-Horn uses advanced project management tools to track costs meticulously from start to finish. This includes detailed estimates, real-time financial reporting, and cost-benefit analyses to optimize resource allocation and avoid unexpected expenses.

***Expert Grant Identification and Application.** Our team of grant specialists will help Pembroke Park secure funding. We identify relevant grants, develop compelling proposals, and support the application process, reducing the financial burden and enabling project success with external funding.

***Geospacial Solutions of Enhanced Efficiency.** Kimley-Horn leverages our GIS experts and software to improve decision-making and operational efficiency. This technology has the power to provide data visualization and mapping for better planning, track Town assets and infrastructure and create visualizations for grant applications.

ENHANCING PUBLIC SAFETY

***We Know Traffic Calming.** Kimley-Horn has extensive experience in both master planning and engineering design of traffic calming. We conduct thorough traffic studies to implement measures that improve safety, such as roundabouts, speed humps, and enhanced crosswalks. Community collaboration is essential to tailor these interventions effectively.

FOSTERING A STRONGER SENSE OF PLACE

***A Community Connection.** Kimley-Horn will support Pembroke Park in creating a connected community through innovative design as well as with virtual or in-person public engagement. We use social media and mobile apps to gather feedback as well as our public workshops to involve the community in shaping their environment.

TOWNWIDE REVITALIZATION

***From Planning to Engineering.** Kimley-Horn aims to empower public spaces with thoughtful design and planning using our wide range of services. Our experts have developed municipal master plans for everything from traffic calming, to utilities, stormwater, mobility, landscaping, and pavement management planning. Our strong design and project knowledge helps us develop master plans that strategically meet the Town's needs and are attainable with ease.

Kimley-Horn is committed to exceptional service, focusing on the needs, aspirations, and well-being of Pembroke Park's residents and businesses. Together, we can achieve a brighter and sustainable future.

Methodology for Projects

At Kimley-Horn, we believe the foundation of any successful project starts with the right people. Our project methodology is designed to harness the collective expertise of our diverse team early in the process, ensuring we anticipate challenges and implement effective solutions from the get-go. Our collaborative approach helps ensures that every perspective is considered. Engineers, planners, environmental specialists, and more come together to share insights and innovative ideas. This comprehensive brainstorming phase is pivotal in identifying key opportunities and obstacles.

We don't wait for issues to arise. By drawing on our extensive experience and industry knowledge, our experts can foresee challenges before they materialize. This proactive methodology allows us to make strategic decisions that safeguard your project's trajectory and avoid costly delays or rework.

Above all, Kimley-Horn is committed to exceptional client service. By engaging the right people from the start and maintaining clear, open lines of communication, we help ensure you are informed and involved every step of the way. Your vision and goals are at the heart of our methodology, driving us to create solutions that exceed expectations.

Your vision and goals are at the heart of our methodology, driving us to create solutions that exceed expectations.

PROJECT MANAGEMENT

Given the challenges of creative design, impacts of permitting, and the critical importance of cost management, effective project management is essential to the production of quality work and successful projects completed on schedule and within budget. The basic approach to any project begins with an effective and responsive project manager who understands the project requirements and is committed to developing a project team that contains the right staff for the right job and maximizes the expertise and experience of each professional.



TIFFANY STANTON, PE
Project Manager

Our project manager, **TIFFANY STANTON, PE**, will be in command and control of the project always. She will have the authority to allocate resources and troubleshoot difficulties. We pledge to view the project from the Town's perspective, examine issues in a strategic context, and provide you with tactical solutions.

Tiffany will also engage the appropriate deputy project manager depending on the project. Kimley-Horn's management approach is team-oriented, results-oriented, and saturated with top-quality people who routinely produce superior outcomes. Kimley-Horn has the depth of resources, local experience, and diversity of expertise to provide the entire scope of services required for this civil consultant services contract. For each assignment under this contract, the project manager will develop a tailored and individualized approach using a proven process.

6.1 Project Delivery Plan

TEAM SELECTION

After communicating a need for professional services, our project manager will assemble a team of appropriate supporting professionals to meet with the Town's project manager and staff to review the assignment and the scope of services. Once the proper team has been assembled for any given project, we will draw on the team's expertise to anticipate possible problems before scoping.

SCOPE AND FEE PREPARATION

Kimley-Horn will meet with Town staff to fully go over the Town's goals for the project as well as bring in our expertise for recommendations that the Town may want to incorporate. The intent is to pull together a full picture of the project and anticipate any possible challenges that the team foresees.

From this meeting, Kimley-Horn will develop a detailed project work plan for each assignment. The work plan defines who, what, when, where, and how for all project tasks with clearly defined channels of communication. This level of detail requires that the project manager and team members think the project through and develop a plan that they are responsible for implementing. The work plan also lays out project requirements and allows the team to see any improvements that can be made in the schedule at the earliest stage of the project.

This work plan will be presented to the Town in the form of a formal and detailed scope of services with a description of tasks, assigned staff, deliverables, schedule milestones, quality reviews, agency reviews, client meetings, presentations, and external client reviews. This will be coordinated with and accompanied by a task and staff-based level of effort (by hours) fee estimate, and task plan. The combined work plan will be reviewed with the Town to assure complete understanding of the services, budget, schedule, and deliverables prior to notice to proceed (NTP).

NOTICE TO PROCEED

We fully understand that starting work ahead of the issuance of an NTP complicates, not helps, project execution. Only upon receiving executed authorization and an NTP, we will schedule a formal project kick-off meeting with your assigned project manager and staff.

PROJECT KICK-OFF AND DATA COLLECTION

After receiving a Notice to Proceed, Kimley-Horn will partner with the Town of Pembroke Park on this project and will immediately schedule a kick-off meeting to identify key deliverable dates, establish project procedures, and develop a comprehensive project database. Additionally, our team will diligently collect all necessary data for the project area to help ensure a thorough understanding and successful execution of the project.

CONSENSUS BUILDING AND PROGRAMMING

The success of any project largely depends on the consensus and support from the public and permitting agencies. Our approach to building consensus and programming for any project involves a comprehensive public engagement strategy that includes community outreach through meetings, workshops, and online platforms; continuous coordination with permitting agencies through consultations and regular communication; the development of multiple project alternatives based on stakeholder feedback; and the creation of transparent preliminary cost estimates. We will utilize detailed preliminary assessments to help ensure cost accuracy and incorporate feedback from both the public and permitting agencies to refine project alternatives, ensuring that the final plan aligns with community needs and regulatory requirements.

DESIGN PROCESS



Our design process starts with an experienced team that has the right blend of vision, technical expertise, and practical experience to implement solutions that achieve your goal of creating high visual impact with a distinctive sense of place at a reasonable cost. Without vision, designs often reflect the status quo; and with a lack of implementation experience, untested design concepts can lead to maintenance nightmares. Constructing the selected design in an efficient and timely matter, consistent with public expectations, is the last stage of successful project implementation and the design process. Good final design, accurate bid documents, and management of construction are crucial factors for a successful, cost-effective project. Kimley-Horn will take the time to understand your project goals and will pull on our expertise to help craft a design that fits Pembroke Park's needs.

1. Preliminary Design Phase – At Kimley-Horn, the preliminary design phase is a crucial step in shaping the foundation of successful projects. During this phase, we diligently incorporate valuable feedback from the Town, the public, and various permitting agencies to help ensure that the needs and concerns of all stakeholders are addressed. Leveraging the selected alternative solution, our team of expert engineers and designers develop a meticulously planned and feasible solution tailored to meet project objectives. This collaborative approach helps ensure that the design aligns with community expectations and regulatory requirements from the outset.

In addition, we perform essential preliminary calculations to validate our designs meticulously. This process involves rigorous analysis to guarantee that the proposed design is cost-effective, permittable, and constructible. Our attention to detail and commitment to precise calculations ensure that the project moves forward efficiently without unforeseen complications, keeping both the budget and timeline on track. At Kimley-Horn, we take pride in delivering designs that not only meet but exceed expectations, providing sustainable and practical solutions for every project.

2. Final Design Phase – In the final design phase, Kimley-Horn advances the project design with meticulous attention to detail, setting the stage for permitting, bidding, and construction. During this critical phase, we incorporate feedback from permit agencies and integrate finer details into the project plan, ensuring that every aspect is thoroughly prepared for a comprehensive construction set of plans. Our team works diligently to refine the design, addressing all regulatory requirements and building in the necessary details for a seamless transition to the construction phase. To ensure accuracy and maintain budget control, we update the cost estimate with every progress submittal. This continuous review process allows us to monitor the project budget closely and make necessary adjustments, providing transparency and confidence to all stakeholders. At Kimley-Horn, our commitment to precision and excellence in the final design phase guarantees that our clients receive a well-prepared, detailed, and cost-effective set of plans, paving the way for successful project completion.

3. Bidding Phase (as needed) – During the bidding phase, Kimley-Horn ensures a smooth and successful process by preparing all necessary documents, including construction plans, technical specifications, and bid forms. We will also partner closely with Pembroke Park to answer any questions that may arise during the bidding process, providing seamless communication and clarity for all involved parties.

A critical component of our approach is our rigorous Quality Assurance and Quality Control (QA/QC) process, which is intensified before bidding. Although QA/QC checks are conducted throughout the design phase, we perform an additional full constructibility review before issuing the bid plans. This review is conducted by a separate QA/QC manager, ensuring an impartial and thorough examination of all project details. This extra layer of scrutiny helps us identify and resolve any potential issues, guaranteeing that the final bid documents are precise, complete, and of the highest quality. At Kimley-Horn, our meticulous QA/QC process ensures that all stakeholders can proceed with confidence, laying a strong foundation for the project's success.

4 . Construction Phase (as needed) – During the construction phase, Kimley-Horn will partner closely with Pembroke Park to ensure that the design intent is thoroughly upheld. Our dedicated in-office and field staff work tirelessly to review product submittals, assess pay applications, and evaluate change order requests. We provide regular site observations, attend progress meetings, and offer essential clarifications or design adjustments as needed. Additionally, we assist in creating punch lists and coordinating project closeout activities, ensuring every detail is addressed comprehensively.

Our team's commitment to quick response times is a key factor in keeping construction on schedule and within budget, minimizing delays and financial overruns. Furthermore, Kimley-Horn can help maintain any web-based public engagement platforms to keep the community informed about project progress. This transparency fosters trust and keeps the public abreast of important developments. At Kimley-Horn, our holistic approach during construction ensures a seamless experience, from groundbreaking to project completion.



PROJECT STATUS REVIEW MEETINGS

Kimley-Horn will schedule and conduct regular project status and review meetings with the Town to evaluate progress and to adjust services as needed. Our preference is for face-to-face meetings as a cooperative forum for interactive discussion and resolution of unforeseen occurrences or design challenges. That said, we have tools for efficient virtual meetings. Regardless of the forum, regular meetings allow project participants to be fully informed, resolve issues, and review intermediate deliverables. For all client meetings, we will prepare meeting summaries including a listing of decisions made and action items to assure that we have fully communicated. If on review of the meeting summary decisions were not fully communicated, we will issue a revised summary noting updates. This documentation allows our clients to record decisions made throughout the project or by previous staff members. It helps our clients and helps Kimley-Horn track action items. We will also provide a monthly project status report with monthly invoices.

AVAILABILITY

We are available to serve you by phone any time and can be at your office for in-person meetings with little notice. We pride ourselves on our client service and our responsiveness. Kimley-Horn will also use resources throughout the firm to cover all project demands. To do so, we maintain an effective and accurate accounting of projected staff hours for up to a six-month period through our **Castaheads** system. We know our availability at any given moment, and because we have access to the resources of 21 other offices in Florida (and more than 147 offices across the firm), we assure you we have the required staff and tools to meet critical deadlines for any task, at any time. *Our key staff availability is included in the Key Personnel Availability table on the following page.*

Key Personnel Availability

Key Personnel	Availability
 **TIFFANY STANTON, PE** Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and	60%
 **STEFANO VIOLA, PE** Quality Assurance/Quality Control; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming;	65%
 **KEVIN GERSZUNY, PE** Water/Wastewater Conveyance	55%
 **JASON LEE, PE** Wastewater Pump Stations	35%
 **CESAR BORGES, PE** Wastewater Pump Stations; Stormwater Pump Stations	40%
 **HEATHER RIPLEY, PE** Water/Wastewater Conveyance; Water/Wastewater Planning	25%
 **AL LAPERA, CXA, LEED AP BD+C, LEED AP O+M, EMP, FWA** MEP (Mechanical and Plumbing)	60%
 **MAGGIE GIRALDO, PE** National Pollution Discharge Elimination System (NPDES)/MS4 Permitting	30%
 **MATT BROSMAN, PE** Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management	40%
 **JEFFREY SALLEE, PE** Electrical	55%
 **CHRIS NIFORATOS PE** Roadway Engineering/ Planning	15%
 **ERIC REGUEIRO, PE** Roadway Engineering/ Planning	25%
 **JAMES HOWELL, PE** Pavement Management	15%
 **JERRY PICCOLO, PE** Roadway or Bridge Repairs, Replacement, or Construction	60%
 **JAMEA LONG, PE** Structural Analysis, Design, and Reporting	45%
 **TORI BACHELER, PWS** Environmental Engineering and Permitting	65%
 **JOHN MCWILLIAMS, PE** Traffic Calming	55%
 **AMBER CRANE** GIS	35%
 **RON KAGAWA, ASLA, LEED AP** Landscape Architecture (Parks)	15%
 **JONATHAN HAIGH, PLA, ASLA** Parks; Park Planning	20%
 **CARLOS FLORIAN, PE** Cost Estimating; Building Inspections, Plans Review and Permitting	55%
 **LAURA WITTENBAUER** Grant Management	15%

APPROACH TO COMMUNICATION WITH TOWN

Regular meetings are important but are not our only means of communication. We will tailor our communication to the method that works best for the Town staff. We regularly track lists of outstanding items for each project and use the list to remind each responsible party of their task and deadlines. This process allows the Kimley-Horn team to ensure that client needs are met and that any project-related issues are promptly resolved. Communication is one of the key pillars to ensuring the timely initiation and completion of work.

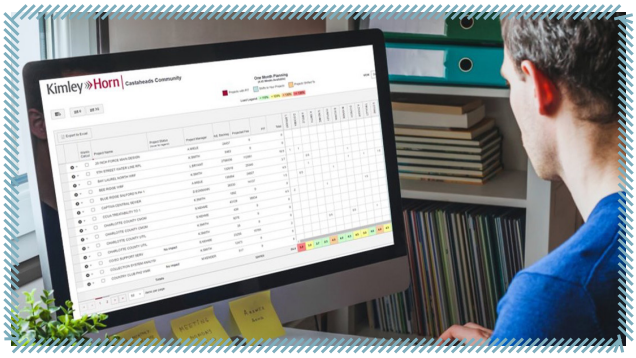
Approach to Schedule and Budget Requirements



Kimley-Horn recognizes budget and schedule control are critical to the success of the infrastructure improvements the Town will soon embark on. Meeting your schedule and budget for deliverables is not just a goal to us—it is a mandate. We will utilize our team's collective experience and past lessons learned to identify realistic budgets and schedules for each project assigned under this contract. To supplement this historical knowledge and experience, Kimley-Horn has developed internal tools, as discussed below, to facilitate detailed manpower and budget planning. These tools give us the capability to determine real time effort at any given time.

Kimley-Horn is very progressive when it comes to understanding its current workload and its capacity to take on additional work without impacting our ability to serve our clients. We use a proactive **management information system (MIS)** to continuously track our financial performance and productivity, accurately forecasting technical and manpower needs.

Schedule control begins with the preparation of a detailed schedule that includes milestone completion dates for specific tasks and the overall project. Our Project Management Plan allocates task-based hour budgets by individual. Twice monthly, the MIS generates a Project Effort Report showing actual effort expended by task. This system allows our project managers to check budget expended and current time on employee timesheets in real time. These internal controls enable timely adjustments to maintain your schedule and ensure our professional staff are on task as planned.



One of the key elements of the MIS is a proprietary manpower forecasting tool we call the **Castaheads** system. As mentioned previously, this system is accessible by our project managers and is a means of tracking and managing our staffing requirements and meeting client schedule commitments. Updated monthly, the Castaheads system forecasts our workload for the next month and the upcoming six-month period. This process helps ensure staff are available to meet contracted project schedules without compromising our ability to provide exceptional client service and the highest quality deliverables.

We will complete a project schedule specific for each task assignment, including all milestone submittals, which will be kept current throughout the life of the project. ***For specific project requests, we will treat each task under this contract as its own, recognizing that each project has unique demands requiring specific skills and disciplines***. We are committed to maintaining the schedule, keeping you informed at every stage. If for any reason a deadline is not met, our project management team will immediately communicate concerns to the Town's project manager. There will be unexpected challenges in any project; we will control what can be controlled and provide contingency reserves for dealing with the unexpected.

4.7.1 Firm's Innovative Resources and Technology

At Kimley-Horn, we are always examining our use of technology to be sure it matches our clients' needs. We understand that you want a consultant who serves as a true extension of your staff and, as such, Kimley-Horn does whatever is required to make our communication and design methods compatible with our clients. Sometimes that means we develop a project website to enhance communication between project team members. Other times it means we need to upgrade to a specific version of design software to effectively collaborate with the team. Our clients, who represent a broad range of markets and disciplines, vary widely in technological capabilities and needs; for this reason, we continuously update our own software and hardware to remain current, while also maintaining "previous versions" to serve those clients who choose not to update. By maintaining a library of resources, we can cater to virtually any client in any application. We also have advanced communication, video conferencing, and file sharing tools to facilitate collaboration of project teams. This includes Microsoft Teams, Microsoft Outlook, and other online meeting and collaboration platforms.

Kimley-Horn stays at the forefront of state-of-the art engineering technology and is well prepared to focus on the Town's system-specific needs. ***A sampling of the technologies we frequently utilize is provided below:***

- AutoCAD Civil 3D
- Microstation
- Geopak
- REVIT/BIM
- BIM 360
- ICPR4
- ArcGIS Pro
- SketchUp
- Lumion
- WaterCAD
- StormCAD

At Kimley-Horn, we are committed to consistently enhancing the value we deliver to our clients. This dedication drives us to continuously explore and implement innovative strategies and solutions. By staying ahead of industry trends and leveraging cutting edge technologies, we ensure that our clients receive the most effective and efficient services possible. Kimley-Horn's technology solutions are specifically designed to help you navigate the ever-changing world of technology and its impact on the built environment.

Our innovative technology suite addresses your engineering, planning, design, maintenance, and operations challenges. Our team of experts combine their field experience with our own software and innovative devices to provide solutions for intelligent transportation systems, smart cities, and advanced data analytics implementation and design.

A sampling of our innovative in-house tools is highlighted below.

GrantSource: An internal database to help identify and prepare grant requirements.

Access 2 Opportunity: An advanced analytics process and diagnostic planning tool that analyzes data to produce equitable and desired community outcomes.

Public Coordinate: An interactive, web-based mapping tool that allows public agencies to share project information and gather feedback.

XAK-PACK: Kimley-Horn's exclusive pump station hardware and software system that provides faster, more accurate data analysis.

Kadence: Kimley-Horn's Kadence™ software solution is a vital tool in a traffic engineer's toolbox. Our easy-to-deploy system with minimal infrastructure and configuration requirements can help you manage fluctuations in demand and short- and long-term changes in traffic patterns all from your central Traffic Management Center (TMC). With zero field components to manage, maintain, or upgrade, this integrated system will help the Town meet its objectives and increase performance.

TREDLite: TREDLite VMT automates vehicle miles traveled calculations on land use projects. The cloudbased application leverages big data including aggregated and anonymized average trip distances and trip density. It informs municipalities' planning initiatives and custom, sustainable transportation solutions. TREDLite VMT's user-friendly interface makes it fast and easy to model scenarios and output projections.

Kimley-Horn's sustainable transportation solution was designed with your needs in mind. Whether you need a fast solution to meet regulations or data to inform local planning initiatives, Kimley-Horn can help with TREDLite VMT. Forward-thinking developers and urban planners are weighing the transportation and environmental impacts of new projects on their communities.

SMARTS
A Kimley-Horn Asset Management Solution

SMARTS: Take control of all your project and program needs with Kimley-Horn's data management platform, SMARTS. Access what you need, when you need it, to keep your projects on time and within budget. Each SMARTS application is intuitive and scalable to meet the unique needs of the Town. You can store, organize, and filter project data previously stored in silos across people and programs, giving all team members a single source of up-to-date project information.

TractionTravel
A Kimley-Horn Software Solution

Traction Priority: Traction Priority gets priority vehicles through intersections efficiently, reducing travel time and improving safety for everyone. Traction Priority applies to any mode of transportation, including emergency vehicles, transit, school buses, bicycles, and pedestrian traffic. Traction Priority runs safely and securely in the Microsoft Azure cloud computing platform—which allows the Town to scale priority operations to tens of thousands of fleet vehicles and thousands of traffic signals with minimum effort and cost.

4.7.3 Quality Assurance/Quality Control

Quality control begins with the team assigned to undertake this project. Recognizing the critical importance of careful quality control, we have developed an extensive internal quality control program with a 200-page manual to guide this process, which is routinely implemented on our projects. There will be no learning-curve impact on quality for the Kimley-Horn team.

Our approach to frequent communication and to quality assurance/quality control will relieve Town staff of any significant project review efforts. A QA/QC review of project solutions and analysis, together with design reviews, will ensure a top-quality deliverable for the Town. Our team's experience in coordinating and conducting public meetings and information sessions will also relieve staff of a considerable burden. The goal of each project is to provide a safe and satisfactory outcome for your citizens. Our formal QA/QC program is based upon assigning experienced senior professionals who are otherwise qualified to manage a particular project, to serve in an independent quality control role. Our staffing depth allows us to provide such personnel, and their involvement provides the project with fresh perspective and critical eye. For this contract we have selected Stefano Viola, PE, to serve as the contract's overall QA/QC manager. Stefano will be responsible for assigning the most qualified individual to conduct QA/QC reviews at the end of each project phase to ensure that the project deliverable is not only technically correct, but also consistent with the project's objectives. The assigned QA/QC reviewer will review project deliverables for clarity, accuracy, completeness, and complete scope compliance.

ACHIEVED
Through adequate planning, coordination, supervision, and technical direction

CONTROLLED
By assigning task managers to evaluate all work flow and procedures

VERIFIED
Through independent reviews by qualified staff

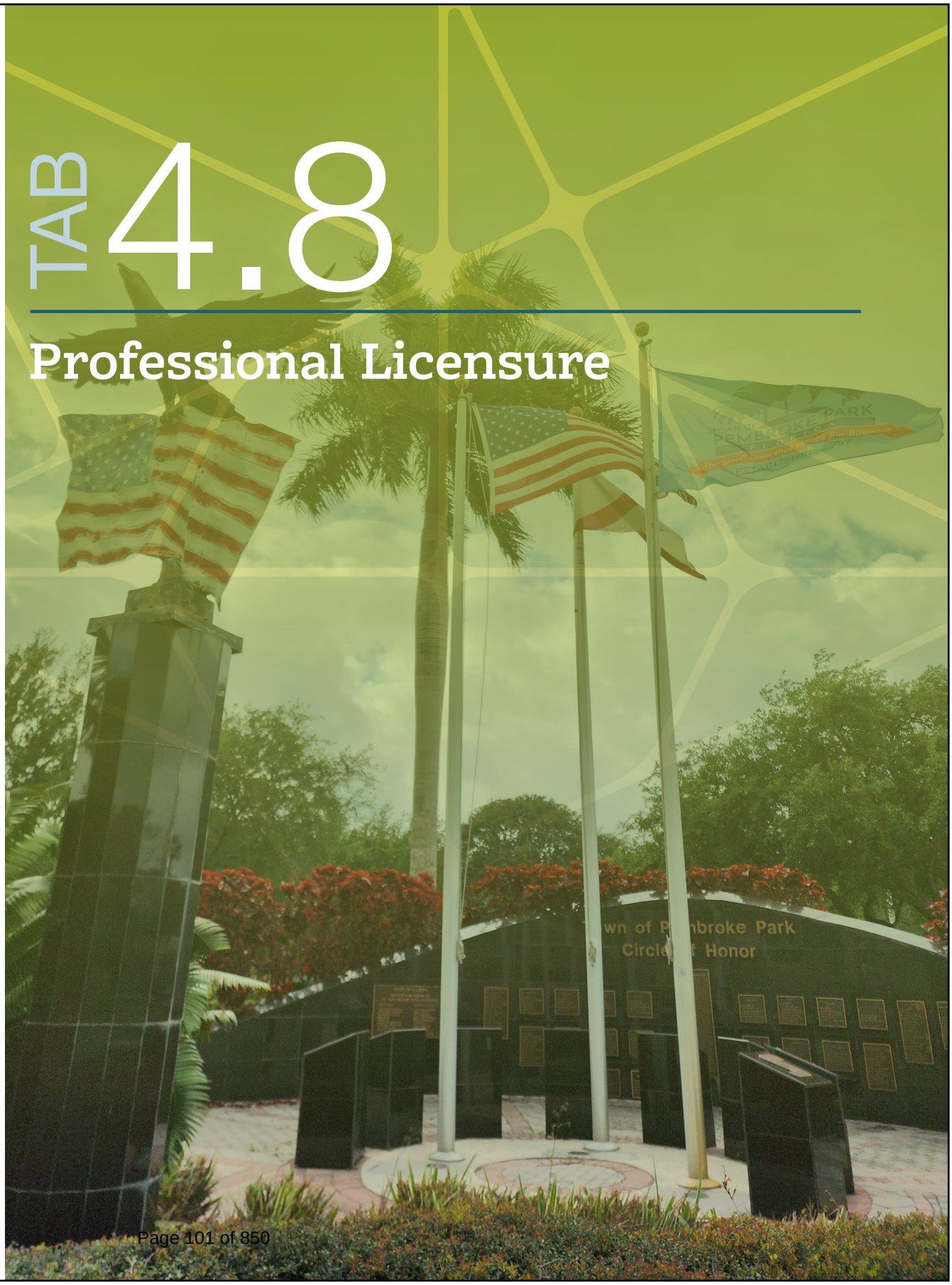
SECURED
Through careful quality control of work activities by parties not involved in the initial efforts

Our internal QA/QC program will include:

- An internal kick-off meeting held with key team members assigned to the job to clearly define the scope, outline sub-task responsibilities, establish schedules and identify project milestones and goals
- At the end of each phase, a QA/QC review will be conducted as one of several final checks to ensure that the project deliverable is technically correct and consistent with your objectives
- Any modifications required to respond to the comments and recommendations of the quality control team will be incorporated during the ongoing analysis prior to submitting our plans to you

TAB 4.8

Professional Licensure



Kimley-Horn Licenses And Certificates

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

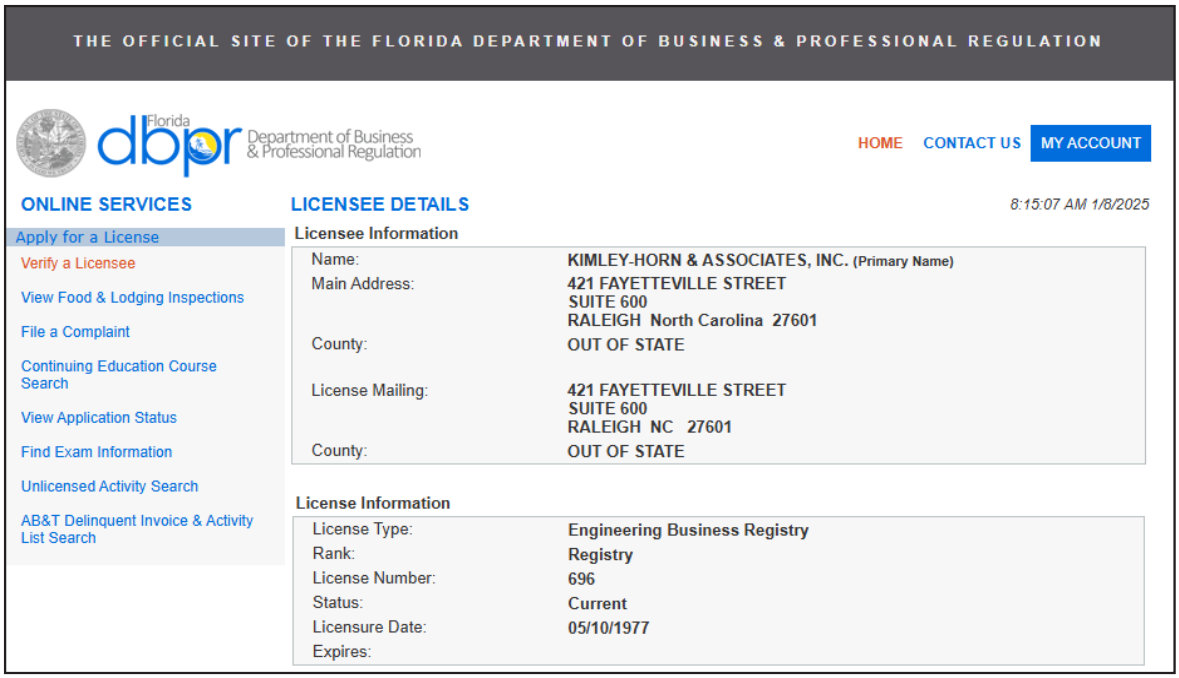
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025

Secretary of State

Tracking Number: 6244092437CU

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

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



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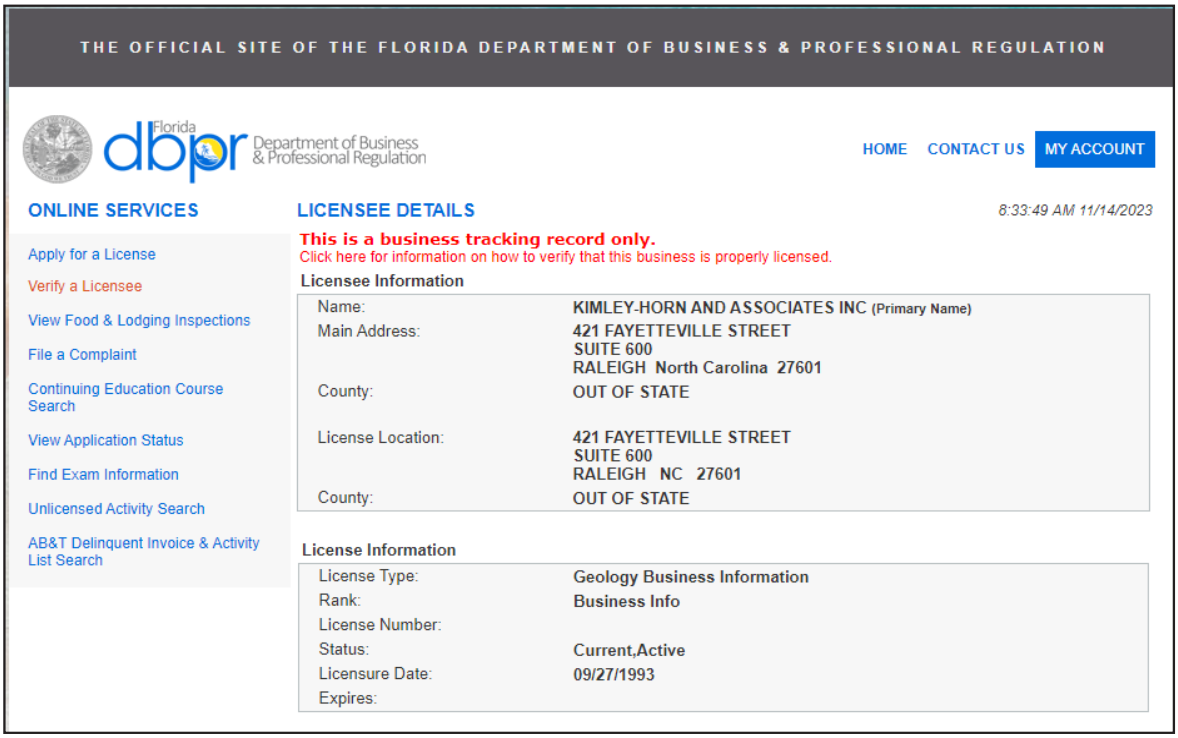
8:15:07 AM 1/8/2025

Licensee Information

Name:	KIMLEY-HORN & ASSOCIATES, INC. (Primary Name)
Main Address:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH North Carolina 27601
County:	OUT OF STATE
License Mailing:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	696
Status:	Current
Licensure Date:	05/10/1977
Expires:	



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LICENSEE DETAILS

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This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	KIMLEY-HORN AND ASSOCIATES INC (Primary Name)
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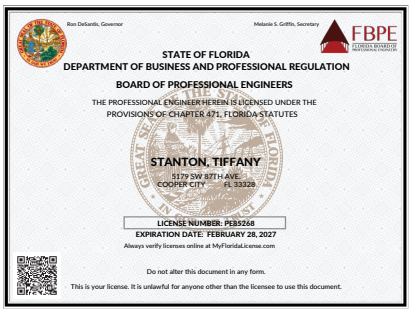
County:	OUT OF STATE
License Location:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County:	OUT OF STATE

License Information

License Type:	Geology Business Information
Rank:	Business Info
License Number:	
Status:	Current,Active
Licensure Date:	09/27/1993
Expires:	

Kimley-Horn Staff Licenses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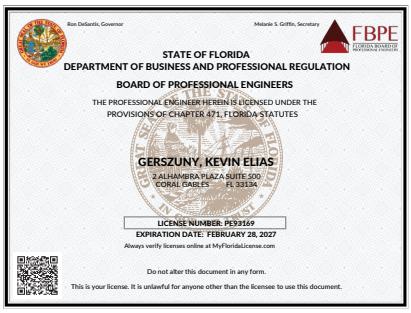
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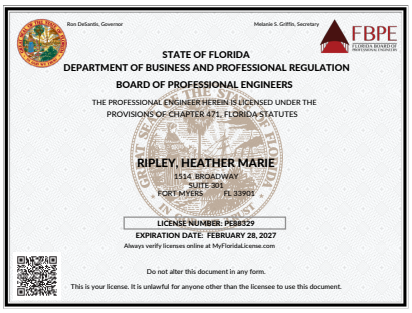
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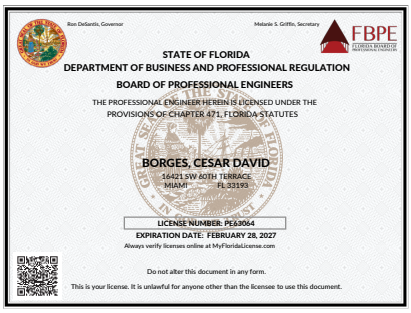
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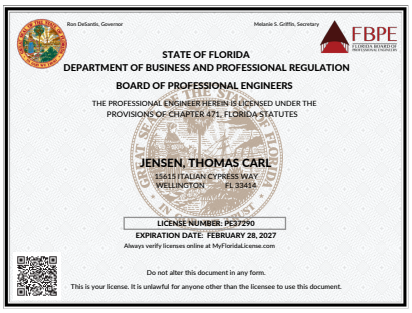
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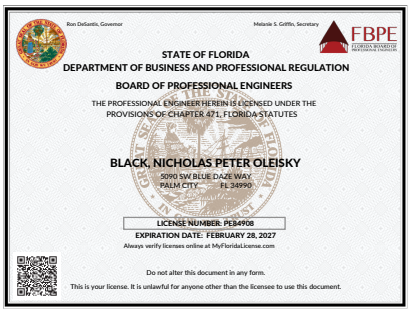
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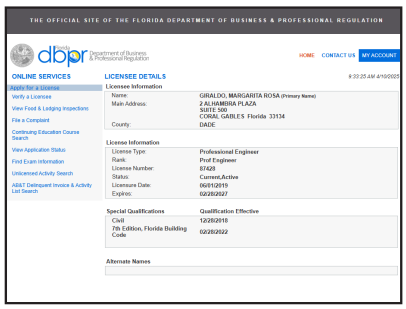
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Name: GIRALDO, MARGARITA ROSA (Primary Name)
Main Address: 2 ALHAMBRA PLAZA SUITE 500 CORAL GABLES Florida 33134
County: DADE
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License Type: Professional Engineer
Rank: Prof Engineer
License Number: 87428
Status: Current,Active
Licensure Date: 06/01/2019
Expires: 02/28/2027
Special Qualifications
Civil — Qualification Effective 12/20/2018
7th Edition, Florida Building Code — 02/28/2022
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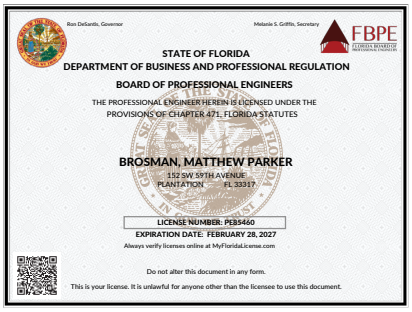
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ENERGY MANAGEMENT ASSOCIATION
hereby certifies that
Albert W. LaPeara, P.E., CxA, EMP
Kimley-Horn and Associates, Inc.
has demonstrated the technical, managerial, financial, and communications knowledge required to plan and implement energy management, and passed the necessary examination to be awarded this certificate in recognition of his qualifications as an EMA
Energy Management Professional (EMP)
This registration number 1012-E48 and this certificate, valid effective 1/01/2025 and expiring on 12/31/2025, are renewable on an annual basis upon meeting all requirements for maintaining EMP certification.
EMP ENERGY MANAGEMENT PROFESSIONAL
ANAB ACCREDITED
Gretchen A. Coleman, PE, CxA, EMP, EMA Certification Council Chair
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This certificate is the sole property of EMA and must be returned upon request.

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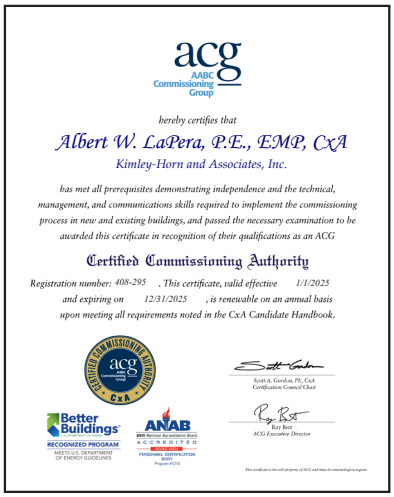

acg
AABC Commissioning Group

hereby certifies that

Albert W. LaPera, P.E., EMP, CxA
Kimley-Horn and Associates, Inc.

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

Certified Commissioning Authority

Registration number: 408-295 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

Scott A. Gordon, PE, CxA
Certification Council Chair

Ray Bott
ACG Executive Director

Better Buildings RECOGNIZED PROGRAM
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Society of Wetland Scientists Professional Certification Program, Inc

grants the designation

Professional Wetland Scientist

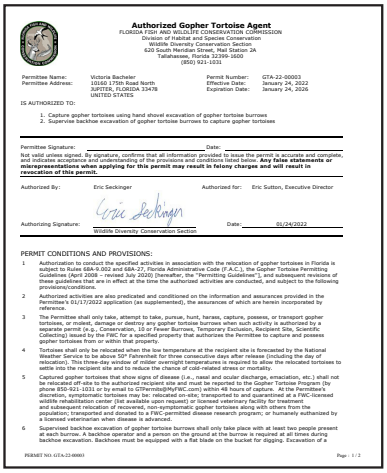
For

Victoria Bacheler, M.S.

In recognition of all the professional requirements approved by the Society of Wetland Scientists Certification Program, Inc. and verified by the Society's Certification Review Panel on 3/25/2022. Professional Wetland Scientist number 3486. Due to recertify by 3/25/2027.

Gillian Davies, PWS
President

Robert D. Sneddon, Ph.D., PWS
Review Panel Chair



Authorized Gopher Tortoise Agent

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Wildlife Diversity Conservation Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name: Victoria Bacheler
Permittee Address: 10160 175th Road North JUPITER, FLORIDA 33478 UNITED STATES

Permit Number: GTA-22-00003
Effective Date: January 24, 2022
Expiration Date: January 24, 2026

IS AUTHORIZED TO:

1. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
2. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

Permittee Signature: Date:

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger Authorized for: Eric Sutton, Executive Director

Authorizing Signature: Date: 01/24/2022
Wildlife Diversity Conservation Section

PERMIT CONDITIONS AND PROVISIONS:

1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27, Florida Administrative Code (F.A.C.); the Gopher Tortoise Permitting Guidelines (April 2008 – revised July 2020) (hereafter, the "Permitting Guidelines"), and subsequent revisions of these guidelines that are in effect at the time the authorized activities are conducted, and subject to the following provisions/conditions.

2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 01/17/2022 application (as supplemented), the assurances of which are herein incorporated by reference.

3 The Permittee shall only take, attempt to take, pursue, hunt, harass, capture, possess, or transport gopher tortoises, or molest, damage or destroy any gopher tortoise burrows when such activity is authorized by a separate permit (e.g., Conservation, 10 or Fewer Burrows, Temporary Exclusion, Recipient Site, Scientific Collecting) issued by the FWC for a specified property that authorizes the Permittee to capture and possess gopher tortoises from or within that property.

4 Tortoises shall only be relocated when the low temperature at the recipient site is forecasted by the National Weather Service to be above 50° Fahrenheit for three consecutive days after release (including the day of release). The Permittee shall consult the aforementioned forecast in order to allow the relocated tortoises to relocate into the recipient site and to reduce the change of cold-related stress or mortality.

5 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site and must be reported to the Gopher Tortoise Program (by phone 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of capture. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.

6 Supervised backhoe excavation of gopher tortoise burrows shall only take place with at least two people present at each burrow. A backhoe operator and a person on the ground at the burrow is required at all times during backhoe excavation. Backhoes must be equipped with a flat blade on the bucket for digging. Excavation of a

PERMIT NO: GTA-22-00003 Page - 1 / 2



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REENA AGARWAL
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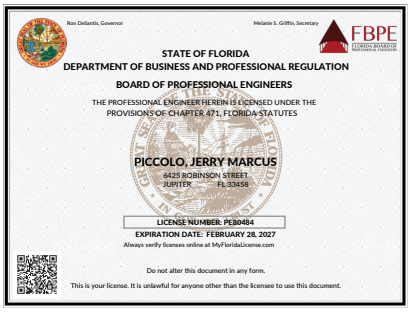

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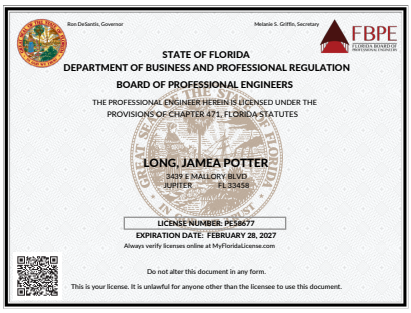

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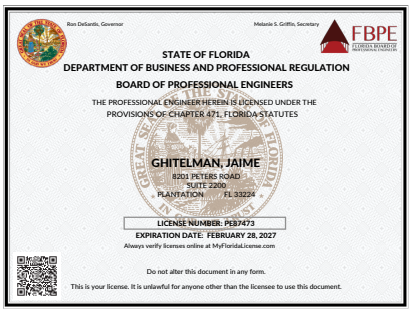

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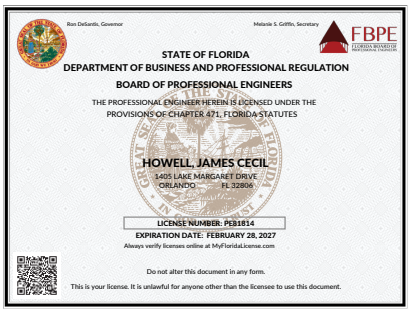

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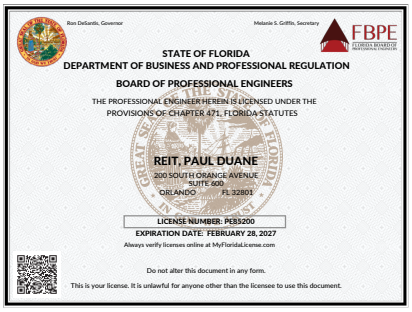
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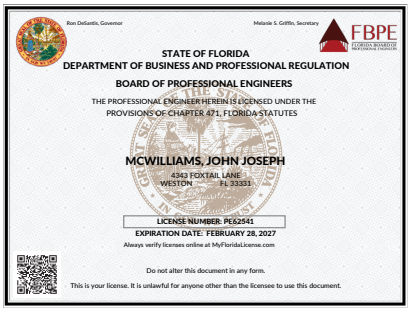
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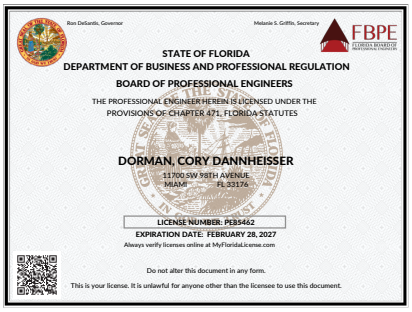
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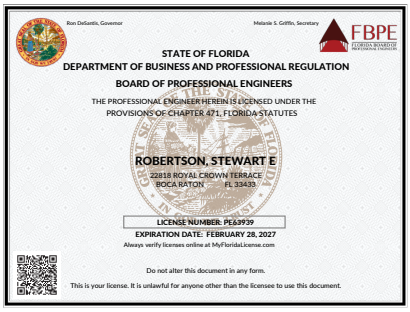
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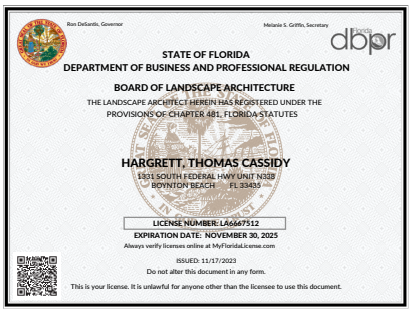
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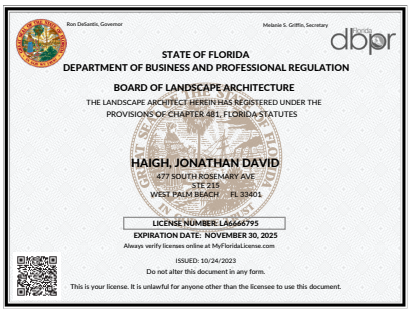
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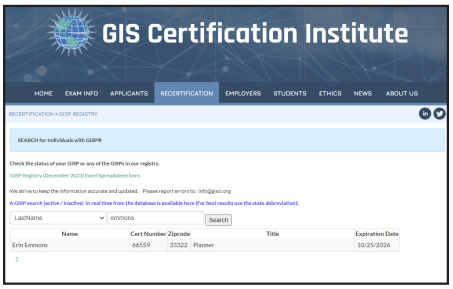
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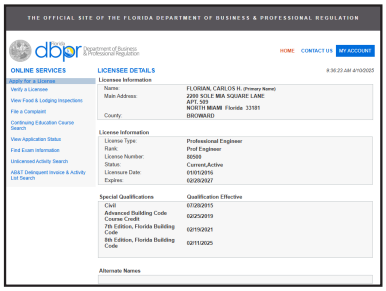
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Main Address: 2200 SOLE MIA SQUARE LANE APT. 509 NORTH MIAMI Florida 33181
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Rank: Prof Engineer
License Number: 80569
Status: Current,Active
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Expires: 02/28/2027
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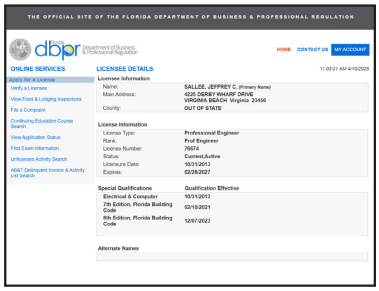
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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search
LICENSEE DETAILS
Licensee Information
Name: SALLEE, JEFFREY C. (Primary Name)
Main Address: 4325 DERBY WHARF DRIVE VIRGINIA BEACH Virginia 23456
County: OUT OF STATE
License Information
License Type: Professional Engineer
Rank: Prof Engineer
License Number: 79674
Status: Current,Active
Licensure Date: 10/31/2013
Expires: 02/28/2027
Special Qualifications — Qualification Effective
Electrical & Computer — 10/31/2013
7th Edition, Florida Building Code — 02/10/2021
8th Edition, Florida Building Code — 12/07/2023
Alternate Names

ACcord Engineering

8/6/24, 4:45 PM Related License Information

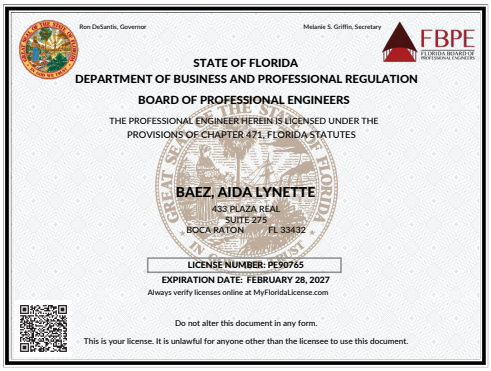
Print

Licensee

Name:	**ACCORD ENGINEERING, INC.**	License Number:	**34945**
Rank:	**Registry**	License Expiration Date:	
Primary Status:	**Current**	Original License Date:	**03/15/2021**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
90765	Current, Active	BAEZ, AIDA LYNETTE	Registry		Professional Engineer	02/28/2025
87490	Current, Active	NEWKIRK, CLIFTON	Registry		Professional Engineer	02/28/2025



Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

BAEZ, AIDA LYNETTE
433 PLAZA REAL
SUITE 275
BOCA RATON FL 33432

LICENSE NUMBER: PE90765
EXPIRATION DATE: FEBRUARY 28, 2027
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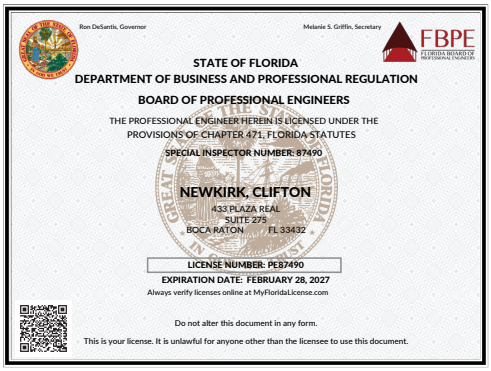

Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
SPECIAL INSPECTOR NUMBER: 87490

NEWKIRK, CLIFTON
433 PLAZA REAL
SUITE 275
BOCA RATON FL 33432

LICENSE NUMBER: PE87490
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

ACCORD ENGINEERING, INC.

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2024.08.29 14:52:37 -04'00'

Anniversary Date: August 27th.

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX · 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 · EMAIL: SBCERT@BROWARD.ORG · TTY: 954-357-5664

ACcord Engineering continued

BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

September 22, 2025

ANNIVERSARY DATE: August 27th

Mrs. Aida Baez
ACCORD ENGINEERING, INC.
1147 NE 7 AVE
Fort Lauderdale, FL, 33304

Dear Mrs. Baez:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE) and Small Business Enterprise (SBE)** certifications have been renewed.

Your firm's certifications are continuing from your anniversary date but are contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. **However, the responsibility to ensure continued certification is yours**. Failure to document your firm's continued eligibility for the CBE and SBE programs within **thirty (30) days** from your anniversary may result in the expiration of your firm's certifications. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **Periscope S2G** (f/k/a Bidsync). However, the County is in the process of switching to a new procurement system called **BPRO, powered by Bonfire**. All vendors must complete the vendor registration process in the new **BPRO** system. It is free to do so. Until the switch to **BPRO** is complete, it is advisable to register your company to do business with Broward County under both Periscope S2G and BPRO. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing or use your camera to scan the QR code.

Current Broward County Government bid opportunities can be viewed on www.broward.org/Purchasing, you may have to scroll down the page, and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in Periscope S2G or BPRO to ensure you have added all appropriate classification codes. Bid opportunities over $3,500 will be advertised to vendors via e-mail and

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Architecture/Engineering Services**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODES: 541330, 541350, 541512, 541690

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2025.09.22 13:44:58 -04'00'

Cheryl Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE SBE

Page **2** of **2**

H2R Corp

State of Florida
Department of State

I certify from the records of this office that H2R CORP is a corporation organized under the laws of the State of Florida, filed on April 14, 2016, effective April 11, 2016.

The document number of this corporation is P16000033992.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 3, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 0151631818CU

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

NGUYEN, THAI
19451 GULF BLVD
UNIT 307
INDIAN SHORES FL 33785

LICENSE NUMBER: PE66551
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

DELMAS, YVES-STANLEY
3760 MOSS POINTE CIRCLE
LAKE WORTH FL 33467

LICENSE NUMBER: PE80352
EXPIRATION DATE: FEBRUARY 28, 2027
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2/3/2021 License Menu (login.licenseMenu)

Florida dbpr Department of Business & Professional Regulation

DBPR ONLINE SERVICES

Main Menu | Update Profile | Logoff | Contact Us

Registry #31828

License Menu

Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	**H2R CORP**
License Status:	**Current**
Originally Licensed On:	**08/26/2016** (mm/dd/yyyy)
Expires On:	

Functions

Address Change
Remove This License From My Account

Back

H2R Corp continued

BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

September 23, 2025

ANNIVERSARY DATE: August 11th

Mr. David Rancman
H2R CORP
5601 Powerline Road
Fort Lauderdale, FL, 33309

Dear Mr. Rancman:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Your firm's certification is continuing from your anniversary date but is contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. **However, the responsibility to ensure continued certification is yours**. Failure to document your firm's continued eligibility for the CBE program within **thirty (30) days** from your anniversary may result in the expiration of your firm's certification. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **BPRO, powered by Bonfire.** All vendors must complete the vendor registration process in Broward County's **BPRO** system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.

To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in **BPRO** to ensure you have added all appropriate classification codes. Bid opportunities over $3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

Your primary certification group is: **Construction Services.** This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODES: 541330, 541380, 213115, 237110, 238910

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2025.09.24 16:59:37 -04'00'

Cheryl E. Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE

Inframap Corp

State of Florida
Department of State

I certify from the records of this office that INFRAMAP CORP. is a Delaware corporation authorized to transact business in the State of Florida, qualified on October 6, 1994.

The document number of this corporation is F94000005189.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 14, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of February, 2025

Secretary of State

Tracking Number: 4841033451CU

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

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

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

License No.: LB6666
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

INFRAMAP CORP
1100 N FLORIDA MANGO RD STE D1
WEST PALM BEACH, FL 33409-5263

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

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

License No.: LS5708
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

PAUL DEAN ENGLE
8033 STIRRUP CAY COURT
BOYNTON BEACH, FL 33436

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Smith Engineering Consultants, Inc.

State of Florida
Department of State

I certify from the records of this office that SMITH ENGINEERING CONSULTANTS, INC. is a corporation organized under the laws of the State of Florida, filed on June 3, 1999, effective June 1, 1999.

The document number of this corporation is P99000049883.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 19, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of January, 2025

Secretary of State

Tracking Number: 9073846044CC

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

SMITH, LARRY MICHAEL
2161 PALM BEACH LAKES BLVD
SUITE 312
WEST PALM BEACH FL 33409

LICENSE NUMBER: PE45997
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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BROWARD COUNTY FLORIDA
Office of Economic and Small Business Development
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

This Certificate is Awarded to:

SMITH ENGINEERING CONSULTANTS, INC.

As set forth in the Broward County Business Opportunity Act of 2012, the certification requirements have been met for:

County Business Enterprise (CBE)
Anniversary Date: August 5th

Authorized Representative

The Office of Economic and Small Business Development must be notified within 30 days of any material changes in the business which may affect ownership and control. Failure to do so may result in the revocation of this certificate and/or imposition of other sanctions.

A Service of the Broward County Board of County Commissioners
www.broward.org/smallbusiness

Florida dbpr Department of Business & Professional Regulation

DBPR ONLINE SERVICES

Main Menu | Update Profile | Logoff | Contact Us

Registry #8228

Logged in as **Smith, Larry Michael**

License Menu

Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	**SMITH ENGINEERING CONSULTANTS, INC.**
License Status:	**Current**
Originally Licensed On:	**06/21/1999** (mm/dd/yyyy)
Expires On:	
Modifiers:	**Corporation 06/21/1999** (mm/dd/yyyy)

Functions

Address Change
Remove This License From My Account

Back

Smith Engineering Consultants, Inc. continued

BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

November 19, 2024 **Anniversary: August 5th**

Mr. Larry M. Smith
SMITH ENGINEERING CONSULTANTS, INC.
412 S.E. 18th Street
Fort Lauderdale, Florida 33316

Dear Mr. Smith:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Please note: your certification is continuous but is contingent upon your firm verifying annually its eligibility in the CBE program. Each year, on the anniversary of the date you were awarded certification, you **must submit to OESBD** a Personal Net Worth Worksheet, a copy of the previous year's Business Tax Return, copies of the current professional licenses, and County and local business tax receipts. As a courtesy, OESBD will notify you in advance of your obligation to provide the continuing eligibility documents. **However, the responsibility to ensure continued certification is yours.**

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is BPRO, powered by Bonfire. All vendors must complete the vendor registration process in Broward County's BPRO system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.

To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in BPRO to ensure you have added all appropriate classification codes. Bid opportunities greater than $3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

Page 1 of 1

Your primary certification group is: **Architecture/Engineering Services.** This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following area:

NAICS CODE: 541330

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2024.11.19 11:03:55 -05'00'

Cheryl Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE

Page **2** of **2**

Stoner & Associates, Inc.

State of Florida
Department of State

I certify from the records of this office that STONER & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on September 13, 1988.

The document number of this corporation is M99107.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 6536125821CC

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

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

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

License No.: LS4039
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Detach Here

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

License No.: LB6633
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

STONER & ASSOCIATES, INC.

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE)

SANDY-MICHAEL MCDONALD Digitally signed by SANDY-MICHAEL MCDONALD Date: 2024.11.06 16:57:13 -05'00'

AUTHORIZED REPRESENTATIVE

Anniversary Date: October 29th

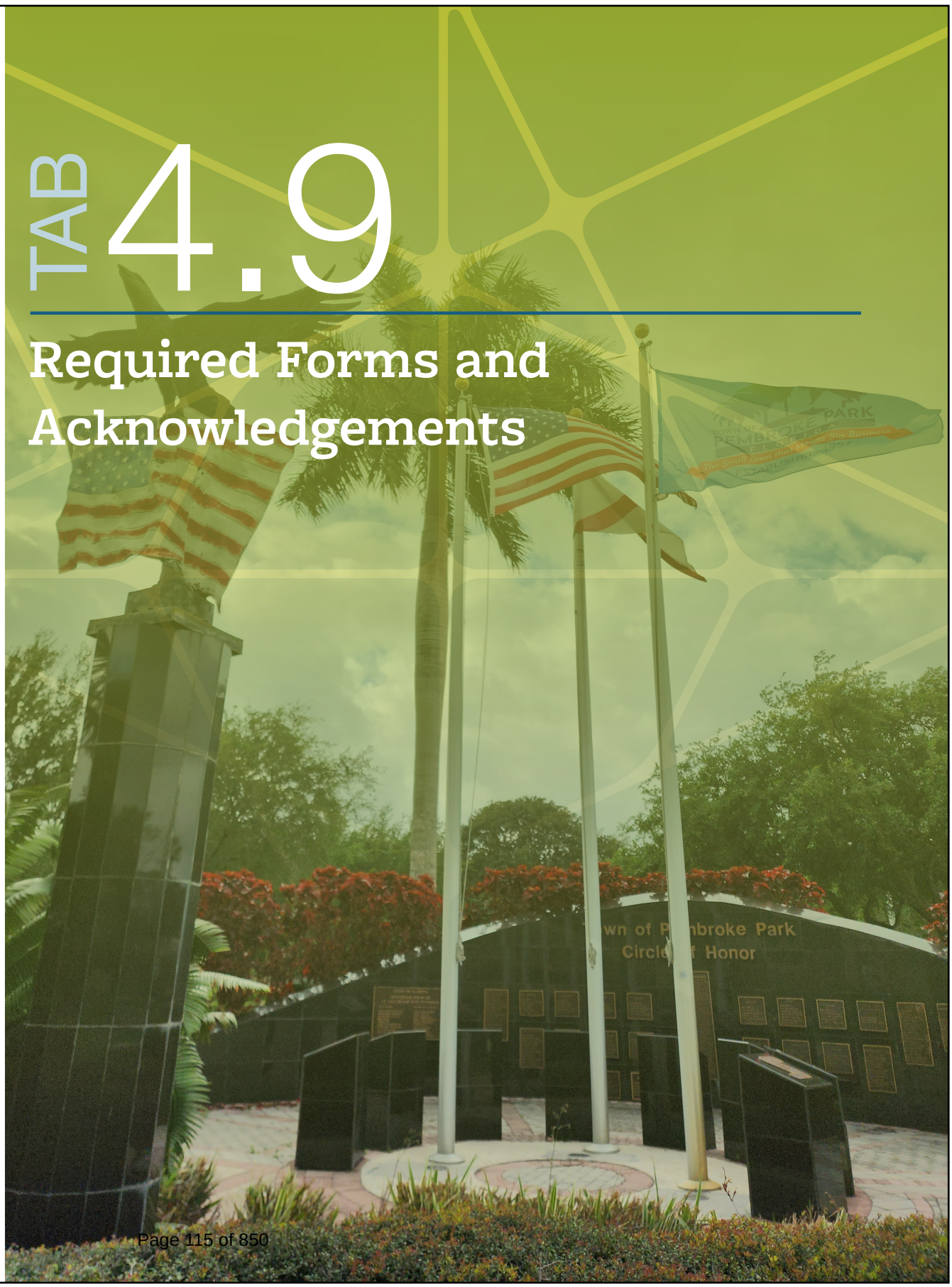
THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/SMALLBUSINESS

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • FAX: 954-357-5674 • TTY: 954-357-5664

TAB 4.9

Required Forms and Acknowledgements



SECTION 6.0 REQUIRED FORMS

Business Name: Kimley-Horn and Associates, Inc.

D.B.A.:_____ Federal I.D. No.: 56-0885615

Business Address: 8201 Peters Road, Suite 2200

City : Plantation State: FL Zip: 33324

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/5/2025

Addendum No.: 2 Dated: 11/4/2025 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☐ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☐ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☐ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☐ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☐ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

Response required

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

Response required

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

Response required

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 375667

Response required

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Kimley-Horn and Associates, Inc.
Consultant Name

11/5/2025
Date Signed

Affiant Signature

Stefano Viola, PE, Senior Vice President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was affirmed, subscribed, and sworn to before me this 5TH day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Stefano Viola who is personally known to me or who produced the following identification:_____.

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
Expires 10/28/2028
William Arbulu
My Commission HH 607019

Notary Public for the State of Florida

My commission expires: 10/28/28

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Kimley-Horn and Associates, Inc., a nongovernmental entity.

3. Kimley-Horn and Associates, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: James Coffin

Witness #2 Print Name: Micheline Doucet

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stefano Viola, PE

Title: Senior Vice President

Entity Name: Kimley-Horn and Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of November, 2025, by Stefano Viola (name of person) as Senior Vice President (type of authority) for Kimley-Horn (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____
_____ Did take an oath; or
_____ Did not take an oath

NOTARY PUBLIC STATE OF FLORIDA
Expires 10/28/2028
William Arbulu
My Commission HH 607019

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Kimley-Horn and Associates, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: James Coffin

Witness #2 Print Name: Micheline Doucet

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stefano Viola, PE

Title: Senior Vice President

Entity Name: Kimley-Horn and Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of November, 2025, by Stefano Viola (name of person) as Senior Vice President (type of authority) for Kimley-Horn (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

NOTARY PUBLIC STATE OF FLORIDA
Expires 10/28/2028
William Arbulu
My Commission HH 607019

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Kimley-Horn and Associates, Inc.

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 56-0885615

4. Website address: (if applicable): www.kimley-horn.com

5. Principal place of business address: 421 Fayetteville Street, Suite 600 Raleigh, NC 27601

6. Office location responsible for this project: 8201 Peters Road, Suite 2200, Plantation, FL 33324

   Telephone No.: 954.535.5100

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation): North Carolina
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Tiffany Stanton, PE

   Title: Project Manager

   E-mail: tiffany.stanton@kimley-horn.com

   Telephone No. 954.828.0081

Name: Stefano Viola, PE

Title: Senior Vice President

E-mail: stefano.viola@kimley-horn.com

Telephone No. 954.535.5133

9. List name and title of each principal, owner, officer, and major shareholder:

a) *See attached page.

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) Parent company – (Associates Group Services, Inc., which is wholly owned by APHC, Inc)

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Kimley-Horn is a multidisciplinary consulting firm offering a broad range of engineering and planning services including civil, water/wastewater utility, structural, roadway, transportation, MEP, and construction phase services; environmental services, planning services, landscape architecture services, and an extensive range of other specialized services. Our municipal clients benefit from having access to the full range of services under the management and quality control of one firm.

Attachment with Response to Form 6.3 Consultant Questionnaire, Question 9

List of current Kimley-Horn corporate officers, principals, and shareholders As of April 26,2025

FULL NAME/TITLE	BUSINESS ADDRESS
PARENT COMPANY	
APHC, Inc., Parent Company	421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Associates Group Services, Inc., Parent Company	421 Fayetteville Street, Suite 600, Raleigh, NC 27601
PRINCIPAL OFFICERS	
Brent H. Mutti, President, Chief Executive Officer	1001 West Southern Avenue, Suite 131 Mesa, AZ 85210
Steven E. Lefton, Executive Chair	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Tammy L. Flanagan, CFO, Executive Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Aaron W. Nathan, COO, Executive Vice President	801 Cherry Street, Unit 1, Suite 301 Fort Worth, TX 76102
David L. McEntee, Senior Vice President, Treasurer	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Ashley R. Keil, Secretary	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
DIRECTORS	
Ashley M. Frysinger, Senior Vice President	11700 Katy Freeway, Suite 800 Houston, TX 77079
Aaron W. Nathan, Executive Vice President, Chief Operating Officer	801 Cherry Street, Suite 1300, Unit 11 Fort Worth, TX 76102
Brent H. Mutti, President, Chief Executive Officer	1001 West Southern Avenue, Suite 131 Mesa, AZ 85210
Brian A. Good, Senior Vice President	445 24th Street, Vero Beach, FL 32960
Emily H. Meador, Senior Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Jennifer L. Harry, Senior Vice President	401 B Street, Suite 600, San Diego, CA 92101
Joseph D. Kaltsas, Executive Vice President	401 B. Street, Suite 600, San Diego, CA 92101
Kevin M. Schanen, Senior Vice President	1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Lori A. Hall, Executive Vice President	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Steven E. Lefton, Executive Chair	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Stephen W. Blakley, Jr., Senior Vice President	200 South Tryon Street, Suite 200 Charlotte, NC 28202
Scott W. Colvin, Executive Vice President	4582 South Ulster Street, Suite 1500 Denver, CO 80237
Tammy L. Flanagan, Executive Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601

Kimley-Horn and Associates, Inc. is wholly owned by Associates Group Services, Inc., which is wholly owned by APHC, Inc., which is owned by over 1,000 Kimley-Horn employees, none of which own 2% or more of the outstanding shares.

IWFLFTLD011383.2025

14. How many years has your firm been in business while providing the services offered within this solicitation? 58 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Kimley-Horn and Associates, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☑ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM I
RFQ # 25-02 Architectural and Engineering Services (CCNA)

October 22, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. **Does the Town have local or Small Business preference?**

Response: The Town does not currently have an established Local Business or Small Business Enterprise (SBE) preference policy within its procurement ordinance or CCNA selection process. However, consistent with South Florida municipal practice, the Town encourages participation by local and small firms registered within Broward County and the State of Florida and may include such participation as a qualitative consideration during evaluation.

2. **On page 30 of the RFQ it shows "Emergency Response" as a service under Structural Engineering; can the Town define this service?**

Response: "Emergency Response" within the Structural Engineering category typically refers to professional services related to post-event inspections and stabilization of public infrastructure after declared emergencies (e.g., hurricanes, flooding, or accidents). Under Florida CCNA, this includes structural assessments, shoring recommendations, temporary repair design, damage documentation, and coordination with FEMA or State agencies for reimbursement or hazard mitigation projects.

3. **On page 32 of the RFQ – Drainage and Stormwater Services category – does this include preparation of grant applications?**

Response: Yes, firms providing drainage and stormwater services may include grant identification and preparation support when the scope relates directly to project design, permitting, or resilience funding. However, standalone grant writing unrelated to technical engineering work would typically fall under separate professional services and may not be required under this CCNA contract.

4. **Are firms expected to have subconsultants to fill any services they are not qualified to perform?**

Response: Yes. In accordance with Florida Statutes §287.055, firms may form teams or include subconsultants to provide a comprehensive range of services. The Prime consultant remains responsible for overall contract performance but may list qualified subconsultants to fulfill specialty disciplines.

5. **What is the total maximum page count allowed for this proposal?**

Response: The page limits are listed in the RFQ under each section. However, the standard industry practice is 50 pages, excluding covers, tabs, and required forms.

6. **Does the Town expect separate proposals for each category?**

Response: Yes. Firms must submit a separate proposal for each professional category they wish to be considered for. Each submittal will be evaluated independently under its respective category criteria.

7. **Can the Prime apply for only one category (discipline)?**

Response: Yes. Firms may elect to apply for one or more categories based on qualifications. There is no requirement to apply for multiple categories to remain eligible.

8. **Does applying for only one category affect the evaluation?**

Response: No. Evaluations are based on qualifications within each specific category, not on the number of categories submitted. A firm submitting for one category will be evaluated on equal footing with others within that category.

9. **Can architectural firms submit independently under the Architectural category, or must they include a full multi-disciplinary team?**

Response: Architectural firms may submit independently for the Architectural Services category. The Town does not require a full multi-disciplinary team at the qualifications stage.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM II
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 4, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services for clarification to question six in Addendum I issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

- No, separate proposals are not required for each discipline. The solicitation specifically requests that within a single proposal submission; the proposer provide a summary discussion of technical qualifications and expertise for each discipline for which they are submitting statements of qualification (as identified in Form 6.4 – Designation of Qualified Discipline Form).

- Each proposer should therefore include, within one comprehensive proposal, the relevant experience, qualifications, and up to five (5) completed projects per discipline as outlined in Section 4.6.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM III
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 5, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. Is the Town expecting the PRIME firm to provide all services under Civil, Structural, and MEP Engineering? For instance, if a firm specializes only in Civil, would we need to include subconsultants for the Structural and MEP components?

Response: Firms may team with subconsultants under Florida Statute §287.055; the Prime remains contractually responsible for overall performance.

2. Can a firm submit solely for MEP Engineering services and omit the civil and structural disciplines if those services are not provided by our firm?

Response: Firms may apply for one subcategory individually, or form teams if pursuing combined services.

3. Would the Town please remove Section 19, Conflict of Interest/Code of Ethics from the sample contract?

Response: The Town recognizes the concern regarding potential conflicts of interest and intends to ensure compliance with Florida Statutes Chapter 112, Part III (Code of Ethics for Public Officers and Employees) and §287.055(4) of the CCNA. The Town will review Section 19 during contract finalization to confirm that it aligns with these statutory

requirements and does not impose restrictions beyond the scope of state law. The final version will clarify that the conflict-of-interest provisions apply only as required under Florida law.

4. Section 3.4 “All work will be performed in accordance with high industry standards…” – Request to modify to Standard of Care language.

Response: Yes. The Town will amend the statement to align with Florida CCNA and professional practice standards, defining performance obligations according to the prevailing professional standard of care. Revised wording will reflect: “All work shall be performed in accordance with the professional standard of care ordinarily exercised by firms providing similar services in the same locality at the time the services are rendered”.

5. Can we submit as Prime & be subs in another team?

Response: Firms may serve as Prime on one submission and as a subconsultant on others; however, disclosure of overlapping participation is required for transparency.

6. Do you take preference on a team that has every single discipline, or do you focus more on a team that has high-level experience on a few categories?

Response: The Town evaluates qualifications based on depth of expertise and past performance in the category submitted, not solely on the number of disciplines represented.

7. We are a Civil Engineering Firm. Do you prefer a team with specific disciplines?

Response: Single-discipline firms are eligible; inclusion of qualified subconsultants is optional but may enhance scoring where multidisciplinary capability is relevant.

8. Is the intent of the Town to hire a full multi-disciplinary team for this contract comprised of architecture and engineering?

Response: The Town may award to multiple firms across categories; multidisciplinary teams are encouraged but not mandatory.

9. If the application is only submitted for “architecture,” will the Town pair the selected architect with the other engineering disciplines?

Response: Architectural firms may submit independently; the Town does not automatically pair firms but may encourage future teaming.

10. If the Town will not pair the selected architect, will said selected architect then have the opportunity to bring on board their multi-disciplinary team of engineers?

Response: Yes, primes may include subconsultants for supporting disciplines.

11. Please confirm whether a page limit applies to Submittal Requirements: 4.7 Project Implementation Strategy and Approach section.

Response: Unless otherwise specified, the 50-page industry standard applies to the total submittal, excluding forms and tabs.

12. Water Systems is listed for Civil Engineering, under the Design of Infrastructure projects bullet; could you please clarify under which category Sewer will be evaluated?

Response: Sewer and wastewater infrastructure fall under the Civil/Structural/MEP category — generally the Civil subcategory.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

The following individuals have authority to sign both standard and non-standard agreements directly related to serving clients ("Project Agreements"). Project Agreements include client contracts, subcontracts, project-specific vendor agreements, IPO's, contract amendments, non-disclosure agreements, teaming agreements, project-specific equipment and facility rental agreements for specific projects, and certifications related to proposals. This document does not grant authorization to sign other types of contracts or legal documents not directly related to client service such as office leases, software purchase or license agreements, tax returns, purchase agreements for supplies, or agreements to procure accounting, legal, recruiting, or similar services.

ATLANTIC

BALTIMORE CITY
Kraft, Jonathan H.
Miller, Sean T.
Murphy, Erin M.
Smith, Jeff B.

BALTIMORE COUNTY
Leffner, Nicholas J.
Hutton, Heather

BOSTON
Jacques, Christopher
Keegan, Katherine A.

CHARLOTTESVILLE
Oliver, Jonathan H.

HARRISBURG
Bankert, Larry I.
McGinley, Steve M.

LOUDOUN
Bollinger, Kyle T.
Giffin, Geoffrey D.
Stevens, Ross S.

NORTHERN VIRGINIA
Carter, Erica V.
D'Alessandro, Jonathan J.
Elman, Paul D.
Frosch, Colin
Howell, Christopher M.
Kauppila, John L.
Knox, Sarah E.
Koopman, Jennifer R.
Lefton, Steven E.
Millot, Sean M.
Musson, David B.
Powell, Meredith P.
Prunty, Robert W.
Samba, David B.
Sauro, Thomas J.
Schrader, Carly N.
Smith, Andrew T.
Teague, M. Zach
Whyte, Richard D.

PHILADELPHIA
CENTER CITY
Harmon, Amanda R.
Hughes, Paul W.
Morgan, Taylor M.

PITTSBURGH
Beaves, Adele M.
Beduhn, Tyler J.
Moldovan, William

PRINCETON
Diggan, Tony W.
Gibson, Adam T.

RICHMOND
Chance, Maxwell P.
Crum, Katie E.
Dougherty, Sean P.
Harrell, Matthew T.
Hill, Corey W.
Lickliter, Ashley C.
McCray, Danielle R.
McPeters, Brian A
Perkins, Ryan R.
White, Timothy E.

VIRGINIA BEACH
Chambers, Jon S.
Dallman, David B.
Davidson, Scott O.
Falk, Katherine W.
Farthing, Andrew P.
France, William D.
Funk, Gerald S.
Holland, Kimberly R.
Holland, Stephen R
Mackey, William F.
Mertig, Karl E.
Moser, Emily A.
Niss, Robyn M.
Schmitt, Gregory H.
Votava Charles F.
Wharton, Michelle L.
Williams, Kyle D.
Yee, Leong Wee

WHITE PLAINS
Canning, Thomas J.
Van Hise, Kevin A.

CALIFORNIA

COACHELLA VALLEY
Sutton, Mike S.

LONG BEACH
Hewitt, Melissa A.
Phillips, Chad E.
Starkey, Jonathan H.

LOS ANGELES
Duong, Danh
Fares, Jean B.
Kyle, Gregory S
Phaneuf, Alyssa S.
Ranta, Shahrzad

MONTEREY
Falgout, Mark A.

OAKLAND
Akwabi, Kwasi
Colety, Mike D.
Dankberg, Adam J.

ORANGE
Adrian, Darren J.
Bossu, David M.
Glaze, Jacob S.
Kerry, Nicole M.
Matson, Jason B.
Marechal, Jason A.
Melchor, Jason J.
Melvin, M. Pearse

PLEASANTON
Chazbek, Chadi
Johnson, Miles R.
Mowery, Michael C.
Sowers, Brian E.

RIVERSIDE
Cowan, Eugene D.
Pollock, John A.

SACRAMENTO
Bhatt, Sheetal K.
Melvin, Enda
Pittalwala, Fareed S.
Schmitt, Michael L.
Tait, Zachary T.
Weir, Matthew D.

SANTA CLARITA
Chakravarthy, Srikanth

SAN DIEGO
Barlow, Matthew T.
Becker, Justin S.
Harry, Jennifer L.
Kaltsas, Joseph D.
Madsen, Michael P.
McCormick, Matthew B.
McWhorter, Samuel L.
Podegracz, Anthony J.
Ulery, Megan R.
Valencia, Jason B.

SAN JOSE
Hedayat, Leyla
Mehta, Parag G.
Venter Frederik J.

SAN MATEO
Pulliam, John E.

CAROLINAS

CHARLESTON
Edmonson, William C.
Guy, Jonathan R.

CHARLOTTE
Blakley, Jr., Stephen W.
Denney, Seth A.
Edwards, Matthew A.
Lewis, Ryan T.
Racer, Joseph M.
Taylor, Benjamin S.

COLUMBIA
Iser, Christopher M.

DURHAM
DOWNTOWN
Lewellyn, Earl R.
Raney, Nolan D.

FORT MILL
Holcomb, John E.

GREENVILLE
Hensley, Stephen A.

HOLLY SPRINGS
Brewer, William J.

RALEIGH
Adams, Richard C.
Barber, Barry L.
Beck, Chadwick W.
Brewer, Brian J.
Cochran, Adam P.
Cook, Richard N.
Flanagan, Tammy L.
Glass, Brianne M.
Howell, Cory J.
Keil, Ashley R.
Kuzenski, John D.
Leverett, Christopher C.
Meador, Emily H.
Netzer, Lesley E.
Thompson, Erin K.

CENTRAL

DALLAS
Fraccaro, Joseph A.
Galloway, Steven D.
Harris, Mark E.
Henrichs, Tyler B.
Hoppers, Kevin P.
Moss, Bradley J.
Rader, Aaron K.
Samarripas, Anthony M.
Sulkowski, Nicholas E.
Williamson, Sarah T.

FORT WORTH
Arnold, Douglas M.
Arnold, Scott R.
Atkins, John R.
Hill, Bradley J.
Igo, Chris P.
James, Richard J.
Kubista, Kyle P.
Nathan, Aaron W.
Webb, Floyd C.

FRISCO
Coppin, Thomas G.
McCracken, Paul D.
Dickey, Kyle A.
Ross, Casey J.

IRVING/LAS COLINAS
Ante, Louis N.

FLORIDA

BOCA-DELRAY
Webber, Jason A.
Haggerty, Jordan L.

DAYTONA BEACH
Stubbs, Jarod C.

FORT LAUDERDALE
Alam, Mudassar M.
Capelli, Jill A.
Cordasco, John L.
Dabkowski, Adrian K.
Emmons, Erin N.
Falce, Christopher T.

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

McWilliams, John J.
Robertson, Stewart E.
Viola, Stefano F.

FORT MYERS
Bryant, M. Lewis
Clark, Kellie R.

GAINESVILLE
Brighton, Ali H.
Towne, Christopher D.

JACKSONVILLE
Brenny, Martin T.
Deitsch, Brian S.
Mecca, Joseph P.
Mullis, Raiford M.
Roland, George E.
Shelton, Mark W.

LAKELAND
Lewis, Jason A.
Wilson, Mark E.
White, Wayne E.
Wynn, Jared M.

LAKE NONA
Ashby, Brian S.
Stickler, Brooks A.

MELBOURNE
Husainy, Kinan F.

MIAMI
Almonte, Leonte I.
Baldo, Burt L.
Buchler, Aaron E.
Collier, Julio A.
Fernandez, Jorge L.
Fye, Barton J.

OCALA
Busche, Richard V.
Gartner, Amber L.
Losito, Gene B.

ORLANDO
Chau, Hao T.
Lenzen, Brent A.
Littrell, Lance R.
Martin, Jonathan A.
Mingonet, Milton S.
Roberts, Heather A.
Thigpen, Jonathan D.
Wetherell, Ryan S.

PALM BEACH GARDENS
Long, Jamea M.
Meyer, Alexis E.

SARASOTA
Cianfaglione, Christopher D.
Klepper, B. Kelley
Leep, Jordan E.
Pankonin, James R.
Schmid, Seth E.

ST. PETERSBURG
Arriaga, Brooke R.
Bishop, Mark C.
Dodge, Dawn M.
Walker, Jordan W.

TALLAHASSEE
DeVeau, Zachariah A.
Kalbli, Shawn C.
Lewis, Kelsey V.

TAMPA
Bulloch, Kelly B.
Collins III, Carroll E.
Gilner, Scott W.
Lee, Nathan Q.
Nadeau, Gary J.

VERO BEACH
Good, Brian A.
Hollen, Christopher J.
Lawson, Jacob B.
Roberson, Kevin M.
Thomas, Melibe S.
Van Rens, Peter J.

WEST PALM BEACH
Lee, Jason R.
Rapp, Bryan T.
Regueiro, Eric
Schanen, Kevin M.
Schwartz, Michael F.
Tercilla, Lindsey A.
Walthall, David W.

WPB DOWNTOWN
Heggen, Christopher W.
Spruce, Michael D.

MIDWEST

CHICAGO DOWNTOWN
Lemmon, Peter C.
Marnell, Colleen L.
Mayer, Joseph P.
Morton, Jr., Arthur J.
Panter, Jake H.
Whitson, Bryan D.

CHICAGO NORTH SUBURBS
Cooper, Jason C.
Tracy, Eric J.
West, Craig L

CHICAGO WEST SUBURBS
Fancler-Splitt, Rory K.
Garner, Chad S.
Heinen, Andrew N.
Kaufman, Phil R.
Walker, Michaela E.
Walker, William A.

COLUMBUS
Muller, Justin M.
Reeves, Michael C.
Schall, Andrew J.
Schnug, Regan A.

INDIANAPOLIS
Butz, Jr., William A.
Timko, Michael J.
Sheward, Bryan A.
Wolfred, Maurice A.

KANSAS CITY
Kist, Matthew D.
McKerrow, Jeff D.
Myers, Zachary

NORTHEAST OHIO
Clements, Kevin J.

TWIN CITIES
Bourdon, Brandon J.
Coyle, Daniel J.
Elegert, Brandon R.
Hume, Robert M.
Jensen, Matthew D.
Matzek, William D.
Phipps, Ryan A.
Schmitz, William J.
Wall, Lisa M.
Zimmerman, David

TWIN CITIES – SOUTH
Fosmo, Eric J.

TWIN CITIES- WEST
Kuhnau, JoNette L.
Manning, Jon T.
Wurdeman, Brian M.

MOUNTAIN PACIFIC

ASPEN
Christensen, Bryce E.

BOISE
McDougald, Brandon D.
Nicholson, Tim P.

BROOMFIELD
Pratt, Anthony J.

COLORADO SPRINGS
Gunderson, Eric J.
Hess, Mitchell O.

DENVER
Andryscik, Kory J.
Colvin, Scott W.
Garinger, Amy M.
Heiberger, John R.
Krell, Gabriel M.
Phelps, Randall J.
Rowe, Curtis D.
Salvagio, Robin
Skeehan, Daniel L.
Sobieski, Dennis M.
McGee, Meaghan M.
Valentine, Brian W.
Wilhelm, William R.

EVERETT
Lincoln, Bradley J.

FORT COLLINS
Felton, Emily P.

PORTLAND
Belsick, Jody W.
Meyerhofer, Peter N.

SALT LAKE CITY
Crowther, Brent C.
Gresham, Teresa R.
Johnson, Zachary A.
O'Brien, Molly M.

SEATTLE
Chen, Nicholas R.
Kamerath, Marcy
Reeverts, Canaan H.
Williams, David S.

SOUTHWEST

LAS VEGAS
Ahartz, Shannon R.
Jones, Christopher R.
Moles, Richard A.
Moore, Devin V.
Mosley, Michael S.
Wolf, Treasea

MESA
Burm, Jason M.
Grandy, Michael L.
Margetts, Sterling T.
Mutti, Brent H.
Walnum, Nathan C.

PHOENIX
Christian, Rajesh S.
Connelly, Alissa J.
Delmarter, Michael L.
Ehrick, Taylor R.
Henderson, Benjamin J.
Thoma, Jayme R.
Kimm, Kevin J.
Kissinger, John C.
Leistiko, David J.
Marella, Damon J.
Perillo, Adam C.
Sjogren, Timothy P.
Smalkoski, Brian R.

RENO
Hildebrandt, Timothy H.
Nasset, Brent J.

SCOTTSDALE
Jupp, Andrew M.
Rutkowski, David R.

TUCSON
Payne, Kevin W.
Rhine, Timothy J.

SOUTH

ALPHARETTA
Dufour, Zachary J.
Fanney, Angela L.
Fanney, Lawson H.
Hamilton, James R.
James, Alvin B.
Shearouse, Sarah
Stricklin, David L.
Walker, John D.
Zittrauer, Derek M.

PEACHTREE CORNERS
Ergle, Kevin B.
Fink, Kenneth L.
Smith, Patrick N.

ATLANTA MIDTOWN
Bosman, Eric S.
Coleman, Sean H.
Elsey, Jeffrey B.
Pastore, Cristina C.
Ross, Robert A.
Triplett, Katherine R.

BIRMINGHAM
Bailey, Clark B.
Johnson, Elizabeth H.

CHATTANOOGA
Skidmore, Benjamin W.

FRANKLIN
Espelet, Leonardo E.

MEMPHIS
Danley, Drake E.
Minor, Henry W.
Peregoy, Samuel J.
Peregoy, Jennifer M.

MOBILE
Starling, Charles H.

NASHVILLE
Boyd, Mark R.
Creasman, Brett R.
McMaster, Ryan L.
Neal, Philip H.

Rhodes, Christopher D.

SAVANNAH
Gwaltney, Jamie N.
Marsengill, Chris C.

WOODSTOCK
West, Brian B.

TEXAS SOUTH

AUSTIN EAST
Ponton, Clinton J.

AUSTIN NORTH
Boecker, Brian C.
Hudson, Harrison M.
Kiewit, Jordan S.
Neal, Trey A.
Parker, Brian J.
Araque, Santiago A.
VanLeeuwen, Andrew W.

AUSTIN SOUTH
Mason, Sean R.
Williams, Robert B.

BRYAN/COLLEGE STATION
Harris, Joseph C.
Lucas, Michael D.

HOUSTON
Cargill, Kenneth W.
Deshpande, Vivek
Frysinger, Ashley M.
Frysinger, Chris V.
Guillory, Michael B.

PEARLAND
Hall, Andrew T.

SAN ANTONIO
Brignon, Brit A.
Farnsworth, Jeffrey A.
Holscher, Nicholas F.

THE WOODLANDS
Freeman, Jr., Steven C.
Kirland, Mark R.
Lewis, Tyler W.

Excellence and Innovation built into every design

REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

RFQ #25-02

TOWN OF PEMBROKE PARK, FL

NOVEMBER 13, 2025





FIRM INFORMATION

Chen Moores and Associates
500 W Cypress Creek Rd,
Suite 600
Fort Lauderdale, FL 33309
o: +1 (954) 730-0707

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Cover Letter / Executive Summary



chen moore and associates

November 13, 2025

Request For Qualifications Architectural And Engineering Services Through Continuing Contracts (CCNA)

Selection Committee
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Re: Request For Qualifications Architectural And Engineering Services Through Continuing Contracts (CCNA)

Dear Selection Committee,

Chen Moore and Associates, Inc. (CMA) is honored to submit our Statement of Qualifications in response to the Town of Pembroke Park's Request for Qualifications (RFQ) for Professional Architectural and Engineering Services. For nearly four decades, CMA has served as a trusted municipal partner, delivering innovative, resilient, and cost-effective infrastructure solutions that enhance communities and improve quality of life throughout South Florida.

Founded in Fort Lauderdale in 1986, CMA is a Broward-based multidisciplinary firm with over 170 professionals and twelve offices across Florida. Our corporate headquarters—just minutes from Pembroke Park—houses more than 50 local experts deeply familiar with the Town's infrastructure systems, permitting processes, and development priorities. CMA's successful delivery of hundreds of municipal task orders for Broward's 31 municipalities—including Hollywood, Hallandale Beach, Miramar, and Dania Beach—demonstrates our proven track record of responsive, high-quality service under continuing contracts.

Through decades of municipal partnerships, CMA has refined a strategic and turnkey approach to managing a wide range of projects, including roadway and utility improvements, stormwater management and water resources, parks and landscape design, and grant-funded capital initiatives. Our project delivery framework integrates collaborative stakeholder engagement, funding alignment, and sustainable design principles, ensuring every project meets community goals while maximizing return on public investment.

In addition to traditional engineering and architectural services, CMA offers grant monitoring and funding support, Broward County Surtax coordination, and expertise in landscape architecture and green infrastructure integration. These capabilities enable our clients to effectively plan, fund, and implement projects that promote resiliency, sustainability, and long-term operational efficiency.

Our proposed leadership team brings extensive technical and managerial experience across municipal disciplines:

- **Jessica Diaz, P.E. –** Project Manager, providing day-to-day leadership, coordination, and direct client communication.
- **Tim Hogans, P.E. –** Principal-in-Charge, ensuring strategic alignment with Town objectives and resource optimization.
- **Aleem A Ghany, P.E. –** Quality Assurance/Quality Control Manager, applying over three decades of municipal and infrastructure experience to ensure quality, consistency, and regulatory compliance.

Supporting this leadership team is a group of seasoned CMA professionals—each with years of experience serving Broward municipalities—and specialized subconsultants: Longitude Surveyors, LLC (surveying) and Tierra South Florida, Inc. (geotechnical engineering). Together, we provide a comprehensive, fully integrated service model capable of addressing the Town's architectural, civil, and environmental infrastructure needs.

chen moore and associates

November 13, 2025

Request For Qualifications
Architectural And Engineering
Services Through Continuing
Contracts (CCNA)

At CMA, our mission is to deliver excellence through partnership—balancing innovation, fiscal responsibility, and community value. We employ cutting-edge tools such as AutoCAD Civil 3D and ESRI-based GIS for design, documentation, and reporting, enhancing accuracy and transparency across all project phases. Our leadership team maintains a hands-on commitment to accountability and responsiveness, ensuring every Town initiative is delivered efficiently, collaboratively, and with measurable community benefit.

CMA welcomes the opportunity to serve as an extension of the Town's staff, advancing Pembroke Park's capital improvement initiatives with a focus on resiliency, sustainability, and smart infrastructure investment. We are confident that our extensive municipal experience, technical depth, and funding expertise uniquely position CMA as the ideal strategic partner to support the Town's long-term vision for a connected and future-ready community.

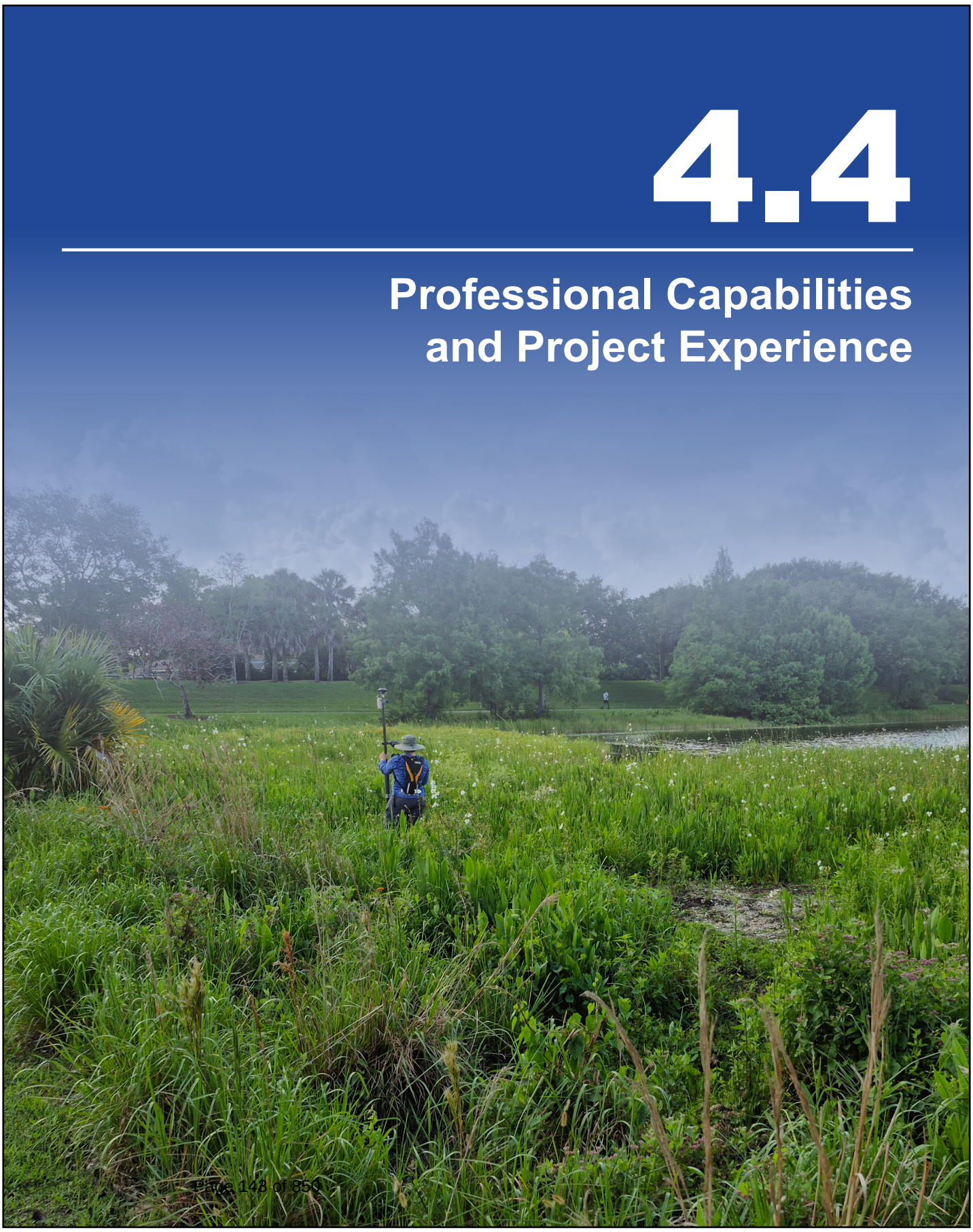
We appreciate your consideration and look forward to the opportunity to discuss how CMA can support the Town's ongoing and future initiatives. Please feel free to contact me at (954) 730-0707 or pmoore@chenmoore.com for any additional information or clarification.

Sincerely,

Peter Moore, P.E., F.ASCE, FACEC, F.FES
President and CEO
Chen Moore and Associates, Inc. (CMA)

4.4

Professional Capabilities and Project Experience



OUR FIRM

Chen Moore and Associates (CMA) has over 39 years of experience delivering successful public infrastructure projects across South Florida, including ongoing work with the Town of Pembroke Park. Our long-standing partnership with neighboring municipalities has allowed CMA to gain a deep understanding of local standards, regulatory procedures, and community priorities, which we bring forward to each engagement with the Town.

CMA has provided comprehensive design and construction administration services for drainage and stormwater improvement projects, including pump station design, control panel engineering, and stormwater management systems tailored to improve flood protection and operational resilience. In addition, CMA has supported municipalities with the development and implementation of Stormwater Master Plans, NPDES compliance and reporting to FDEP (as a co-applicant with Broward County), and ongoing resilience planning initiatives focused on sustainability and sea level rise adaptation.

Our firm's multidisciplinary experience also includes parks and recreation facility improvements, street lighting and electrical design, water and sewer infrastructure, roadway reconstruction, and landscape architecture. CMA's integrated planning and engineering teams bring the expertise needed to enhance community livability while advancing long-term environmental and financial sustainability.

CMA remains fully committed to maintaining a strong and trusted relationship with the Town of Pembroke Park, providing responsive, high-quality consulting services that embody our core values of technical excellence, innovation, and collaboration.



"We are matching our areas of growth with the infrastructure needs of the State of Florida."

- Peter Moore, P.E., F.ASCE, FACEC, F.FES
President and CEO

Years in Business: 39

CMA Engineering License: Florida #4593

CMA Florida Certificate of Status: J41454

Firm Information

Chen Moores and Associates, Inc.
500 W Cypress Creek Rd, Suite 600
Fort Lauderdale, FL 33309

CMA Range of Activities and Qualifications

CMA has become a trusted advisor to numerous utility and municipal clients throughout Broward County and is frequently called upon to perform tasks that go beyond the scope of a standard engineering firm. Regionally, CMA's team of civil engineers, construction experts, planners, and landscape architects work collaboratively to evaluate every facet of a project. With CMA, the Town of Pembroke Park will gain not only a firm with a proven background in municipal site development, but also one that understands the operational needs of utilities and the unique requirements of their facilities.

Since our founding in 1986, CMA has proudly served as a trusted partner to municipal clients across Palm Beach, Broward, and Miami-Dade counties. Over the past 39 years, we have built our reputation on delivering quality, responsive service through multiple task contracts

Local, Ft. Lauderdale–Based Team

CMA's local branch office houses a team of 50 dedicated professionals, and CMA commits that all work under this contract will be performed from this location. More than a group of ambitious professionals solving infrastructure challenges, our staff is deeply engaged in the Broward County community. We take pride in our leadership and involvement in community service initiatives and professional organizations, reflecting our commitment to improving the communities where we live and work.

In addition to designing and delivering significant facilities throughout Broward County, CMA has cultivated strong relationships with regulatory agencies, contractors, and material suppliers. This local knowledge and experience are invaluable to the successful delivery of this contract. We look forward to continuing these relationships and furthering our partnership with the Town of Pembroke Park.

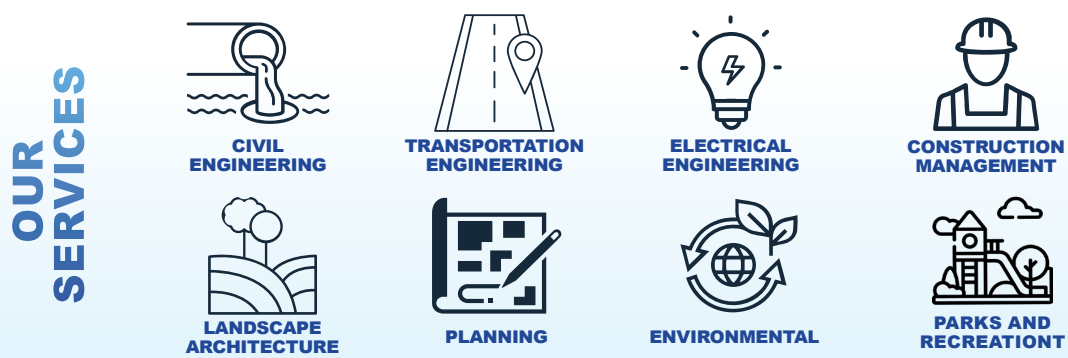


CMA employs more than 170 full time staff, including 52 licensed Professional Engineers, 22 Engineers in-Training, 3 Certified Floodplain Managers, 7 Certified Envision Sustainability Professionals, 8 licensed Professional Landscape Architects, 5 Certified Arborists, 3 Certified Planners, and a highly experienced technical design and production staff. The CMA team has the capabilities to address the smallest to the most challenging civil, transportation, and electrical engineering, planning, landscape architecture, environmental and construction administration tasks required for many types of public, semi-public, and private sector projects.

CMA Range of Activities and Qualifications

We have an in-depth understanding of your challenges. We propose to the Town a highly multidisciplinary and qualified team, with a thorough understanding of our work as civil engineers and landscape architects, and how to coordinate both discipline's needs with each other along with permitting agencies requirements. Our firm is also well regarded for our in-house knowledge of water/wastewater modeling and engineering, stormwater engineering, roadway, streetscapes, parks, site design, and irrigation design. We understand that money invested in improvements represent taxpayer investment in public infrastructure. We are strong designers, but we believe we excel at getting the best benefit for the public from the budgets that are available to make improvements. We take a long-term view. This is just one example of the things we believe we do better than other firms.

We pride ourselves on the kind of service that can only be found in local, responsive organizations because **every client is important to us**. In order to successfully complete projects, our approach is to assemble our team of in-house professional with our trusted sub-consultants providing their expertise, as required. CMA will provide the technical guidance, clearly communicating the pros and cons to ensure the Town gets the exact product it wants.







CIVIL ENGINEERING

CMA has been at the forefront of water and sewer infrastructure design since 1986. Our expertise spans a wide spectrum, from small-scale projects to large neighborhood improvements. CMA has a proven track record as a design consultant across Florida, with expertise in modeling, analysis, and design of water main, force main, gravity sewer, and lift stations. Our engineers have the experience addressing the more important utility issues and work to recommend and prioritize phasing for potential improvements. CMA provides a range of services including:

- Water Supply, Treatment & Distribution Design
- Sanitary Sewer Collection Systems Design
- Reclaimed Water Design
- Infrastructure Master Planning
- Trenchless Technology
- Pump Station Design & Rehabilitation
- Stormwater Management System Design & Master Plans
- Watershed Assessments
- Water Resources
- Water Works Design
- Environmental Engineering
- Site Development
- Site Planning
- Permitting & Regulatory Support
- Government Permitting
- GIS Analysis & Mapping
- Project & Program Management
- Sustainable Design & LEED Solutions
- Utility Rate & Infrastructure Valuation Studies
- Public Outreach
- Opinions of Probable Cost

In addition, our engineers can perform the supplemental services like Maintenance of Traffic (MOT) design, identification of grants and other funding resources, and public outreach and education. CMA is also experienced in alternative utility installation methods including horizontal directional drilling, pipe bursting, swagelining, tremie lift station installation, and pipeline rehabilitation, to address some of the unique concerns the client may have.

Our engineers have the experience to address the more important utility issues and work to recommend and prioritize phasing for potential improvements. Over the last 10 years, CMA has planned, designed, permitted, and assisted with the construction of over 500 miles of pressure pipe (including 24-inch to 72-inch mains within FDOT rights of way), over 100 miles of gravity sewer, over 250 pump stations (ranging from 100 gpm to 5,000 gpm), over 100 directional drills (along/across including highways, roadways, and waterways), over 60 miles of pressure pipe over 16-inch diameter, and over 9,000 septic-to-sewer conversions. Installation methods included the traditional open cut method, as well as a variety of trenchless technologies, one of CMA's niche services.



TRANSPORTATION ENGINEERING

Great roadways form the glue that holds a successful community together by enabling safe and convenient transportation for both vehicles and pedestrians. CMA's philosophy of transportation design involves organizing a hierarchy of streets to respond to the varying urban use and density conditions and establishing appropriate standards for each street type. CMA engineers' designs for safety, longevity, and sustainability, creating roadways that will foster active communities. CMA has designed hundreds of miles of roads throughout Florida in the last couple decades. Our expertise includes the following services:

- Roadway Design
- Highway Design
- Stormwater Design
- Streetscape, Circulation & Roundabout Design
- Traffic Calming Design
- Pavement Marking & Signage
- Aviation Related Designs
- Greenway & Trails Design
- Street Lighting Design
- Transit Design
- Pedestrian & Bicycle Pathway Design
- Maintenance of Traffic
- Government Permitting
- GIS Analysis & Mapping
- Project & Program Management
- Public Outreach
- Opinions of Probable Cost



ELECTRICAL ENGINEERING

CMA's electrical team specializes in the design of power systems for electric utilities, campuses, and facilities of industrial and institutional clients that support the construction, maintenance and expansion of utility systems for both public and private utility clients. Our electrical engineers and designers have decades of industry experience. As a result, CMA engineers approach transmission and distribution lines, substations, protective relaying and control systems, and solar generation systems design with informed consideration of operational and maintenance concerns. Our expertise includes the following services:

- Engineering Design for Power Substations
- Transmission Design (Overhead & Underground Line Design)
- Distribution Design (Overhead & Underground Line Design)
- Transmission & Distribution System Studies, Modeling & Analysis
- Lightning Protecting & Grounding Systems
- Protective Relaying & Controls, Metering & Communications
- Solar Generation Interconnection
- Power Supply & Rates
- SCADA Systems
- Cable & Equipment Replacement Design
- Lighting Design
- Government Permitting
- Infrastructure Master Planning
- GIS Analysis & Mapping
- Project & Program Management
- Commissioning
- Opinions of Probable Cost



UTILITY DESIGN

CMA has worked with public, semi-public and private clients to provide a wide range of water and sewer consulting engineering services including large-scale master planning and modeling, existing system assessments, design and rehabilitation, and new site development design, permitting and construction. Our experience includes the planning, design, permitting and construction of over 500 miles of pressure pipe, 100 miles of gravity sewer, 250 pump stations, **over 100 horizontal directional drills of up to 54 inches in diameter, jack & bore designs**, **60 directional drills, gravity and pressure pipe bursting, and compression fit slip-lining**. The following are some examples of our utility capabilities:

- Water/Sewer Distribution/Collection/Transmission System Modeling
- Master Planning
- Pump Station Rehabilitation and Design
- Water Supply, Treatment and Distribution
- Wastewater Collection, Transmission, Treatment, Re-use and Disposal
- Trenchless Technology Analysis
- Pipe Lining and Rehabilitation
- GIS Analysis
- Odor Management
- Government Agency Permitting and Coordination
- Cost Estimating

CMA offers recent and relevant experience pertaining to transmission main replacement, repair, and rehabilitation. CMA has designed and executed multiple large diameter pipeline projects for the City of Fort Lauderdale, including:

- Prospect Lake Water Main - Includes 17,000 linear feet of 48" and 54" new water main including five (5) **54" horizontal directional drills** in FDOT and Broward County roadways and installation of a 66" steel casing via Jack & Bore under CSX railroad tracks.
- 48" Emergency Force Main – Over **22,000 linear feet of 48” force main** with 12 Horizontal Directional Drills (HDD).
- 30” Force Main – Phases 1, 2, 3, and 4 – Over **19,000 linear feet of 30” force main**, with a combination of open cut, HDD, and compression fit lining.

In addition, CMA has experience designing water main within residential neighborhoods and congested rights-of-way, such as:

- Valhalla Resort, Crawl Key, Marathon – A 54-acre resort including the planning, design, and modeling for the development’s approximately **16,000 linear feet** of private fire protection and domestic water mains, ranging from **6”-12” diameter**.
- Miami-Dade Water and Sewer Department (WASD) Basin D2-B – Over **12,000 linear feet of 8”-16” water main**, designed in concert with new sanitary sewer in existing urban congested rights-of-way.



LANDSCAPE ARCHITECTURE

CMA's Landscape Architecture studio strives to develop context sensitive design solutions incorporating and conserving nature in our urban environments. Our design approach focuses on creating high quality environments for people. Public landscapes, whether in the form of parks, streetscapes, or other municipal facilities, serve multiple purposes. They provide beautification, shade, habitat for wildlife, they improve water quality, and they can serve as educational spaces informing the public of our need to care for our natural resources. They contribute to our physical and mental health, improve our quality of life and enhance the urban experience.

We begin our projects by understanding our client's ability to maintain and operate the spaces we create. The design and its implementation represent a fraction of our work's anticipated life. We work closely with you to make certain inherited facilities can be maintained for the long-term benefit of your community. Landscapes and infrastructure should be sustainable socially, environmentally, and economically.

CMA believes parks play a vital role in our communities. Parks lay a healthy foundation for community development. They can catalyze community revitalization, engage the community, and support economic development through enhancement of property values and increased municipal revenue. Parks can promote tourism by providing venues for special events, festivals, and sports tournaments and often contain special facilities such as zoos, memorials, or significant cultural artifacts. Socially, parks create safer neighborhoods and provide an environment where people can connect with nature and benefit from physical activity, social interaction, and a cleaner environment raising their quality of life. Physically, our parks shape our environment and help to define our public realm by providing open space that preserves vital ecological functions, protects biodiversity, buffers incompatible land uses, and reduces public costs for stormwater management, flood control, and other forms of public infrastructure. Our expertise includes the following services:

- Planting Design
- Hardscape Design
- Urban Design
- Master Planning (Parks, Planting and Irrigation)
- Community Planning
- Irrigation Design
- Park Design
- Greenway & Trails Design
- Pedestrian & Bicycle Pathway Design
- Government Permitting
- Site Planning & Rezoning
- GIS Analysis & Mapping
- Sustainable Design & LEED Solutions
- Project & Program Management
- Habitat Restoration
- Wayfinding
- Public Outreach
- Opinions of Probable Cost
- Recreational Facilities



PLANNING

Land use planning is about community building, it is integral to the sustainable development of cities and towns. It involves looking at how land should be used, ranging from green space to residential areas, commercial and industrial sites. Land-use planning takes place within the framework of local zoning laws, state and federal regulations; and careful planning aims to preserve the environment, promote social gatherings, enhance communities, and support transportation, industry, and economic development. CMA provides long range and current planning services by focusing on sustainable principles with unparalleled graphic skills and superior analytical capabilities to local governments, communities, and private sector clients throughout Florida. Our expertise includes the following services:

Long Range Planning

- Sustainable Comprehensive Plan & Text Amendments
- Neighborhood Plans
- Land Development Regulations & Zoning Codes
- Evaluation & Appraisal Reviews
- Annexation Plans & Processing

Current Planning

- Development Applications & Approvals
- Site Plan Designs & Reviews
- Technical Reports

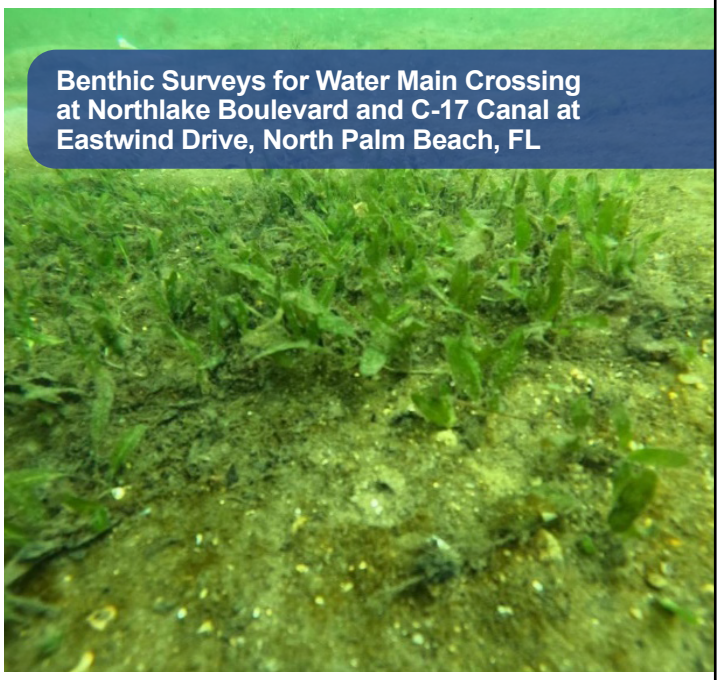
Community & Neighborhood Involvement

- 24/7 Open Community Forums
- Vision & Master Plans
- Neighborhood Plans
- Design Charrettes
- Neighborhood Participation

Graphics and Geographic Information System (GIS)

- GIS Maps
- 3D Computer Rendering/Conceptual Design/CAD




Benthic Surveys for Water Main Crossing at Northlake Boulevard and C-17 Canal at Eastwind Drive, North Palm Beach, FL

ENVIRONMENTAL

At CMA, we understand the need to balance development with the protection of natural resources. We work with our clients to identify protected natural resources, including wetlands, coastal/marine resources (mangroves, corals, seagrass), upland trees, and threatened and endangered fauna/flora that may conflict with their proposed infrastructure projects. Our staff includes SWS Professional Wetland Scientists, UF Florida Master Naturalists, and ISA Certified Arborists who can perform quantitative and qualitative assessments of protected natural resources, and who work directly with our civil engineers to design projects to avoid/minimize resource impacts or develop mitigation strategies to offset unavoidable impacts. Mitigation strategies may include habitat restoration design for freshwater wetlands, uplands, coastal wetlands, or marine habitats, and mitigation bank coordination. Our expertise includes the following services:

- Wetland Delineations, Function Evaluation, & Monitoring
- Mitigation Design
- Environmental Resource Permitting
- Protected Wildlife Assessments
- Benthic Resource Surveys
- GPS & GIS Data Collection/Mapping Development
- NEPA/PD&E Document Preparation & Reevaluations
- Certified sUAS/Drone Pilot Services
    - Videography
    - Wetlands Monitoring
- Arborist Services
    - Urban Forest Management Plans
    - GPS Tree Inventories
    - Tree Removal Permitting
    - Tree Value Estimates/Tree Grading
    - Tree Risk Assessment (ISA – TRAQ) & Tree Canopy Assessments
    - Mangrove Trimming Oversight



CONSTRUCTION MANAGEMENT

CMA's focus for every construction project is to bring value and assisting the team to successfully construct a project that meets the expectations of the Owner and the public. The health, safety and welfare of the public is at the forefront of every project CMA designs and serves in the role of construction engineering inspection (CEI) or construction administration. At CMA, our engineers work very closely with the in-house inspectors, allowing a different point of view when interpreting construction documents.

Considerable experience has been gained due to the fact that all engineers involved in infrastructure design have had field experience performing construction management services. The lessons learned in the field are incorporated into each design, and the engineers have the knowledge to make educated decisions about the acceptability of the work. CMA strongly believes in its operational procedures in the field via detailed reports, communications, and technology. This effort is supported by a robust Quality Assurance/Quality Control program. Aside from CEI, CMA offers our constructability review services to identify key concerns for proposed projects and to assist our clients in mitigating risk. Our expertise includes the following services:

- Construction Management
- Program Management
- Construction Administration Services
- Construction Engineering Inspections
- Asset Management (GIS/GPS)
- Bidding Assistance
- Pre-construction Services
- Value Engineering
- Scheduling
- Testing & Construction Monitoring
- Bond Releases
- FEMA Disaster Recovery Services

SELECT ACCOLADES

CMA is very proud of the awards and acknowledgements that we have been bestowed. These have been based on both the projects and services we have performed and the work environment we have established, not only in each office, but also the company as a whole. The following highlights some of our awards for previous similar services.

2025 ENR Top 500 Design Firms
Ranked number 499. The ENR Top 500 Design Firms list is an annual ranking published by Engineering News-Record (ENR), which lists the largest design-specific firms in the U.S. The rankings are based on the revenue generated from design services in the previous year. The list serves as a benchmark for the design industry, highlighting the leading firms in terms of design-related revenue.

2025 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. CMA ranked 29th in the small employer group.

2025 South Florida Business Journal Business of the Year
Awarded Business of the Year in the $25 million - $50 million category. This program recognizes companies that excel in growth, service, quality, innovation, and the execution of an outstanding business strategy.

2024 ASCE Younger Member Employer Recognition Award
CMA was awarded the 2024 Younger Member Employer Recognition Award by the American Society of Civil Engineers' (ASCE) Committee of Younger Members (CYM). This recognition is given to employers who support professionals early in their careers and encourage their involvement in ASCE activities.

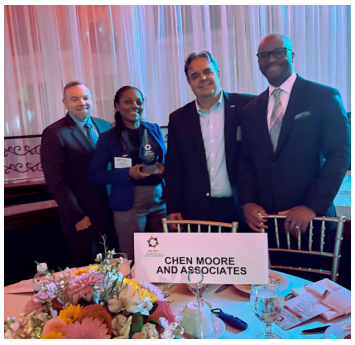
2024 Zweig Group Best Firms to Work For Award & Hot Firm List
Ranked number 32 in the multi-discipline category and 16 for the 100-199 employees category. The award recognizes the top firms leading the way in creating a workplace that inspires, motivates and rewards employees. Ranked number 65 in the Hot Firms List. The list recognizes the 100 fastest-growing engineering, architecture, planning and environmental consulting firms in the U.S. and Canada.

2024 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. CMA ranked 38th in the small employer group.

2024 Jacksonville Business Journal Top Engineering Firms List
Ranked number 18. The list includes 42 engineering firms located in Duval, Clay, St. Johns, Nassau, Baker, Putnam and Flagler counties ranked in order by number of licensed engineers.

2024 ACEC-FL Honor Winner
CMA was awarded the 2024 Honor Winner in the Energy Category from The American Council of Engineering Companies of Florida (ACEC-FL) for the Dames Point Bridge Electrical and Lighting project for FDOT District 2 at the 2024 ACEC Florida Engineering Excellence Awards Banquet.







4.5

Experience of Key Personnel and Project Team



Experience & Qualifications of the Specific Local Office Personnel

Over nearly four decades, CMA has become one of Florida's most capable and diverse utility engineering firms over nearly four decades. CMA combines the resources of a statewide organization with the responsiveness of a local partner. As the ***largest engineering firm headquartered in Broward County***, we are deeply rooted in the community we serve, and our reputation has been built on excellence in design, innovation in delivery, and responsiveness to client needs. Our extensive experience enables us to anticipate and address both current and future capital improvement needs. CMA is committed to collaborating with staff, Boards, Committees, and residents to deliver projects that enhance the safety, sustainability, and overall quality of life.

Tim Hogans, will be the Principal-in-Charge providing contract oversight and team leadership. As a longtime resident of Broward County, Mr. Hogans will combine his experience, engineering expertise and key relationships to bring maximum value to the City.

Leading our team as Senior Engineer and Project Manager is ***Jessica Diaz, P.E.*** Ms. Diaz was selected not only for her expertise in project management and design but because of her history with Broward County. City staff are familiar with Ms. Diaz. Ms. Diaz has over 9 years of experience as a Civil Engineer, with the majority of her experience in South Florida projects. Throughout her career she has managed projects that include drainage and hydraulic studies, detailed civil design, regulatory permitting and construction of infrastructure improvements. Her design expertise is in pipeline design and application of trenchless technologies. Ms. Diaz co-leads a dedicated design team in our Broward County office, which has extensive experience delivering projects from the preliminary phase to detailed design, permitting and construction phase. This team will prove to be of great value and benefit to the Town of Pembroke Park.

Aleem Ghany, P.E., ENV SP, CFM, will serve as our QA/QC Manager, applying historical knowledge of City projects and verifying compliance with city standards.

Assisting the project management team are an array of professional staff that have spent most of their careers involved with some aspect of municipal work in Broward County, and they'll bring focus to this contract with consistent on-time, on-budget project delivery as they have on many projects. These key professionals include ***Vincent Locigno, P.E.*** (Civil Engineering), ***Ben Lehr P.E, DBIA*** (Traffic and Transportation Engineering), ***Eric Harrison, PLA*** (Landscape Architecture), ***Nilsa Zacarias (AICP)*** (Planning), ***Brian Coelker, MS, SPWS, CA, CLI*** (Environmental Engineering), ***Brent Whitfield, P.E., ENV SP, F.ASCE*** (Stormwater Engineering), ***Jose McCray (CEI)***, and ***Darren Badore*** (Project Management). CMA will also be supported by the following subconsultants: Longitude Surveyors (Surveying), Pangeo Consultants (Geotechnical Engineering), and Reina Engineering (Utility Engineering).

In summary, CMA combines firmwide expertise, a strong culture of client service, and the responsiveness of our Broward County headquarters. Our team, led by Principal-in-Charge Tim Hogans, Project Manager Jessica Diaz, P.E., and QA/QC Manager Aleem Ghany, P.E., ENV SP, CFM, is well positioned to deliver projects with professionalism, efficiency, and a thorough understanding of the Town's needs.

Our Team

Longtitude Surveyors

Longitude Surveyors was established in 2004 and has been providing comprehensive surveying and mapping services throughout South Florida for more than twenty years. Our firm has built a solid reputation for accuracy, responsiveness, and technical excellence, supporting numerous municipalities, counties, and state agencies, including the Florida Department of Transportation and multiple cities across Broward County.

We offer a full range of professional services encompassing boundary, topographic, right-of-way, and construction surveying, as well as Subsurface Utility Engineering (SUE), GIS mapping, and 3D laser scanning. Our team is composed of experienced Professional Surveyors and Mappers, senior technicians, and field crews who utilize advanced technology and proven quality control procedures to ensure every project is completed with precision and efficiency.

Longitude's long-standing presence in the region and its proven history of delivering timely, high-quality results make us fully capable of supporting the City of Dania Beach with all required surveying services. Our experience with municipal infrastructure, roadway improvements, and right-of-way mapping ensures a complete understanding of the City's standards and expectations.

Pangeo Consultants

With 21 years of experience in the field of geotechnical and structural engineering, Pan Geo Consultants LLC. is a Broward County based consulting firm founded by Paul C. Catledge, P.E. and Angelina López Catledge, BLA, M.S. with a commitment to providing responsive, innovative, and cost effective solutions.

Pan Geo Consultants specializes in the field of geotechnical engineering with a focus on the South Florida region. Our vast experience allows us to more effectively prescribe field studies from which our clients may anticipate and mitigate potential subsurface issues early in the project timeline, thereby avoiding time and cost overruns. Our team can carry projects from concept to completion, from preliminary site feasibility and due diligence studies to detailed geotechnical studies, and forensic studies of existing facilities. Our services include subsurface exploration, foundation design, slope stability, retaining structure design, forensic analysis, and peer review. PGC also offers construction phase inspections of pile installation (auger cast, driven, and sheet piles), groundwork modification and chemical grouting procedures, quality control and quality assurance testing of construction materials, and structural inspections to verify methods of construction comply with the contract documents.

Reina Engineering

Reina Engineering, LLC (RE) is a civil engineering consulting firm based in Florida, specializing in land development, municipal engineering, and governmental services. Established in October 2022, RE offers comprehensive solutions for utility infrastructure improvement projects, including water, sanitary sewer, reclaimed water, and stormwater systems. Their services span master planning, hydraulic modeling, design, permitting, feasibility studies, construction cost estimating, and construction administration. In the governmental sector, RE provides support in CIP project management, FDOT utility coordination, NPDES and CRS compliance, floodplain and engineering reviews, and planning and zoning assessments. The firm is certified as an SBE in multiple Florida jurisdictions and holds DBE certification from the Florida Department of Transportation.

Reina Engineering is led by Francisco Reina, who brings over 18 years of experience managing utility infrastructure projects in South Florida, particularly with Broward County's Water and Wastewater Engineering Division and Miami Dade County. Mr. Reina has overseen more than $500 million in infrastructure projects and has worked closely with state agencies such as FDOT, FDEP, DERM, WASD, Broward County and the Florida Department of Health. His extensive background includes coordination with local governments and public agencies across the region, equipping RE with deep expertise in navigating complex utility and regulatory environments.

Reina Engineering has the technical expertise, local experience, and professional licensing required to provide the full range of civil engineering services described in the Town of Pembroke Park's RFQ 25-02 for Continuing Contracts under CCNA. Our team has successfully delivered site development, drainage, water and wastewater, roadway, and utility design projects throughout South Florida for both public and private clients. We combine a deep understanding of local regulatory processes with innovative design and practical engineering solutions, ensuring responsive, high-quality service aligned with the Town's needs and standards.

SELECT MUNICIPAL CLIENTS

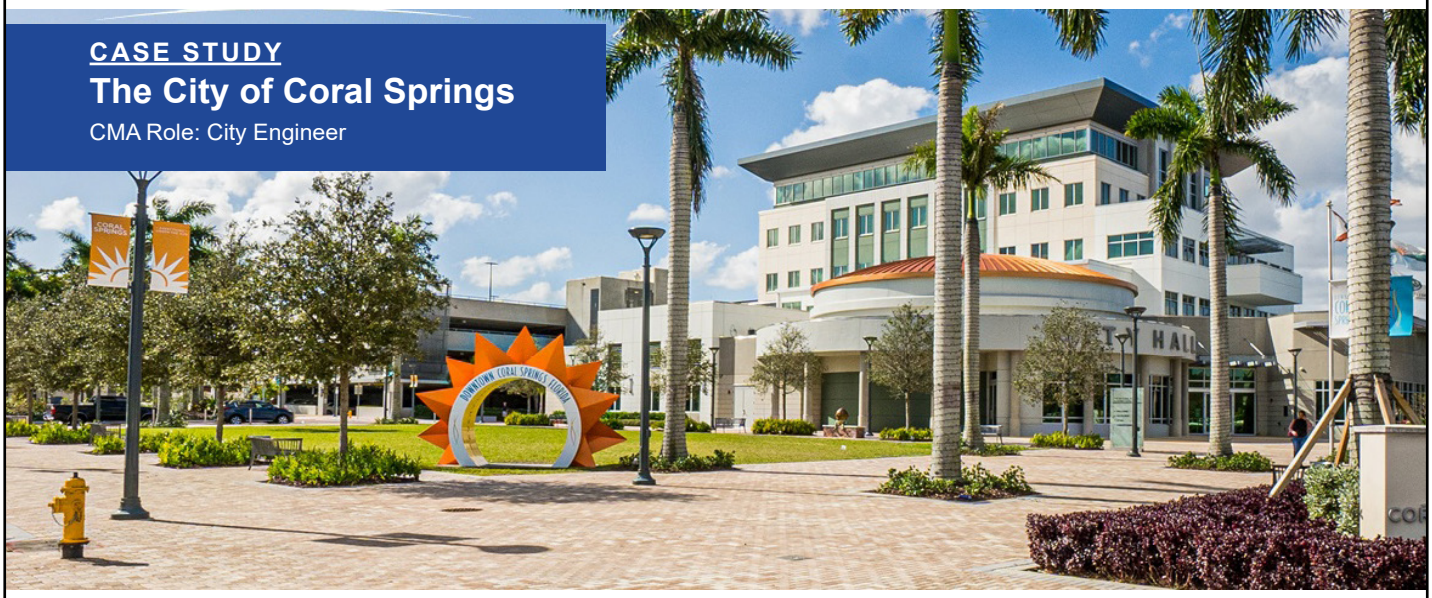
Chen Moore and Associates has established a reputation in Florida for successfully providing professional consulting services for over three decades. CMA has extensive experience providing engineering and landscape architecture continuing services to over 100 public sector governmental entities in Florida (CMA) is the prime consultant for over 75 of them) in which many of these are municipalities. Our services cover the spectrum of transportation and roadway engineering, streetscaping, drainage and stormwater engineering, water resources, electrical engineering, urban/master planning, urban spaces, recreation areas, parks, and water and sewer infrastructure.

Braden River Utilities
Broward College
Broward County
Broward County Aviation Department
Broward County Public Works Department
Broward Metropolitan Planning Organization
Cedar Key Water & Sewer District
City of Boynton Beach
City of Casselberry
City of Coconut Creek
City of Cooper City
City of Coral Gables
City of Coral Springs
City of Dania Beach
City of Deerfield Beach
City of Delray Beach
City of Doral
City of Fort Lauderdale
City of Fort Lauderdale, CRA
City of Gainesville
City of Hallandale Beach
City of High Springs
City of Hollywood
City of Homestead
City of Key West
City of Lake Worth Beach
City of Lauderhill
City of Marathon
City of Margate
City of Melbourne
City of Miami
City of Miami Beach
City of Miami Gardens
City of Miami Springs
City of Miramar
City of North Lauderdale
City of North Miami
City of North Miami Beach
City of Oakland Park
City of Pembroke Pines
City of Plantation
City of Pompano Beach
City of Pompano Beach CRA
City of Riviera Beach Public Works
City of Riviera Beach Utility District
City of Sunny Isles Beach
City of Sunrise
City of West Melbourne
City of West Palm Beach
City of Westlake
City of Wilton Manors
FDOT District 1
FDOT District 2
FDOT District 3
FDOT District 4
FDOT District 5
FDOT District 6
FDOT District 7
Ferncrest Utility
Florida Keys Aqueduct Authority
Florida Turnpike Enterprise
Gainesville Community Redevelopment Agency
Gainesville Housing Authority
Gainesville Regional Utilities (GRU)
Government of the Virgin Islands
Lauderdale-By-The-Sea
Loxahatchee River District
Margate Community Redevelopment Agency
Marion County Board of County Commissioners
Martin County Board of County Commissioners Miami Dade Aviation Department
Miami Dade County
Miami Dade Department of Environmental Resources Management DERM
Miami Dade Parks, Recreation and Open Spaces Department
Miami Dade Public Works Department
Miami Dade Water and Sewer Department
Palm Beach County
Parkland Utilities
Riviera Beach Community Development Agency
Seacoast Utility Authority
Solid Waste Authority of Palm Beach County
South Florida Regional Transit Authority
South Florida Water Management District
Town of Bay Harbor Islands
Town of Davie
Town of Davie Utilities Dept.
Town of Hillsboro Beach
Town of Hypoluxo
Town of Jupiter
Town of Jupiter Island
Town of Lake Park
Town of Medley
Town of Miami Lakes
Town of Palm Beach
Village of Bal Harbour
Village of Islands, Islamorada
Village of Palm Springs
Village of Pinecrest
Village of Tequesta
Village of Wellington

CASE STUDY

The City of Coral Springs

CMA Role: City Engineer



Chen Moore and Associates (CMA) has built a strong and trusted relationship with the City of Coral Springs, serving as a valued partner on a wide range of municipal infrastructure initiatives. Over the past several years, CMA has supported the City through the planning, design, permitting, and construction of projects that enhance essential public services and improve the quality of life for residents and businesses. Our collaboration spans multiple disciplines, including utilities, stormwater management, transportation, landscape architecture, and general engineering, and reflects a shared commitment to innovation, responsiveness, and community-focused design. The following summary highlights CMA's experience and contributions to the City of Coral Springs across these service areas.

Utility Engineering

Chen Moore and Associates (CMA) has provided comprehensive utility engineering services to the City of Coral Springs for multiple projects involving water, reclaimed water, and wastewater systems. Our work has included the design and administration of water mains, reuse mains, gravity sewer, force mains, and lift stations.

CMA has assisted the City in refining its utility standards and details based on operations and maintenance feedback. Our engineers are familiar with the City's infrastructure and have addressed challenges such as high groundwater, limited right-of-way, aging assets, and private encroachments.

CMA has also implemented alternative installation methods, including horizontal directional drilling, pipe bursting, swagelining, and pipeline rehabilitation, to minimize impacts on residents and businesses. For each project, CMA coordinated isolation and temporary service measures to avoid interruptions to water and sewer service during construction.

Stormwater and Drainage

CMA has extensive experience with the City's stormwater management system, having modeled, analyzed, and designed numerous drainage improvements throughout Coral Springs. Our team understands the City's critical assets, regulatory requirements, and high service expectations.

CMA has evaluated flooding conditions, assessed system performance, and designed stormwater infrastructure improvements in both residential and commercial areas. Our work in Coral Springs has also included combining drainage improvements with water and sewer projects to reduce cost and disruption.

CMA has provided the City with services including:

- Stormwater infrastructure and pump station design
- Exfiltration trench and outfall modification design
- Water quality and quantity modeling (ICPR, SWMM, StormCAD, Cascade)
- MS4 and NPDES permitting, BMP implementation, and compliance support
- Floodplain analysis, GIS mapping, and cost estimating
- Coordination of environmental permitting and mitigation activities with E-Sciences

Water Quality and TMDL Support

For the City of Coral Springs, CMA has developed water quality stormwater models to estimate pollutant loadings and assist in compliance with Total Maximum Daily Load (TMDL) requirements. Using calibrated hydrologic and hydraulic models with GIS integration, CMA has identified pollutant sources, modeled expected loads, and supported the City's planning for BMPs and pollution reduction strategies consistent with State and Federal requirements.

Transportation and Traffic Engineering

CMA, in partnership with via planning,inc., has provided on-call transportation and traffic engineering services to the City of Coral Springs. Our team has completed assignments involving:

- Streetscape and hardscape design
- Traffic calming and pedestrian/bicycle improvements

- Intersection, roundabout, and corridor design
- Parking, lighting, and MOT/TTC plans
- Traffic impact analyses, access management, and operational studies

This ongoing partnership reflects CMA's commitment to delivering context-sensitive transportation solutions that enhance safety, mobility, and aesthetics across the City's corridors and neighborhoods.

GIS Services

CMA integrates GIS technology into all City of Coral Springs projects to support planning, design, permitting, and construction. We have compiled City and County data layers, developed interactive GIS exhibits and web-based mapping, and provided GIS Online training and tools to City staff. This approach allows for efficient coordination, improved data transparency, and streamlined project execution.

Construction Inspection and Administration

CMA has provided construction administration and inspection services for City of Coral Springs utility and drainage projects. Our team has coordinated bid processes, conducted pre-construction conferences, provided daily field inspection and documentation, managed RFIs, change orders, and pay applications, and performed start-up testing, punch list inspections, and permit closeout.

CMA's established procedures ensure accurate record drawings and quality assurance at every phase of construction.

Landscape Architecture

CMA maintains a continuing services contract with the City of Coral Springs for landscape architecture and public space design. Our in-house team has completed projects involving streetscapes, parks, trails, plazas, and recreational facilities, from conceptual design through construction.

CMA's landscape architects coordinate closely with City staff to ensure that designs align with community context, maintenance capacity, and sustainability goals.

Parks and Recreation

For the City of Coral Springs, CMA has provided planning, programming, and design services for park and recreation facilities. Our work includes neighborhood and urban parks, greenways and trails, playgrounds, aquatic facilities, and sports fields.

We have assisted the City in developing master plans and implementing improvements that balance community needs, long-term maintenance considerations, and funding opportunities.

General Professional Engineering Services

CMA has delivered multiple task orders and on-call assignments for the City of Coral Springs involving project scoping, data collection, GIS integration, modeling, detailed design, permitting, bidding, and construction administration.

Our team has coordinated with all relevant regulatory agencies, including the Broward County Health Department, Broward County Environmental Protection and Growth Management Division (BCEPGM), Broward County Highway Construction & Engineering, Broward County Traffic Engineering, South Florida Water Management District (SFWMD), Florida Department of Environmental Proection (FDEP), and Florida Department of Transportation (FDOT), ensuring compliance and timely project delivery.

CMA has also supported the City's public involvement process through mailers, neighborhood meetings, and issue tracking to maintain clear communication with residents and stakeholders throughout project delivery.

Over the past five years, Chen Moore and Associates (CMA) has partnered closely with the City of Coral Springs on a variety of projects encompassing utility, stormwater, transportation, landscape architecture, and general engineering services. Through this continued collaboration, CMA has delivered reliable and cost-effective infrastructure solutions that enhance the City's functionality, sustainability, and long-term growth. Below is a summary of the projects in which we have served the City.

2025	Traffic Management Services
2025	Stormwater Utility Fee Assessment
2025	University Drive Irrigation Modification
2025	University Drive Linear Park
2025	North Community Park Wetland Planting
2025	2025 General Consulting Engineering Services
2024	Traffic Management Services
2024	Vulnerability Assessment Additional Services
2024	Coral Springs Parks Lake Assessments
2023	Engineering Standards
2023	General Consulting Engineering Services
2023	Traffic Management Services
2023	Westchester Stormwater Improvements Phase II
2023	General Consulting Engineering Services

2022	Traffic Management Services
2022	Engineering Standards Preparation
2022	Stormwater Master Plan
2021	Stormwater Master Plan Needs Assessment
2021	Westchester Stormwater Improvements Phase I
2021	Traffic Management Services
2021	Stormwater Utility Fee Services FY22
2021	Stormwater Master Plan Needs Assessment
2020	Coral Springs Kiwanis Park Restoration
2020	Coral Springs Fire Station 64 Replacemeny
2020	Coral Springs Architect/Engineer Design
2020	Traffic Management Services
2020	Westchester Stormwater Improvements Phase I

CASE STUDY

City of Westlake



Client:
City of Westlake
Kenneth Cassel
City Manager
4001 Seminole Pratt Whitney Rd.
Westlake, FL 33470
(561) 530-5880

Description: The City of Westlake, Palm Beach County's 39th municipality, was incorporated on June 20, 2016. Encompassing approximately 38,000 acres of primarily vacant, former agricultural land in western Palm Beach County, the new city is envisioned as a sustainable and vibrant community featuring 4,500 homes and 2.2 million square feet of commercial space. Designed to provide much-needed urban services to the surrounding suburban areas, Westlake represents one of the most significant new city developments in the region.

Chen Moore and Associates (CMA) has served as the City's planning staff since its incorporation, providing comprehensive planning and zoning services. The CMA planning team prepared the first Comprehensive Plan for the City of Westlake, which was adopted in 2018 in full compliance with Florida Statutes. The plan reflects a strong commitment to sustainable growth and a balanced community vision, emphasizing protection of residential neighborhoods, diversity of housing, a vibrant mixed-use district, support for employment hubs, and preservation of parks and open spaces.

To support the City's long-term vision, **CMA also developed the new Zoning Code and Land Development Regulations (LDRs)**, ensuring consistency with the Comprehensive Plan and state requirements. **Each element of the plan including: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, Intergovernmental Coordination, and the "10-Year Water Supply Plan" was revised and updated to promote a sustainable and well-integrated community.**

Under an ongoing consulting contract, CMA provides both long-range and current planning services for the City. These services include **researching, identifying, and recommending amendments to the Comprehensive Plan; reviewing and updating Land Development Regulations; conducting in-depth analyses and drafting code text amendments; and processing site plan and variance applications. CMA also coordinates and conducts Development Review Committee meetings, prepares staff reports and presentations for the Municipal Council and the Local Planning and Zoning Review Board, and manages code compliance activities such as site inspections, complaint processing, and code case presentations.**

CMA continues to play a key role in shaping the community's growth and development, ensuring that Westlake evolves as a model for smart, sustainable urban planning and a high quality of life for its residents.





Principal-in-Charge

Tim Hogans



Project Manager

Jessica Diaz, PE



QA/QC Manager

Aleem Ghany, PE, ENV SP, CFM

Civil Engineering

Vince Locigno, PE
Civil Engineering

Richard Tenn
Project Engineer

Transportation

Ben Lehr, PE, LEED AP
Director of Transportation

Lucas Farfan, EI
Project Engineer

Landscape Architecture

Eric Harrison, PLA
Director of Landscape Architecture

Peter Salamon, PLA
Landscape Architect

Planning/Development

Nilsa Zacarias, AICP
Director of Planning

Lance Lilly
Senior Planner

Environmental Engineering

Brian Voelker, MS, SPWS, CA, CLI
Senior Environmental Scientist

Camille Schillizzi, CA
Environmental Scientist

Stormwater Engineering

Brent Whitfield, PE, ENV SP, F.ASCE
Director of Stormwater Engineering

Charmaine Emanuels, PE, ENV SP
Project Engineer

CEI

Jose McCray
Senior Construction Specialist

Matthew O'Rourke
Senior Construction Specialist

Project Management

Darren Badore
Construction Management

Safiya Brea, PE, LEED AP
Engineer

General Consulting Engineering

Longitude Surveyors
Surveyor

Pangeo Consultants
Geotechnical Engineering

Reina Engineering
Utility Engineering

TIM HOGANS, JR.
Principal-In-Charge



Tim Hogans is Vice President of External Affairs & Economic Development. He was previously a Project Director of Development at GridLiance, A NextEra Energy Transmission Company, the leading competitive transmission company in North America. He is dedicated to growing and maintaining positive, long-lasting relationships with municipal and cooperatives in Northeast and Mid-Atlantic regions of the US. He also manages key relationships with American Public Power Association & National Rural Electric Cooperative Association. Prior to GridLiance, he was on two nine-month rotations in Marketing & Communications and Regulatory & Political Affairs within NextEra Energy Resources, the world's leader in renewable energy. He managed campaign strategies, relationships with National Association of Counties & American Farm Bureau, and community stakeholders in various regions of the US. In addition, he managed elected officials, city managers, and business stakeholders in External Affairs for 7 years in North Broward County. Tim has served in multiple leadership roles within Customer Service and Power Delivery for 21 years at NextEra Energy, including Small/Medium Business Accounts Regional Manager for Dade and Broward Counties, Engineering Lead, Resource Lead, Production Lead, and Customer Project Manager.

Project Experience:

Experience prior to joining CMA:

Florida Power & Light Company, Major and Governmental Accounts, Customer Project Manager (July 2024 – Nov 2024). Successfully managed a team of ten Customer Service Account Managers serving Miami-Dade County. The team acted as the primary point of contact for all Miami-Dade County hospitals, universities, state colleges, the Port of Miami, Miami International Airport, Miami-Dade County government, and the 34 municipalities within the county, supporting a multi-billion-dollar operation and its facilities. Additionally, managed internal statewide Shore Power initiatives for Port Everglades, the Port of Miami, and Port Canaveral, coordinating stakeholder meetings, presenting project updates to port authorities, and overseeing the development of utility cost and billing recommendations prepared by the account management team.

NextEra Energy Transmission Company, Project Director Development (March 2023 – July 2024). Oversaw Origination Development for the Western United States region and New England territories, working closely with Public Power Associations, municipalities, and electric cooperatives to develop partnerships involving existing transmission facilities. Managed relationships with data centers across the United States to support infrastructure and capacity needs. In the late stages of development, coordinated with the internal Origination Development team to finalize and close external transmission agreements, ensuring alignment between technical, financial, and operational objectives.

NextEra Energy, Next Step Rotation 18-month Program
(September 2021 – March 2023). Selected as one of six employees out of 14,000 to participate in a companywide leadership development program. The first nine-month rotation is within the NEER Regulatory and Political Affairs department, focusing on thirteen southern states outside of Florida. Responsibilities include managing campaign strategies, regulatory and Public Service Commission initiatives, and relationships with elected officials to support the expansion of renewable energy projects in solar, wind, and battery storage across the United States. The second nine-month rotation was within the Marketing and Communications department, where I helped create and execute a groundbreaking electric vehicle (EV) car dealership program and managed the liquefied natural gas (LNG) marketing campaign in Texas and Pennsylvania.

Experience

Years of experience at CMA: 1

Total years of experience: 26

Education

Master of Science, Electrical Engineering, Florida State University, 2002

Bachelor of Science, Electrical Engineering, Florida State University, 2000

Registration

Professional Engineer Florida, 49941, 2000

Professional Affiliations

American Public Power Association (APPA)

Broward 2-1-1

Broward Alliance

Broward Workshop

Coral Springs Coconut Creek Regional Chamber of Commerce

Florida Association of Counties

Florida Chamber

Florida League of Cities

Greater Plantation Chamber of Commerce

Greater Pompano Beach Chamber of Commerce

Kappa Alpha Psi Incorporated

Leadership Florida: Chair, Connect Class 12 (2022-2023); Governance Chair, Executive Committee (2020-2022)

Manchester Who's Who of Executive and Professionals (2004-2005) Registry

National Association of Counties

Sigma Pi Phi Fraternity

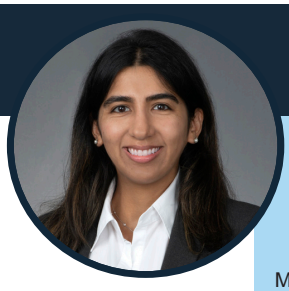
Incorporated Urban League of Broward County

Awards

2020 Coral Springs Coconut Creek Regional Chamber of Commerce President's Award

2021 Coral Springs Business Excellence Awards Honoree

JESSICA DIAZ, P.E.
Project Manager



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Jessica Diaz holds a bachelor's and master's degree in civil engineering from the University of Florida. With extensive experience in civil engineering design and construction oversight, Jessica has managed projects in areas such as utility modeling, water distribution, stormwater management, roadway design, and complete streets. She is committed to delivering excellent customer service by maintaining clear communication and addressing client needs throughout the project lifecycle. Jessica works closely with multidisciplinary teams to ensure projects stay on schedule, within budget, and meet quality standards. As Project Manager, she focuses on efficient project execution and strong client collaboration.

Project Experience:

Phase 1 & 1A Water Main, Improvements. Margate, FL. Phase 1 involved design of approximately 11,500 linear feet of new 6" water main to replace deteriorating 2" galvanized steel and 6" asbestos cement pipes. Phase 1A included the replacement of approximately 12,300 linear feet of asbestos cement pipe, new water services, fire hydrants, and gate valves.

Phase 2B-HDD Water Main Improvements. City of Margate. The City of Margate engaged CMA to provide design services for the Margate Water Main Improvements Phase 2B-HDD project. This phase includes replacing approximately 12,400 linear feet of asbestos cement water main along the eastbound lane of Royal Palm Boulevard and the southbound lanes of US-441. The scope includes installing new water mains, isolation valves, fire hydrants, and service connections, as well as restoring all affected roadway, sidewalk, and landscape areas. CMA is responsible for site investigations, engineering design, permitting, and bidding assistance.

Metropolitan Planning Organization's CSLIP Cycle 8 Application Submission for Winfield Blvd Traffic Calming and Pedestrian Mobility Improvements, Margate, FL. The City of Margate is seeking funding consideration from the Broward County MPO for traffic-calming and pedestrian-mobility improvements along Winfield Boulevard. The CSLIP Cycle 8 application will include proposed roadway and park enhancements along Winfield Boulevard and Firefighters Park, taking into account the FPL easement identified by the City.

Winfield Dr. Water Main Improvements, Margate, FL. The City of Margate requested CMA design a subaqueous water main crossing along Winfield Blvd towards Firefighters Park, approximately 800 linear feet of 10-inch water main. This new water main will provide an interconnection between two separate systems to alleviate customers impacted from water main breaks. CMA is providing engineering services including site investigation, design and permitting.

Broward County District, 3C Wastewater. Pembroke Pines, FL. Design and permitting of a 40 Horsepower Triplex Lift Station with a 1,069 GPM design capacity, and a 12-foot wide precast wetwell. Modification of electrical and controls components, new emergency generator and odor control unit.

UAZ 110/111 & 113 Water Sewer Improvements 113A / UAZ 110/111 & 113 Water Sewer Improvements 113B. Broward County. The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. All projects combined a total area of over 1000 acres within multiple Cities. The existing system replaced consists of approximately 168,100LF of water mains, 122,100 LF of sanitary sewer mains and 23,600 LF force main. The existing water main consists of asbestos cement, cast iron, ductile iron, galvanized steel, polyvinyl chloride pipe ranging from 2" - 24" in diameter size. The sanitary sewer consists of vitrified clay, fold and form liner, cured in place liner and ductile iron pipe ranging from 8" – 15" in diameter size.

Experience

Years of experience at CMA: 9

Total years of experience: 9

Education

Master of Science, Civil Engineering, University of Florida, 2019

Bachelor of Science, Civil Engineering, University of Florida, 2016

Registration

Professional Engineer, Florida, 92130, 2021

Professional Affiliations

American Society of Civil Engineers

Awards

American Society of Civil Engineers Young Engineer of the Year, 2024

ALEEM GHANY, PE, ENV SP, CFM
Principal Engineer



chen moore and associates

Mr. Ghany is a seasoned Principal Engineer with three decades of experience in municipal engineering, public works, and infrastructure development across Florida. At CMA, Aleem leads capital infrastructure planning, technical oversight, and municipal client engagement with a focus on resilient, sustainable solutions. Previously, he served as City Manager and Public Works/Utilities Director for the City of North Miami, overseeing 21 divisions and spearheading major capital improvements, infrastructure modernization, and climate adaptation strategies. He also led the city's CRA, advancing redevelopment efforts and organizational performance. Aleem has also directed public works for the Seminole Tribe of Florida, managing water, wastewater, and transportation systems across multiple reservations. In the private sector, he held senior roles at other leading engineering firms driving technical teams and municipal infrastructure initiatives.

A licensed Professional Engineer, Certified Floodplain Manager, and Envision Sustainability Professional, Aleem is active in ASCE, FES, AWWA, and ASFPM. Known for his collaborative style and regulatory expertise, he excels in developing project scopes, budgets, and technical strategies aligned with community goals. His deep understanding of public infrastructure and executive-level insight make him a trusted advisor on design and design-build projects throughout Florida.

Project Experience:

TO-07 - Misc Support for BCT Capital Program Implementation. Broward County. The primary purpose of this task is to conduct condition assessments of Broward County Transit (BCT) assets consistent with Federal Transit Administration (FTA) guidance and requirements for Transit Asset Management (TAM). The Consultant shall provide planning, management and personnel to conduct in-person, in-field inspections of BCT-owned assets, using methodology consistent with FTA requirements. This effort is intended to assist BCT in meeting FTA TAM and National Transit Database (NTD) requirements, as well as provide supplemental information to BCT's maintenance and inspection activities. The consultant shall develop a condition assessment methodology and inspections forms and checklist consistent with Federal Transit Administration Transit Asset Management requirements. Consultant to research and provide a minimum of 10 TAM reports submitted by other transit agencies to the County's Project Manager.

BCT Copans Bus Facility Assessment. Broward County. CMA will assess the existing and the proposed site plan (developed by others) to identify a construction phasing plan that maximizes the on-site storage of buses during construction. .

City of Miami - Edgewater Neighborhood Improvments. City of Miami. Chen Moore and Associates is providing professional services to the City of Miami as the Lead Designer under Ric-Man Construction of Florida on a Design-Build project along NE 4th Avenue, NE 23rd Street, NE 22nd Terrace and NE 22nd Street within the Edgewater neighborhood in the City of Miami, FL. The purpose of this improvement project is to help mitigate existing and projected future flooding conditions wihtin a portion of the neighborhood. Proposed improvements include: a new storm water pump station with deep injection wells, a new storm water collection system, elevated roadway elevations to meet an established minimum level of service, milling and resurfacing, utility coordination, site preparation, harmonization of the intersecting side streets and adjacent properties, reconstruction of driveways and pedestrian accesses, removal of encroachments, signing and pavement markings, a topographic survey of the project, geotechnical exploration and public involvement.

Experience

Years of experience at CMA: 1

Total years of experience: 29

Education

Master 's Degree in Public Administration, Florida International University, 2003

Masters Certificate in Policy and Public Management, Florida International University, 2003

Masters Certificate in Human Resources, Florida International University, 2003

Bachelors Degree in Civil Engineering, Florida International University, 1992

Registration

Professional Engineer - Florida #55408, 2000

Professional Affiliations

Florida Water Environment Federation

American Society of Civil Engineers

AMerican Water Works Association

Association of State Flood Plain Managers

Florida Engineering Leadership Institute

Florida Engineering Society

Florida Water and Environmental Association

Water Environment Federation

Certifications

Certified Floodplain Manager, #CFM00348

State Certified General Contractor/ State Certified Underground Utility Contractor, #CGC1510919

State Certified Sediment and Erosion Control Inspector and Instructor (FDEP)

VINCENT LOCIGNO, P.E.
Civil Engineering



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Vincent's role in this contract will be Civil Engineering Lead. His qualifications include 8 years of delivering civil engineering projects in South Florida. He has a Bachelor of Science in Civil Engineering from Florida Atlantic University and is a professional Engineer licensed in the State of Florida. Vincent has strong technical design skills, exemplified by his onsite field engineering experience working directly with clients and contractors. His experience encompasses successfully designing and implementing various utility projects, guiding them through the design, permitting, and construction phases. Vincent is active in multiple professional engineering societies, including the Florida Engineering Society where he was awarded Young Engineer of the Year for the State of Florida and is currently on the American Council of Engineering Companies' Emerging Leaders Board.

Project Experience:

Melrose Manors Neighborhood Stormwater Improvements. City of Fort Lauderdale. Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including retention areas, weirs, outfalls, re-grading of the roadway, swales and treatment areas. The project also required a stormwater pump station with stormwater force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal.

SW 15th Street Sidewalk CEI. City of North Lauderdale. CMA is providing CEI services for approximately 4,000 linear feet of new sidewalk on 15th Street. The Sidewalk is located in a residential area and included ADA grating, drainage structures relocation, handicap ramps, retaining walls and handrails.

NW 44th Street Bike Path CEI. City of Sunrise. CMA provided construction administration services for the NW 44th Street Bike Path project. The project consisted of a proposed bikeway along both sides of NW 44th Street from NW 117th Avenue to Pine Island Road in Sunrise, FL. The project included pavement restoration, pavement widening, turn lane improvements, and stormwater improvements. The project was funded by FDOT and is identified as LAP Project – FM# 433209-1-58-01. CMA provided general observation of the work and verification of system testing, field reports, responded to requests for information (RFIs), and reviewed pay requests.

Tam O'Shanter Blvd/SW 81st Avenue Traffic Calming and Complete Streets Projects. City of North Lauderdale. CMA provided professional services to evaluate and provide recommendations for modifying the existing roadway cross sections for Tam O'Shanter Boulevard & SW 81st Avenue including the design of traffic calming improvements and two roundabouts. The scope included evaluation and design of neighborhood traffic calming devices including lane reduction, speed humps, traffic circles pedestrian crosswalks and a shared-use path. Total project length is approximately 2.50 miles. This is a County Surtax project, and it has a projected construction budget of 3 million dollars.

Traffic Calming/Complete Streets for Boulevard of Champions. City of North Lauderdale. CMA provided professional civil engineering and landscape architectural services for the design, implementation, and construction administration for traffic calming measures utilizing complete streets strategies for approximately 0.78 miles of roadway located along Boulevard of Champions within the City of North Lauderdale, from SW 64th Terrace to Seaview, including the Boulevard of Champions spur road to Colly Way.

Country Club Ranches CEI Services Phase 1A and Design Phase 2. City of Miramar. CMA is providing professional engineering services during the construction of Phase 1A of the Country Club Ranches Water main Project. CMA will provide bidding assistance and construction engineering services.

Experience

Years of experience at CMA: 8

Total years of experience: 8

Education

Bachelor of Science, Civil Engineering, Florida Atlantic University, 2017

Registration

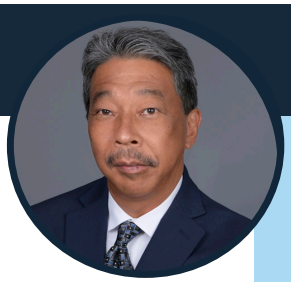
Professional Engineer, Florida, 92216, 2021

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

RICHARD TENN
Civil & Site Design



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Richard Tenn has over three decades of experience in civil engineering, specializing in planning, design, permitting, and construction management/inspection services. He has been involved in all phases of civil engineering projects, including roadway design, drainage systems, water distribution and transmission, as well as wastewater collection and transmission facilities. His expertise spans from the planning and conceptual stages through design, permitting, the preparation of construction documents, and providing constructionrelated services (CEI). Additionally, Richard is well-versed in various computer programs, including Civil 3D, Cascade, StormCad, and Advanced Interconnected Pond Routing (AdiCPR). He has established excellent working relationships with officials in Palm Beach County, Miami-Dade County, the Florida Department of Transportation (Districts Four and Six), and several drainage districts throughout South Florida.

Project Experience:

NE 135 St Emergency WM Replacements. North Miami Public Works Department. The City of North Miami Public Works Department has contracted CMA for the design, permitting, and construction certification of two crossings for a 16-inch water main at the existing pedestrian bridges along NE 135th Street, spanning from Bay Vista Boulevard to NE 151st Street (Florida International University Biscayne Bay Campus). Currently, the 16-inch ductile iron pipe (DIP) water main at these locations is shut down and out of service due to a rupture in one of the bridge crossings. The main is situated on the northern side of the pedestrian walkway bridges. Both crossings are approximately 100 feet long, with a tie-back distance of about 50 feet on either side of the bridges. CMA is treating this as an emergency water main replacement and is prioritizing getting the water main back into service quickly, as it is part of the loop system that services Florida International University, Miami-Dade County Public School K-8, Alonzo Mourning High School, and the Sole Mia (formerly Biscayne Landings) development.

Palm Aire Village East WM Improvements. City of Fort Lauderdale. The project includes the design, permitting, and construction engineering inspections of approximately 10,500 linear feet of new watermain. The Palm Aire East residential neighborhood currently is served by 4-inch and 6-inch CIP watermain. The project will replace the current watermain with 8-inch mains. In addition, the project will require the addition of fire hydrants throughout the neighborhood. P-12899: Design Services for Pumping Station A-5. Pump Station A-7 (PS A-7) is currently experiencing elevated pressures due to wet weather infiltration and increased sewer flows from new residential developments in downtown Fort Lauderdale. As a result, PS A-7 has exceeded its designed capacity. To address this issue, CMA will analyze the existing gravity basin at PS A-7 and identify an optimal location to split the system, diverting approximately half of the flow to Pump Station A-5 (PS A-5). A capacity analysis of the new PS A-5 basin will be performed to size the station for both current and future (ultimate buildout) flows. CMA will develop comprehensive construction documents that cover all structural, civil, mechanical, electrical, and instrumentation components necessary for the new pump station, sewer forcemain, and gravity sewer piping, ensuring compliance with City standards. The design will accommodate both current conditions and future development needs.Additionally, CMA will support the City during the procurement process by attending pre-bid meetings, responding to technical inquiries, and reviewing bids. Throughout the construction phase, CMA will provide assistance as needed to ensure the successful implementation of the project.

Phase II development of the 16-Acre Cutler Bay Legacy Park and Municipal Complex. The Town of Cutler Bay is developing a 14.72-acre Legacy Park and Municipal Complex, featuring a Town Hall, Police Station, parking garage, Community Center, pool, amphitheater, splash pad, trails, and more. CMA is providing civil engineering design, permitting, bidding assistance, and construction administration, with close coordination on environmental concerns.

Experience

Years of experience at CMA: 1

Total years of experience: 31

Education

Bachelor of Science, Civil Engineering, Florida International University, 2016

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

G. BENJAMIN "BEN" LEHR, P.E., LEED AP

Director of Transportation



chen moore and associates

Mr. Lehr is a Principal Engineer and Director of Transportation for CMA, responsible for the oversight and development of CMA's Transportation market. He has 28 years of progressive experience in executive oversight, project management, quality control, and structural design for numerous transportation related projects in Florida and neighboring states. Ben has experience working with some of the nation's leading heavy civil contractors on design-build project delivery. This specialized project experience has educated Ben on how to view project designs from a contractor's perspective, lending a more comprehensive approach to design with constructability in mind.

Project Experience:

Galt Ocean Mile Streetscape Concepts and Improvements. City of Fort Lauderdale. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The scope was based on public engagement and concepts performed and developed by the City of Fort Lauderdale. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement/addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

After designing the conceptual plans for the Galt Mile Streetscape Project, CMA was contracted to provide full contract documents for the design and construction of the corridor. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement and addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

Las Olas Blvd. Andrews to SE 17th Design Services. City of Fort Lauderdale. The project's design entails developing complete streets / streetscape concepts and 30% design for Las Olas Boulevard corridor phase 1 segment from South Andrews Avenue to Southeast 17th Avenue. This work shall be based on the Las Olas Conceptual Design Vision Master Plan (Western and Eastern Corridor) prepared in June 2021. This segment of Las Olas Blvd. is divided into three distinct and unique sections: 1. Downtown (Andrews Avenue to US-1), 2. The Shops (US-1 to 12th Avenue) and 3. Colee Hammock Neighborhood (SE 12th to SE 17th Avenue). The purpose of the project is to expand the sidewalks and elevate the pedestrian and bicycle experience within the corridor while preserving vehicular movements and improving safety for all modes of transportation. The corridor is lined with mature date palm and black olive trees that are at the center of the community's attention with respect to alternative development. CMA is a subconsultant on this project and is providing arborist services and tree disposition plans cataloging the existing trees along the corridor, designing irrigation alternatives for proposed landscaping improvements, and designing proposed pedestrian level lighting.

Experience

Years of experience at CMA: 3

Total years of experience: 28

Education

Master of Engineering, Structural Engineering, University of Florida

Bachelor of Engineering, Civil Engineering, University of Florida

Registrations

Professional Engineer, Florida, 63051, 2005; North Carolina, 040993, 2014; South Carolina, 32610, 2015; Virginia, 0402053102, 2014; Texas, 99583, 2007; Maryland, 45776, 2014; Georgia, PE039083, 2014; West Virginia, 022156, 2017

Professional Affiliations

American Society of Civil Engineers

Design-Build Institute of America

ACEC Florida

American Road and Transportation Builders Association

Florida Engineering Society

Certifications

LEED Accredited Professional, U.S. Green Building Council

Publications

Gary R. Consolazio, G. Benjamin Lehr and Michael C. McVay, "Dynamic Finite Element Analysis of Vessel-Pier-Soil Interaction During Barge Impact Events," 2003

LUCAS FARFAN, EI
Engineer



chen moore and associates

Mr. Farfan is an Engineer whose experience includes stormwater infrastructure research; and enhancing water management efficiency by updating drainage system plans in AutoCAD, analyzing wastewater discharge (COD, BOD, TSS, Oils) for regulatory compliance, and water conservation campaign.

Experience

Years of experience at CMA: 1

Total years of experience: 1

Education

Bachelor of Science, Environmental Engineering, Florida International University, 2025

Registrations

Engineer in Training, Florida, #1100029288, 2025

Project Experience:

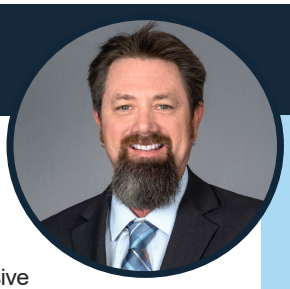
Blue Road Park. City of Miami. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a new neighborhood park serving Coral Gables residents. Building on the City's conceptual plan, CMA is preparing a comprehensive site plan that includes landscape and irrigation design, perimeter fencing, internal pathways, an upland viewing deck, a playground, site furnishings (drinking fountains, picnic tables, benches, waste receptacles, bike racks), and security lighting. The scope also includes site preparation, construction documents, permitting coordination, bid assistance, and support during construction. CMA participated in public engagement with local residents to refine the design and address community needs. As part of the permitting process, regulatory agencies required a benthic survey to assess potential impacts to environmentally sensitive species, including manatees and other protected marine life.

City of Miami - Edgewater Neighborhood I. Chen Moore and Associates is providing professional services to the City of Miami as the Lead Designer under Ric-Man Construction of Florida on a Design-Build project along NE 4th Avenue, NE 23rd Street, NE 22nd Terrace and NE 22nd Street within the Edgewater neighborhood in the City of Miami, FL. The purpose of this improvement project is to help mitigate existing and projected future flooding conditions wihtin a portion of the neighborhood. Proposed improvements include: a new storm water pump station with deep injection wells, a new storm water collection system, elevated roadway elevations to meet an established minimum level of service, milling and resurfacing, utility coordination, site preparation, harmonization of the intersecting side streets and adjacent properties, reconstruction of driveways and pedestrian accesses, removal of encroachments, signing and pavement markings, a topographic survey of the project, geotechnical exploration and public involvement.

MDWASD - E Palm Drive Water Main Replacement: Design of Approx. 10,800 LF of 12 in DIP to Replace Existing. This project is comprsied of the replacement of existing 12" asbestoc concrete (AC) pipe with approximately 10,800LF of new 12" DIP potable water main with new water services and fire hydrants along SW 167th Avenue and SW 360th Street (E Palm Drive) in Miami-Dade County, FL. CMA will be providing Survey/Geotechnical Support Services (to be performed by M-D WASD), Design, Construction Documents. (Plans (at 30%, 60%, 90% and 100%), Technical Specifications, Construction Cost Estimates, permitting, bid & award support services and limited construction administration support services.

Mount Sinai Vulnerability Assessment. City of Miami Beach. CMA will develop a study for the Mt. Sinai Miami Beach campus to include a summary of building usage and their compliance with local, state and federal regulations and development of a hydrologic and hydraulic model of the campus showing sea level rise, storm surge and flood scenarios. CMA will prepare a Vulnerability Assessment based on it's findings to identify the flood risk and develop a mitigation plan.

ERIC HARRISON, PLA
Director of Landscape Architecture



chen moore and associates

Mr. Harrison is the Director of Landscape Architecture for CMA's LA team. He is proficient in Florida's plant palette, local environmental conditions, and site-specific microclimates used to prepare aesthetic and functioning landscape designs. Mr. Harrison is well versed in the use of low-impact development techniques specifically applied to site planning, and has extensive experience with parks and recreation facilities throughout Florida for public and private sector clients, providing design, permitting, and construction observation services for many types of improvements, including urban landscapes; public spaces; corporate campuses; industrial and educational facilities; athletic fields; pedestrian, bicycle, and equestrian trails; site amenities; playgrounds; boating and aquatic facilities; themed wayfinding; amphitheaters; landscape; hardscape; and irrigation. Additionally, Mr. Harrison has acted as an extension of municipal staff in several South Florida Municipalities, reviewing permit plans, performing inspections, and rewriting local ordinances.

Project Experience:

Blue Road Park. City of Coral Gables. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a neighborhood park, to serve residents. The plans will be based on the conceptual plans developed by the City and provided to CMA as an exhibit. The project program includes: site preparation (clearing and grading, removal of existing landscape); development of a site plan based on the provided concept plan to include landscape, irrigation, perimeter fencing, internal pathways, upland viewing deck, playground, site furnishings, and security lighting; attendance at public engagement meeting with the local residents; preparation of construction documents; coordination with permitting agencies; bid assistance; and construction administration services.

Engineering Services. City of Westlake. CMA provides engineering and landscape architecture services to the City of Westlake. The scope includes reviewing permit applications, reviewing plans for development within the entire city limits, coordinating with the City's planner, coordinating with the City's staff members, and coordinating with the Seminole Improvement District, whose jurisdictional boundary coincides with the City.

Bay of Pigs Memorial Park Site Improvements. City of Miami. CMA provided professional engineering and landscape architecture services for the design, permitting and construction services for site improvements at the Bay of Pigs Memorial Park. This City of Miami Office of Capital Improvements project included the expansion of the existing playground, new pedestrian walking paths, accessible fitness equipment, seating areas, site lighting, and a monument plaza. CMA's civil engineering and landscape architecture team partnered with surveying, structural engineering, and electrical engineering subconsultants to design this project in the heart of the Flagami neighborhood. The project evolved to also include Right-of-Way improvements which proposed new curb and gutters, roadway drainage system, parallel parking spaces, and sidewalks. The project now serves as a revitalized meeting place for the adjacent residents. **This project recently won the President's Choice Award at the Cuban American Association of Civil Engineers (CAACE) Annual Gala.**

Carter Woodson Park and Community Garden. City of Oakland Park. The project consists proposed improvements at Dr. Carter G. Woodson Park, located at 3490 NE 3rd Avenue, Oakland Park, Fl. The park is approximately 1.41 acres. The proposed improvements include a new asphalt parking lot, new on-street parking, a new community garden, basketball court removal and replacement, playground surface upgrades with potential new playground equipment, and site lighting improvements. CMA shall be the civil engineer and landscape architect of record and shall design the site lighting. Geotechnical exploration and structural engineering shall be performed via subconsultant.

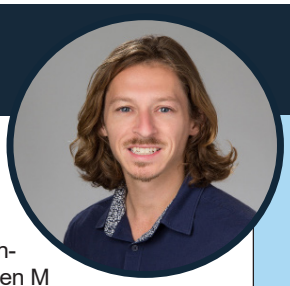
Experience
Years of experience at CMA: 12
Total years of experience: 22

Education
Bachelor Landscape Architecture, University of Florida, 2002
Associate of Arts, Palm Beach Community College, 1996

Registrations
Registered Landscape Architect, Florida, LA6667129, 2012; North Carolina, 2547, 2015

Professional Affiliations
American Society of Landscape Architects, 775964
International Society of Arboriculture

PETER SALAMON, PLA,
Associate Landscape Architect



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Mr. Salamon is an Associate Landscape Architect for CMA's landscape architecture team. His previous experience includes serving as a principal landscape architect for another firm where he worked on high-end residential, hotel, and streetscaping projects. He has worked on design teams for high-end luxury properties such as the 1 Hotel Beach Club and Citizen M Hotel roof decks, as well as public parks and streetscapes with the cities of Miami Beach and Coral Gables. Peter possesses technical expertise in coordinating with arborists for tree evaluation, mitigation, and replacement strategies and is deeply familiar with the permitting process in municipalities across Florida.

Previous Experience:

6840 Indian Creek Dr. Parking Improvements. City of Miami Beach. CMA is providing civil engineering services for the reconstruction of the southern parking lot with associated drainage and replacement of the electrical ATV charging stations. The project limits include the parking lot, driveway and directly adjacent landscape strips ans path connections to the police station.

Mr. Salamon's experience prior to joining CMA:

Ponce Circle Park. City of Coral Gables. Assembled the winning RFQ team and bid to design this unique public space at the center of an elliptical traffic circle. Safety concerns such as speed, roadway elevation, and signage were crucial in achieving a safe boundary with which to enter the park. The park itself was designed to be the jewel at the heart of Coral Gables, unifying a new mixed-use development with the rest of the historic downtown.

Belmont, Cramerton. Brevard, NC. As planning consultants, we recognized that Main Street was a common thread upon which these towns were built. We worked alongside these small rural municipalities to forge an identity for their future, rooted in historic preservation to help grow the tourism sector, with infill development as a secondary strategy for instilling new industries and housing typologies. We developed urban planning code documents and standards for these nearby cities in North Carolina.

The 1 Hotel Beach Club. City of Miami Beach. We were tasked with reimagining the beach club behind the 1 Hotel, a site that already contained many existing trees and palms. Our team did a thorough evaluation of their health, size, and type, relevant to their preservation and relocation in the final layout. The overall aesthetic was to mimic a Tulum resort experience, while being sensitive to native plants, flora and fauna, such as lighting for sea turtles.

South Beach Citizen M Hotel. City of Miami Beach. Designer for the streetscape and two separate levels of roof deck. The streetscape plans required concurrent permitting processes with the City of Miami Beach and Florida Department of Transportation (FDOT,) as the location was an FDOT roadway. We also worked closely with the hotel's internal design team to ensure their branding meshed with the local spirit and feel of South Beach architecture.

WOW Center. City of Miami. The WOW Center is an adult day training facility for developmentally disabled individuals. A grassroots initiative brought them a new building, parking lot, and landscape, to be completed in 2025. We developed permit ready landscape plans with the architecture team as well as members of the WOW community. We created spaces that enhance the day-to-day programs, as well as more passive space for relaxation. Another factor in the project was working around the adjacent Natural Forest Community (NFC).

Experience

Years of experience at CMA: 1

Total years of experience: 10

Education

Master of Urban Design, Urban Design, Savannah College of Art and Design, 2015

Bachelor of Science, Landscape Architecture, The Ohio State University, 2012

Registration

Registered Landscape Architect

Florida, LA6667574, 2021

Professional Affiliations

American Society of Landscape Architects (ASLA)

ASLA Urban Design Professional Practice Network

Urban Land Institute (ULI)

Presentations at Conferences

Congress for New Urbanism Conference Savannah (2018)

Presented thesis "Dredge Neutral: Savannah GA" at Walk the Walk

Open Innovation session focused on environmental issues

ASLA Conference Presentation Los Angeles (2017)

Presented thesis "Dredge Neutral: Savannah GA" at Urban Design PPN Live and hosted education session "Supernatural Shorelines"

NILSA ZACARIAS, AICP
Principal Planner



chen moore and associates

Nilsa Zacarias, AICP is CMA's Principal Planner. She is a nationally and internationally recognized professional and Fulbright Scholar with over 25 years of experience working on challenging and complex planning initiatives including Comprehensive Planning, Public Engagement, Land Development Regulations, Annexations, Corridor and Neighborhood Plans. She has an in-depth knowledge of Florida Statutes and required process to transmit and adopt a Comprehensive Plan.

Project Experience:

Design Guidelines, Public Participation and Zoning Code Amendment. Village of Tequesta. The Beach Road corridor was facing challenges because of aging condominium buildings, and active redevelopment initiatives. Prepared Design Guidelines CMA and Zoning Code Text Amendments based on the Community input to protect the small village charm, natural resources, and provide clear direction to developers. The Design Guidelines included building aesthetics, site planning, landscaping, public streetscape, and a detail checklist. The Design Guidelines is a rich graphic driven document with 3D renderings showcasing the vision for the Beach Road corridors, and photographic display of examples of massing, articulations and architectural elevations.

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). Town of Palm Beach. CMA updated the Town of Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The proposed scope includes a detail review of all the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the Town's trends, vision and demographics.

EAR based Comprehensive Plan Update. City of Dania Beach. CMA was contracted by the City of Dania Beach to update the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163 Florida Statutes (F.S.). The proposed scope includes a detail review of the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.); and, updates to reflect changes in the City's trends, vision and demographics.

Urban Design, LDRs, EAR- based Comprehensive Plan Text Amendments, and Neighborhood Plans. City of Lake Worth Beach. Since 2015 CMA is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, CMA has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the CMA team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

Visioning, Comprehensive Plan, LDRs, and Development Processing. City of Westlake. Palm Beach County's new 39th City was incorporated on June 20, 2016. The 38,000 acres of mostly vacant, previously agricultural land in western Palm Beach County will be the site of 4,500 homes and 2.2 million square feet of commercial space. Since its incorporation in 2016, CMA professionals serve as the planning department of the City responsible for preparing the first comprehensive plan adopted in 2018, and writing the Land Development Regulations to be consistent with the City's Comprehensive Plan Vision. CMA is also in charge of site plan reviews and processing development applications including staff reports, presentations to the Boards and City Council.

Experience

Years of experience at CMA: 16

Total years of experience: 27

Education

Master of Science, Master of Community and Regional Planning, Iowa State University

Bachelor of Architecture, Catholic University Asuncion, Paraguay

Registrations

Certified Planner by the American Institute of Certified Planners (AICP), 022455

Professional Affiliations

CTM, Toastmasters International

Fulbright Alumni Association

Historical Preservation Board, Town of Jupiter

Palm Beach Planning Congress

Planning & Zoning Commission, Town of Jupiter

Awards

Urban Planning and Public Participation. Lecture at the Catholic University, Paraguay, South America, March 2022

Our Cities Post Pandemic Reality: How Land Use and Design Are Defining Our "New Normal." American Planning Association Florida Chapter Conference (FAPA), Miami, Florida – September 2021

The Critical Role of Land Use Compatibility: Amazon Distribution Center in Village of Golf. Planning Challenges Seminar. The Palm Beach County Planning Congress, July 2021

LANCE LILLY
Senior Planner



Mr. Lilly has experience in comprehensive planning, zoning review and site plan development review in municipal planning. Mr. Lilly has represented the Community Development Department at public hearings.

Experience

Years of experience at CMA: 9

Total years of experience: 9

Education

Master of Science, Master of Urban and Regional Planning, Florida Atlantic University

Professional Affiliations

Palm Beach Planning Congress

Project Experience:

General Planning Services, Land Development Regulations, Comprehensive Plan Amendments, Village of Tequesta. Since 2010 provided planning services including EAR-based Comprehensive Plan Amendments, LDR amendments (writing code language to create overlays, Parking regulations, updating definitions, and others); Site Plan Reviews (DRC Meetings, Staff Reports, meetings with developers); presentations at workshops, hearings at P&Z Board and Village Council meetings; Annexations studies and analysis with public outreach; community outreach and vision for a Parks Master Plan and Design Guidelines.

General Planning Services, Urban Design, LDRs, EAR- based Comprehensive Plan Text Amendments, Neighborhood Plans, Zoning Code amendments. City of Lake Worth Beach. Since 2015 CMA is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, CMA has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the CMA team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR), Town of Palm Beach. CMA will update the Town of Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The proposed scope includes a detail review of all the elements including Policy (Goals, Objectives, and Policies) and Data and Analysis ensuring compliance with current Florida Statutes F.S and updates to reflect changes in the Town's trends, vision and demographics.

Comprehensive Plan Update, Village of North Palm Beach. CMA is assisting the Village of North Palm Beach in updating its Comprehensive Plan per Chapter 163.3191, Florida Statutes F.S. The proposed scope includes updating two (2) groups (People and Places and Efficient and Well-Maintained Infrastructure) of the Comprehensive Plan, which contains six (6) elements (Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure). The update will amend the document's existing Comprehensive Plan's policy section (Goals, Objectives, and Policies) and Data and Analysis to ensure compliance with current Florida Statutes F.S and to reflect changes in the Village's 20-year planning horizon, trends, and demographics.

Design Guidelines, Public Participation and Zoning Code Amendment, Village of Tequesta. The Beach Road corridor was facing challenges because of aging condominium buildings, and active redevelopment initiatives. prepared Design Guidelines CMA and Zoning Code Text Amendments based on the Community input to protect the small village charm, natural resources, and provide clear direction to developers. The Design Guidelines included building aesthetics, site planning, landscaping, public streetscape, and a detail checklist. The Design Guidelines is a rich graphic driven document with 3D renderings showcasing the vision for the Beach Road corridors, and photographic display of examples of massing, articulations and architectural elevations.

BRIAN VOELKER, M.S., SPWS, C.A., CLI

Senior Environmental Scientist



chen moore and associates

Brian Voelker is a Senior Environmental Scientist specializing in natural resource assessments and permitting, as well as certified arborist services. He provides numerous ecological services to clients, including the following: wetland delineation, function evaluation, mitigation design, monitoring, and permitting; upland habitat assessments; coastal habitat assessments and permitting; marine and estuarine habitat assessments and permitting; protected wildlife assessments and permitting; GPS data collection/mapping and GIS database development; NEPA document preparation and oversight; sediment and erosion control monitoring.

As an ISA Certified Arborist, Mr. Voelker provides numerous consulting arborist services to both public and private sector clients, including the following: GPS tree inventories and GIS tree database development; destroyed/damaged tree assessments; tree value estimates; tree grading; tree/utility conflict identification; hazard tree evaluations (risk assessment); analysis of tree canopy cover and ecological/monetary benefits; urban forest management plans; planting and maintenance bid packages, mangrove trimming oversight; tree removal permitting.

Project Experience:

Blue Road Park. City of Coral Gables. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a neighborhood park, to serve residents. The plans will be based on the conceptual plans developed by the City and provided to CMA as an exhibit. The project program includes: site preparation (clearing and grading, removal of existing landscape); development of a site plan based on the provided concept plan to include landscape, irrigation, perimeter fencing, internal pathways, upland viewing deck, playground, site furnishings (i.e. drinking fountains, picnic tables, benches, waste receptacles, bike racks, etc.), and security lighting; attendance at public engagement meeting with the local residents; preparation of construction documents; coordination with permitting agencies; bid assistance; and construction administration services. Through the permitting efforts, the regulatory agencies required a benthic survey to be performed to identify any environmentally sensitive species (including observations for manatees and other protected marine species) that could be impacted by the project.

Wetland Impacts and Mitigation Assessments for White Rock Quarry, Hialeah, FL. White Rock Quarries. White Rock Quarry is interested in clearing and filling two contiguous sites (112 acres total) to create a truck parking facility. The two potential impact sites consist of a mix of dense forested areas (melaleuca), cleared pasture areas, and remnant agricultural areas with alternating ridges and furrow; each of these areas is anticipated to contain jurisdictional wetlands with variable functional values. CMA will determine the approximate extent (acreage) of each wetland type and perform qualitative assessments of each wetland type using the Uniform Mitigation Assessment Method (UMAM) scoring matrix. In addition to the two impact sites, CMA will determine the approximate acreage of wetlands and perform a UMAM analysis for a nearby littoral shelf mitigation area known as “Section 13”. CMA shall compare the current size of the mitigation area to the permitted size to determine if excess wetland acreage may be present, which could potentially be used to offset wetland filling at the two impact sites.

SR 528 Brightline Landscape Buffer Phase II at Industry Road Interchange, Orlando, FL. This project was to provide landscape buffers and beautification along the new Brightline corridor in Brevard County. CMA provided irrigation and electrical design for this project. The electrical portion of the project included irrigation pump stations, solar irrigation controllers, electrical equipment, and a power system analysis.

Experience

Years of experience at CMA: 3

Total years of experience: 27

Education

Bachelor of Science, Environmental Studies, State University of New York, 1996

Master of Science, Coastal Zone Management, Marine Biology, Nova Southeastern University, 2000

Professional Affiliations

Florida Urban Forestry Council Board of Directors

Florida Urban Forestry Council Member

International Society of Arboriculture

Landscape Inspectors Association of Florida (LIAF)

Society of Wetland Scientists

South Florida Association of Environmental Professionals (SFAEP)

Certifications

Society of Wetlands Scientists (SWS) Professional Wetland Scientist #1355 (2002)

LIAF Certified Landscape Inspector #2012-125 (2012)

Federal Aviation Administration (FAA) Drone Remote Pilot #4253470 (2019)

ISA Tree Risk Assessment Qualification (TRAQ) (2014)

LIAF Certified Landscape Inspector #2012-125 (2012)

ISA Certified Arborist #FL-5378A (2006)

FAA Safety Course Team Aviation Learning Center Online Part 107 Small UAS Recurrent Part 61 Pilots

CAMILLE SCHILLIZZI, C.A.
Project Environmental Scientist



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Camille Schillizzi is a Tree Risk Assessment Qualified ISA Certified Arborist with fmore than five years of experience in planning and executing tree inventories, vegetation management plans, risk assessments and protected species surveys. She has experience with environmental science, urban forestry and vegetation management, tree protection plans and protected species surveys. Camille is dedicated to protecting the environment through local codes, industry standards and consistent management.

Experience

Years of experience at CMA: 1

Total years of experience: 5

Education

Bachelor of Science, Biology, Nova Southeastern University, 2019

Certifications

Tree Risk Assessment Qualified

Certified Arborist

Project Experience:

Ft. Pierce Inlet State Park Improvements. State Parks System. Ft. Pierce Inlet State Park is in need of roadway and drainage improvements at their entrance off of A1A. CMA is performing site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

Environmental Permitting Services-Riverwalk Seawall Replacement. City of Fort Lauderdale. Field work and permitting for a new seawall, in the new river between the Andrews Avenue bridge, and extending west to the FXE Railroad Right of Way. CMA performed a benthic survey, report and permitting for this project.

Tamiami Blvd. and SW 3rd Street, Roadway and Drainage. City of Miami. The District Commissioner's Office has requested that road reconstruction and drainage improvements along Tamiami Blvd. SW 3rd Street and SW 71st Avenue be completed as part of the scope along Tamiami Blvd., SW 3rd St and SW 71st Avenue. This work shall be split into two separate phases. Phase II is comprised of SW 3 St., from SW 72nd Avenue to SW 71st Avenue, and Tamiami Blvd, from the roundabout at SW 72nd Avenue to SW 71st Avenue. The Civil related improvements shall include roadway reconstruction and/or milling and resurfacing, a new drainage system, sidewalks, valley gutters, curbs and gutters, driveway approaches, ADA ramps, pedestrian refuge islands and signage and pavement markings.

Open Space and Recreation Master Plan. City of Lake Worth Beach. CMA is assisting the City of Lake Worth Beach creating an Open Space & Recreation Master Plan that will include (1) Review of Existing Conditions; (2) Analysis of Needs and Preferences; (3) Develop Plan and Implementation Phases; (4) Adopt and Execute Plan.

Avalon State Park Improvements. State Parks System. The state wishes to make improvements at Avalon State Park consisting of addition of parking spaces, replacement of the entrance gate, and paving of approximately 2,500 LF of roadway at the entrance. CMA is responsible for performing site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

HUD (EA) for Independence Lane Extension. City of Maitland. On behalf of the City, CMA is preparing an environmental report in support of a Housing and Urban Development (HUD) grant for the above-referenced project. The project consists of the construction of new, ±620-ft. segment of Independence Lane between East Horatio Avenue to the south and George Avenue to the north (hereinafter referred to as the "subject site"). The roadway cross section will include 10-ft. wide travel lanes (one in each direction), 6-8 ft. wide concrete sidewalks, and "Type D" curbs with valley gutters for stormwater management. The City has already obtained the right-of-way (ROW) necessary to construct the roadway segment.

Consulting Arborist Services. City of Cooper City. CMA is assisting with the review of plans, tree permits and inspections as the City works to fill the vacant position, which is anticipated to last three (3) months. This duration may be altered (extended/ shortened) based on the City's personnel and ability to fill this full-time position.

BRENT WHITFIELD, P.E., ENV SP, F.ASCE
Stormwater Engineer



chen moore and associates

Brent Whitfield is the Director of Water Resources for CMA. With 20 years of professional experience, Mr. Whitfield has worked for a variety of public sector clients at the City, County and State level. His experience includes tasks as varied as hydrologic and hydraulic modeling related to environmental and flood protection studies and detailed engineering design and construction oversight for roadway, water, sewer, and stormwater infrastructure. Mr. Whitfield has provided infrastructure solutions in various settings from residential neighborhoods to commercial airports. As a life-long resident of Florida, Mr. Whitfield has maintained a commitment to serving the community both professionally and personally serving as an appointed board member for a municipal advisory board with maintaining involvement in the American Society of Civil Engineers (ASCE), the Florida Engineering Society (FES) and Leadership Florida. Mr. Whitfield holds Bachelor's and Master's Degrees in Civil Engineering from the University of Florida.

Project Experience:

Flood Protection Level of Services (FPLOS) analysis for the C2, C3W, C4, C5, and C6 watersheds in central Miami-Dade County. South Florida Water Management. On behalf of the District, CMA prepared a FPLOS analysis for the C2, C3W, C4, C5, and C6 watersheds in central Miami-Dade County. This effort involved developing a calibrated and validated hydrologic and hydraulic (H&H) model of the subject watersheds, while considering the interconnectivity of the canal network. Overall, the FPLOS analysis included five (5) separate tasks. Task 1 consisted of selecting a model and collecting data. Task 2 consisted of developing an integrated, groundwater-surfacewater modeling tool. Task 3 consisted of calibrating and validating the model for the roughly 200 square mile model domain. Task 4 consisted of simulating the design storm events for existing conditions and determining the FPLOS. Task 5 consisted of simulating future sea level rise conditions and determining the FPLOS. The primary tool used for analysis was the MIKE-SHE software which provides an integrated surfacewater-groundwater model of the region. This information was used by local governments, the SFWMD, and other state and federal agencies to identify areas where improvements to the design, construction and operation or upgrade of water management facilities were required. Due to the insightfulness of the results and the overall success of the FPLOS program CMA has presented the findings of this project at the following conferences: Greater Everglades Ecosystem Restoration Conference 2023; Florida Stormwater Association Annual Conference 2023; ASCE Florida Section Annual Conference 2023; AWRA National Conference 2023 (Raleigh, NC)

Homestead Watershed Management Plan. City of Homestead. The City's Public Works and Engineering Department is seeking to protect the health, safety, and welfare of the City of Homestead's residents and create saving on flood insurance premiums for policyholders by producing a Watershed Master Plan (WMP) for credit under Community Rating System (CRS) of the National Flood Insurance Program (NFIP). This effort is also expected to highlight opportunities to improve the resilience of the City's infrastructure. CMA were selected to prepare the WMP which consists of the following activities: (1) Evaluation of the watershed's runoff response from specific design storms under current and predicted future conditions; (2) Assessment of the impacts of sea level rise and climate change; (3) Identification of wetlands and other natural areas throughout the watershed; (4) Protection of natural channels; (5) Implementation of regulatory standards for new development such that peak flows and volumes are sufficiently controlled; (6) Specific mitigation recommendations to ensure that communities are resilient in the future; (7) A dedicated funding source to implement the mitigation strategies recommended by the plan.

Experience

Years of experience at CMA: 8

Total years of experience: 21

Education

Master of Science, Civil Engineering, University of Florida, 2003

Bachelor of Science, Civil Engineering, University of Florida, 2001

Registration

Professional Engineer, Florida, 65720, 2007

Professional Affiliations

American Council of Engineering Companies

American Society of Civil Engineers

American Water Resources Association

Environment and Water Resources Institute

Florida Engineering Society

Florida Stormwater Association

Certifications

Florida Stormwater Association (FSA) Stormwater Operator Certification Level 2

Envision Sustainability Professional

Civic Organizations

Leadership Florida

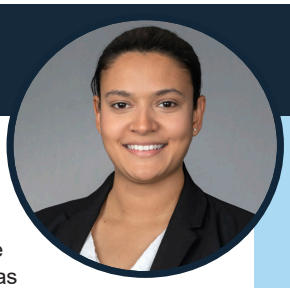
Leadership Palm Beach County

Awards

ASCE Region 5 Engineer of the Year Award - 2019

CHARMAINE EMANUELS, P.E., ENV SP

Stormwater & Resiliency Design



chen moore and associates

Charmaine Emanuels is a Project Engineer for CMA's engineering team, specializing in GIS and hydraulic and hydrologic modeling. Her experience encompasses developing and analyzing hydraulic and hydrologic models, conducting floodplain and watershed studies, performing stormwater drainage analysis, and designing stormwater management systems. She has worked extensively with GIS to support data collection, spatial analysis, and model integration. Additional expertise includes utility coordination, site grading, water distribution and sanitary sewer system design, lift station design, roadway drainage, and erosion control measures. She has also contributed to plan preparation, permitting efforts, construction oversight, and project phasing.

Project Experience:

SW 34th Terrace Stormwater Improvement, The City of Dania Beach. The City of Dania Beach retained CMA to design stormwater improvements along SW 52nd Street between SW 40th Avenue and US 441 to address recurring flooding during typical rainfall events. The flooding was attributed to low ground elevations, a high water table, and the absence of a stormwater management system. CMA's design includes new stormwater inlets, interconnected piping, and modified exfiltration trenches and swales to enhance drainage capacity and connect to existing and future systems on adjacent streets. Services provided include surveying, subsurface utility verification, geotechnical investigation, document review, site visits, civil design, stormwater modeling, and regulatory permitting.

Stormwater Master Plan. City of Coral Springs. CMA is conducting a Citywide Stormwater Master Plan for the City of Coral Springs to identify areas of concern related to stormwater flooding throughout the City limits and to identify and prioritize future capital improvement projects related to stormwater infrastructure. CMA will compile, review, and evaluate all available information on the City's existing stormwater infrastructure. Based on information collected, CMA will prepare a stormwater model for the purpose of evaluating the level of service provided by City's existing stormwater infrastructure. The stormwater model will also be used to assess various alternatives for drainage improvements required to meet the level of service criteria for various storm events. The stormwater model will be used to run rainfall scenarios for the comparison of existing conditions versus future build out conditions from both a water quantity (runoff) and water quality (storage) perspective. Based on the result of the stormwater model, CMA will prepare the stormwater master plan, which will define the analysis of the existing stormwater infrastructure, identify and prioritize "problem areas" within the City limits, and recommend any improvements to the existing stormwater system. CMA will develop a Capital Improvement Plan for the overall stormwater management system in ranking. In addition, CMA will review and enhance the City's compliance efforts under the CRS Program and the NPDES MS4 Permit.

Westchester Stormwater Improvements. City of Coral Springs. The implementation of stormwater improvements within Westchester has been phased into two separate projects. Phase 1 included the design and construction services for culvert replacements under NW 24th Street which has been completed. Phase 2 improvements will consist of upsizing 21 outfalls throughout the project area that were identified as undersized, consisting of either 12-inch or 15-inch diameter. Based on the model analysis, upsizing of outfalls that are less than 18-inches in diameter to a minimum diameter of 18-inches is projected to reduce the peak flood stages by an average of 0.16 feet per basin and decrease of flooding duration in with an average decrease of 1.68 hours per basin. This alternative consists of removing the older, undersized pipes and installing new 18-inch diameter pipes. Construction of this alternative can be done through multiple methods: open cut installation with RCP, HDPE or PVC, or via threnchless technologies with HDPE. CMA is responsible for the site investigation, design, permitting, bidding and construction services for this stormwater improvement project.

Experience

Years of experience at CMA: 6

Total years of experience: 6

Education

Bachelor of Science, Civil Engineering, Florida International University, 2019

Registration

Engineer In Training, 2019

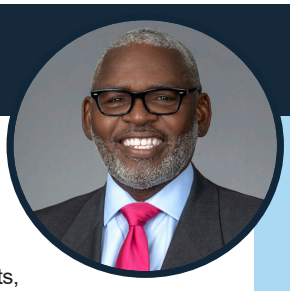
Professional Engineer, Florida, 96867, 2023

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

JOSE MCCRAY
Construction Engineering Services



Jose McCray serves as CMA's Construction Project Administrator and Senior Construction Specialist with extensive experience with engineering construction projects. His responsibilities include coordination and monitoring of construction activities for public and private sectors, site development for residential, commercial, and industrial use projects, and serves as liaison to owners, contractors, subcontractors, residents, and governmental agencies. Additional responsibilities include the review and processing of change orders, progress payments and construction related reports, and representing the owners and engineers at pre-construction and various other meetings. He provides construction site observation, analyze and approve any deviations from construction documents requested by the contractor to minimize potential delays, review as-builts for accuracy, prepare punch list items, attend final walk-throughs, and assist in project closeout. Additional responsibilities include constructability review and value engineering.

Project Experience:

Miami Beach Sunset Islands 3 & 4 ROW Improvement Program. Ric-Man International. CMA provided civil engineering and landscape architecture services for the Sunset Islands 3 and 4 Infrastructure Improvement Project, a multi award-winning design-build project funded by the City of Miami Beach. The work included complete roadway reconstruction, new pavement and curbs, replacement of 8-inch potable water mains, lining of existing sanitary sewer mains, and installation of a new stormwater drainage system with discharge pumps and outfalls. Additional improvements included undergrounding all overhead utilities, new service connections, landscaping, signage, and pavement markings. The project featured two new duplex submersible axial flow stormwater pump stations—110-hp and 90-hp units operating at approximately 23,000 gpm and 18,000 gpm, respectively. Coordination involved multiple agencies, including the City of Miami Beach, M-D WASD, Miami-Dade Public Works, USACE, and RER. **The Sunset Islands 3 and 4 project received Project of the Year honors from both the Cuban-American Association of Civil Engineers (CAACE) and the American Society of Civil Engineers (ASCE) Florida Section in 2018.**

City Center Right-of-Way and Utility Improvement Project. City of Miami Beach. CMA was the prime consultant and was responsible for providing surveying, planning, geotechnical investigation, design, permitting, preparation of construction documents, bid and award and construction engineering and inspection (CEI) services for infrastructure improvements within the public right-of-way (ROW) areas of the City Center neighborhood of Miami Beach. The project encompasses approximately 24,000 LF of ROW infrastructure improvements including: 8,700 LF of 8-inch water main replacements; sewer improvements, stormwater drainage improvements; paving & grading; roadway/traffic improvements (streets, sidewalks, curb and gutter, drainage, traffic control devices including striping, signing and channelization); streetscaping and landscaping enhancements; decorative, landscape and roadway lighting improvements; and roadway reconstruction. Additionally, due to existing listed contaminated sites within the proximity of the ROW improvements, environmental coordination, including site analysis and consideration of the radius of influence, was necessary for coordinating dewatering operations. Due to the existing mixed residential and commercial environment of this neighborhood, special design efforts were made to incorporate walkable community elements including meeting all ADA requirements, providing street furniture, providing bicycle paths, upgrading sidewalks, incorporating specialty treatments at crosswalks, landscaping improvements with specialized tree wells to provide a walkable surface and bulb outs to increase pedestrian friendliness and safety. This project also required extensive coordination with the public, adjacent CRAs, historic districts and various regulatory agencies.

cma
chen moore and associates

Experience

Years of experience at CMA: 13

Total years of experience: 44

Certifications

IMSA Traffic Signal Inspector

FEC Railroad Contractor Safety

Florida Stormwater and Sedimentation Control Inspector

PSMJ Project Management Bootcamp

OSHA 8 Hour Trench Safety Course

Troxler Nuclear Density Gauge Operator

Troxler Radiation Safety Officer

FDOT – CTQP Asphalt Level 1

MATTHEW O'ROURKE
Construction Engineering Services



Matthew "Matt" O'Rourke serves as CMA's Senior Construction Specialist with extensive experience with engineering construction projects in Florida. His responsibilities include coordination and monitoring of construction activities for public and private sectors, and serves as liaison to owners, contractors, subcontractors, residents, and governmental agencies. Additional responsibilities include the review and processing of change orders, progress payments and construction related reports, and representing the owners and engineers at pre-construction and various other meetings. He provides construction site observation. He also analyzes and approves any deviations from construction documents requested by the contractor to minimize potential delays. In addition, he reviews as-builts for accuracy, prepares punch list items, attends final walk-throughs, and assists in project closeouts. Additional responsibilities include constructability review and value engineering. Mr. O'Rourke will serve as a construction specialist for this contract.

Project Experience:

Master Pump Station 224 Screening and Generator. Broward County. BCWWS has requested a fee proposal from CMA to provide engineering services for the conceptual planning, design and presentation of screening options for the MPS and generator. The City of Lighthouse Point has voiced concerns to mask the station and improve the site appearance to the surrounding community. After final selection of the desired option, CMA will prepare design, permit and provide construction services for the site work. The engineering services shall also include optional engineering services to design and permit a generator for MPS 224 which is expected to be located at 4115 NE 22nd Avenue in Lighthouse Point. Master Pump Station 224 (MPS 224) was completed on a previous project, however Florida Department of Environmental Protection (FDEP) then indicated that a permanent generator is required.

Construction Management Services for C-43 Canal Water Quality Treatment and Testing Project. South Florida Water Management District. The District engaged CMA to provide construction management services for the C-43 Canal Water Quality Treatment and Testing Project in Glades County. The project involves building an above-ground test cell to demonstrate wetland-based strategies for reducing nutrient discharges, particularly nitrogen, to the C-43 Canal, Caloosahatchee River, and Estuary. CMA provides on-site oversight, inspections, and coordination with subconsultants for geotechnical and materials testing to ensure compliance with project drawings and specifications.

Melrose Manors Neighborhood Stormwater Improvements. City of Fort Lauderdale. Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including retention areas, weirs, outfalls, regrading of the road, swales and treatment areas. The project includes two stormwater pump stations and force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal. The force mains require easements on private properties. Relevant Highlights:

- Project includes over 60,000 linear feet of new drainage system with pipes of up to 72-inches in diameter
- Field verification of existing utilities and incorporation into GIS database
- The GIS database was used to generate initial AutoCAD base drawings
- Pipe sizing modeling

NE 24th Street Stormwater Improvement Project. City of Wilton Manors. CMA will provide professional civil engineering services for the coordination, investigation, design, regulatory permitting, and construction administration of stormwater improvements along NE 24th Street in the City of Wilton Manors.

chen moore and associates

Experience

Years of experience at CMA: 6

Total years of experience: 17

Certifications

FDOT Maintenance of Traffic – Advanced Level

FDOT CTQP – Concrete, Earthwork, Aggregate, LBR Technician

A.C.I. – Concrete & Aggregate Testing Technician

Nuclear Safety HAZMAT Certificate

Radiation Safety Officer

U.S.A.C.E. – Contractor Quality Control Manager

FDOT Project Administrators Construction Academy 2011

DARREN BADORE
Construction Specialist



chen moore and associates

As a Senior Project Manager of the firm, Darren Badore has over 29 years of experience providing Project Management, Design Services and Construction Administration Services for infrastructure projects for municipal clients throughout Florida. His project experience includes gravity sewer system planning and design, lift station design and rehabilitation, force main planning and design, pavement condition assessments, various aviation related projects, FEMA grants, value engineering, infrastructure valuation studies, peer review reports, land planning, platting, parcel dedications, permitting and construction inspection and contract administration. Mr. Badore's Broward County experience includes preparation of Master Plans, Design and Permitting Services and Construction Administration of fourteen (19) large phased neighborhood redevelopment projects totaling close to $200 million in construction value. He has experience working in Broward County, Miami Beach, North Miami Beach, Hallandale Beach, Town of Davie, Pembroke Pines, Cooper City, Plantation, Coconut Creek, Pompano Beach, and Oakland Park. Mr. Badore has dedicated countless volunteer hours to serve the communities that he lives in such as serving as President of his Homeowners Association and serving as President of the Jacaranda at Central Park Master Association as well as working as a volunteer for Habitat for Humanity and Rebuilding Together of Broward County. Most recently he has been serving on the City of Plantation's Planning & Zoning Board. Mr. Badore has been serving on the Board since 2011.

Project Experience:

Broward County UAZ Water and Sewer Improvements 113B. City of Lauderdale Lakes. CMA provided CEI services for water distribution and sanitary sewer improvements across a 350-acre area. The project included 42,700 linear feet of gravity sewer, 1,500 feet of forcemain, and 66,200 feet of water main, installed along City, County, and FDOT roadways. CMA also managed lift station rehabilitation and coordinated full surface restoration. The project is currently in the close-out phase.

Broward County UAZ Water and Sewer Improvements 113A. City of Lauderdale Lakes. CMA is providing construction administration services for a 207-acre utility improvement project that includes 22,000 linear feet of gravity sewer, 5,800 feet of forcemain, and 29,800 feet of water main. Work occurs along local and FDOT roadways, including West Oakland Park Boulevard and US 441. The project includes lift station rehabilitation and full surface restoration.

South Bermuda–Parkway Reuse Interconnect and Judge Farms Pipeline Project, Phase II. Tohopekaliga Water Authority. CMA is providing surveying, geotechnical, design, permitting, and construction services for 8,000 linear feet of 20-inch reuse water main connecting the South Bermuda and Parkway Water Reclamation Facilities. This work follows a prior routing study that identified the preferred alignment.

Phase 2B HDD Water Main Improvements. City of Margate. CMA is providing design services for replacement of approximately 12,400 linear feet of asbestos cement water main along Royal Palm Boulevard and US 441. The project includes new water mains, isolation valves, fire hydrants, and service connections, with full restoration of impacted roadway and landscape areas.

UAZ 245 Water Main Replacement. Broward County. CMA is providing design, permitting, and construction services for 6,500 linear feet of new water main to replace existing infrastructure within the City of Pompano Beach, on behalf of Broward County Water and Wastewater Services.

Experience

Years of experience at CMA: 2

Total years of experience: 30

Professional Affiliations

City of Plantation, Planning & Zoning Board

City of Plantation, Volunteer Firefighters' Retirement Board

Rebuilding Together of Broward County

Smart Growth Partnership

Certifications

CTQP, Asphalt Paving Technician Level 1

MOT Intermediate Course #22829

SAFIYA BREA, P.E., LEED AP
Principal Engineer



chen moore and associates

Ms. Brea is Principal Engineer and Fort Lauderdale Officer leader for CMA, with over 24 years of experience with large neighborhood improvement projects, including the design of roadways, sidewalks, drainage, water and wastewater infrastructure. She was the Project Manager and main client contact for the Broward County UAZ 110/111 & 113 Water Sewer Improvements (an estimated $60 million infrastructure improvement project). In addition, she has managed projects ranging from thousands of dollars to multi-million-dollar, large-scale neighborhood improvement programs. Ms. Brea has managed and designed streetscape improvements, roundabouts, lift station, stormwater improvements and master plans, basis of design reports and more than 7 Utility Analysis Zone Water and Sewer Projects. Her duties also include construction management, managing GIS and Autocad design work, sewer modeling, and report preparation for municipalities throughout South Florida. She is currently on the board for the Florida Engineering Management Corporation and is a graduate of Leadership Florida Connect Class 8.

Project Experience:

Category No. 2: Septic Tank Elimination Step Area 3A-Y and 3A-O: Project 2 (3A-O) - PO WWE2300066. Broward County. For projects 3A-Y and 3A-O, CMA will provide Broward County with comprehensive engineering and design services through all phases of project delivery. Scope includes route and hydraulic analysis, site investigations, surveying, permitting, coordination with municipalities and regulatory agencies, easement acquisition, design documentation, bidding assistance, and construction-phase support, ensuring successful completion of both contracts.

PNC2123898P1 - Category No. 2: Septic Tank Elimination Step Area 3A-Y and 3A-0. For both Project 1 and Project 2, CMA shall provide Broward County a full range of services in all disciplines necessary to deliver a complete design, prepare related reports, obtain all necessary permits, prepare construction contract documents, assist with bidding and award, and provide services during construction for two separate contracts. Services provided by CMA shall include, but are not limited to, preliminary route analysis, hydraulic analysis, site investigations, surveying, coordination with municipalities, coordination and negotiation with regulatory agencies, coordination with the public, coordination to obtain necessary easements, preparation of design reports, preparation of design drawings and contract technical specifications, preparation of easement sketch and legal descriptions, permitting, assistance during construction procurement, assistance to contractor during permitting, testing, inspection, and services during construction

Category 1 Utility Analysis Zone Eng Serv for Water and Wastewater. Broward County. Chen Moore and Associates, Inc. shall provide professional engineering services for surveying, engineering design of water and wastewater improvements, permitting, bidding and award, engineering services during construction including construction inspections and administration services, along with Construction Documents for the following recommended water and wastewater improvements for this project. The improvements will include the replacement of approximately 25,000 linear feet of water main, replacement or lining of approximately 17,600 linear feet of sanitary sewer and replacement of approximately 2,220 linear feet of force main, relocation or rehabilitation of Lift Station 22A, as well as restoration of sidewalks, roadway, drainage and landscaping.

Experience

Years of experience at CMA: 23

Total years of experience: 24

Education

Bachelor of Science, Civil Engineering, University of Florida, 2002

Registration

Professional Engineer, Florida, 66388, 2007

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Leadership Institute

Florida Engineering Society

Leadership Florida

Women of Tomorrow

Certifications

OSHA Certification

Qualified Stormwater Management Inspector

LEED AP

Advanced Work Zone Traffic Control Certification

Awards

Florida Engineering Society Most Active Member Award 2006

Florida Engineering Society Presidents Award 2005

Florida Engineering Society Young Engineer of the Year 2011

PANGEO
CONSULTANTS
GEOTECHNICAL ENGINEERING AND INSPECTIONS

Years of Experience:

- 21

Education:

- Louisiana State University-Baton Rouge
- BS in Civil Engineering –2003

Registrations:

- Professional Engineer State of Florida #68448

Professional Memberships:

- FES - Florida Engineering Society-Broward Chapter Past President
- ASCE

Awards:

- Outstanding Technical Achievement by the Florida Engineering Society Broward Chapter 2014

PAUL C. CATLEDGE, P.E.
PRINCIPAL 2017 - Present

Mr. Catledge is a graduate of Louisiana State University with a B.S. in Civil Engineering, with over twenty-one (21) years of engineering experience including geotechnical analysis, design and inspection of deep and shallow foundation systems, and structural design. Mr. Catledge also has sixteen (16) years of experience overseeing and performing construction materials testing and structural inspections. He is registered in multiple states including Florida, New York, Indiana, Texas, Kentucky, Michigan and Louisiana. He is a member of ASCE and a past President of the Broward Chapter of the Florida Engineering Society. He is a founding principal of PanGeo Consultants.

The following is a partial listing of his project experience.

RELATED EXPERIENCE

Terminal 4 Expansion, Port Everglades, Fort Lauderdale, FL
Plans called for the construction of new mooring bollards within the apron between Terminal 4 and Slip 2, a new canopy at the southwest side of Terminal 4 between the terminal and the parking garage, an approximately 30 ft tall arch at the parking garage northside driveway entrance, and a new tower structure at the southeast corner of Terminal 4. The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, and review of the Broward County Soil Survey Map. Pan Geo Consultants, LLC was requested to perform a total of seven (7) Standard Penetration Test (SPT) borings (ASTM D-1586) in order to evaluate the subsurface soil conditions within the footprint of the proposed structure. The borings were performed to depths of forty to eighty feet below the ground surface.

Key West Ferry Terminal Expansion
Performed barge based borings for a 121 foot long extension to an existing 180 foot long dock. Expansion was supported by square pre-cast concrete piles.

Floating Docks at Key West Bight, Key West, FL
Performed barge based borings, analysis and design for the construction of a 164 ft long floating dock system with 35 ft extensions along Trumbo Road in Key West. Piles were HSS 18 and 20 x 0.5 inch steel pipe. Lateral, uplift, and compressive capacities were analyzed.

New Redundant Bypass Line, Fort Lauderdale, FL
This project called for the installation of a new sewage line. The sewage line was installed via directional drilling and open cut. Upon completion of Standard Penetration Test borings in general accordance with ASTM D-1586 specifications to depths of 80 ft., and at the completion of the on-site work, an engineering report including a description of findings and general site preparation recommendations for support of the proposed construction was provided.



GREG BOUIE, PSM
Project Manager

Greg Bouie, PSM, is a professional surveyor with 19 years of experience in the surveying and mapping field. He began his career in Dallas, Georgia, focusing on subdivision design and large boundary surveying projects around the Metropolitan Atlanta area. Greg started as an instrument person while studying surveying and mapping at Southern Polytechnic State University, gaining valuable field experience alongside his education in survey theory. Over the years, Greg has worked with well-known firms on a variety of projects, steadily growing his expertise. In 2018, he became a licensed surveyor in Florida, a key milestone in his career. In 2024, Greg joined the Longitude Surveyors team, where he continues to contribute to the industry and excel in his profession.

INDUSTRY TENURE
19 years

LONGITUDE TENURE
1 year

EDUCATION
BS, History
Florida Int'l University (2005)

Surveying and Mapping Certificate
Southern Polytechnic State University (2008)

REGISTRATIONS
Professional Surveyor and Mapper
FL License No. LS7169

AFFILIATIONS
Florida Surveying and Mapping Society Member

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Beachwalk Apartments311 E Sheridan St, Dania Beach, FL
- Dania Point - Burger King 1800 Stirling Rd, Dania Beach, FL
- Christ the King Church - Set Southern Boundary Corners
- SE corner of Marina Village DR and Fishing Village DR Key Largo, FL 33037 - Marina Village, Grayvik Animal Hospital
- Baptist Health Main Campus, 8900 North Kendall Drive, Miami, FL
- Mount Sinai Medical Center, FDOT Easements - 4300 Alton RD Miami Beach, FL
- Country Club Plaza - 18454 NW 67 Avenue, Miami Gardens, FL
- North Bay Village ADA Sidewalk Easement, North Bay Village, FL
- Central Subdivision, 'Aura' at North Miami Beach – Final Plat Review City of North Miami Beach, FL
- Biscayne Beach Elementary School Pathway - Specific Purpose Survey with Title Search
- 3360 Condominium Association 3360 S. Ocean Blvd. Palm Beach, FL
- The Galleria at Ft. LauderdaleVault Room 2414 E Sunrise Blvd, Ft Lauderdale, FL - Sketch & Description
- Presidential Place Senior Housing 3880 South Circle Drive Hollywood, FL
- Plantation Schools - Plantation Middle School, Ben Gamla and Plantation High School
- FDOT Parcel 900 NW 6th Avenue and NW 151st Streetm FDOT D6, Miami, FL
- Traffic Circle at North Bayshore: N. Bayshore Drive from NE 15 Street to NE 17 Terrace, City of Miami, Miami, FL
- NW 44th Street Improvements, City of Sunrise, Sunrise, FL
- Prospect Road Right-of-Way, City of Oakland Park, Oakland Park, FL
- Topographic Survey of Roadways in Golden Isles, City of Hallandale Beach, Hallandale Beach, FL
- Roadway Redevelopment Plan - Construction Phase Indian Creek Village, FL
- Broward County - Project Design Services of Adaptive Traffic Control Systems and Fiber Optic Network.
- North Dixie Right-of-Way, City of Oakland Park, Oakland Park, FL
- Homestead Gardens - GPR Services, 1501 SW 6th Street, Homestead, FL
- South Bayshore Drive - Pump Station and Outfall Locations, Miami-Dade Water and Sewer, Miami, FL
- Pump Station 22 Discharge Force Main Replacement (South Shore Drive 12" FM Replacement), City of Miami Beach, FL
- Water Main Replacement - SUE Soft Digs Holiday Drive, City of Hallandale Beach, Hallandale Beach, FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations City of Hallandale Beach, Hallandale Beach, FL
- City of Ft. Lauderdale FTL - Force Main Project, City of Ft. Lauderdale, FL
- Indian Creek Drive & 69 Street Pump Station, City of Miami Beach, Miami Beach, FL



John H. Adler, III, PSM

Senior Surveyor / SUE Specialist

John H. Adler, III, PSM is a highly skilled Surveyor with a specialized focus on Subsurface Utility Engineering (SUE) techniques, offering 45 years of expertise in the field. As a dedicated professional, he has demonstrated a proven track record in leading surveying projects, specializing in the accurate identification, mapping, and assessment of subsurface utilities. With an in-depth understanding of geospatial technologies and industry best practices. John a keen eye for detail and a meticulous approach to data analysis, ensuring the precise documentation of subsurface utilities. By leveraging his knowledge of SUE standards, he has consistently delivered high-quality, reliable, and safe surveying solutions to a diverse range of clients. As a dedicated Senior Surveyor, he is committed to delivering innovative solutions and contributing significantly to the success of any project he undertakes.

INDUSTRY TENURE
45 years

LONGITUDE TENURE
12 years

EDUCATION
AA, Miami Dade College (1994)

REGISTRATIONS
Professional Surveyor and Mapper
FL License No. LS4693

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Pinecrest Community Center/Library Property and Park, City of Pinecrest, Pinecrest, FL
- Hammocks Community Park, Miami-Dade County Parks, Recreation and Open Spaces Department, Miami, FL
- Chapman Field Park, Miami-Dade County Parks, Recreation and Open Spaces Department, Miami, FL
- Curtis Park, City of Miami, Miami, FL
- Bunche Park, City of Miami Gardens, Miami Gardens, FL
- Five Y - Oakland Park; Folio #4942-22-39-0010 3400-3448 NE 2 Avenue, Oak land Park & Folio #4942-22-39-0020 - 201 NE 33 Street, City of Oakland Park, Oakland Park, FL
- Design Services for Prospect Road from Commercial Blvd. (SR 870) to Dixie Hwy. (SR 811), FDOT District 4, Broward, FL
- Foster Road, between NW 10 Avenue and NW 4 Avenue. Along with a portion of NW 8 Avenue, between Foster Road and NW 9 Street. NW 9 Street, between NW 9 Avenue and NW 8 Avenue, City of Hallandale, FL
- City of Parkland Along Lox Road from Nob Hill Road to Riverside Drive Ext, Parkland, FL
- Surveying Services along all the streets North of the centerline of SW 27th Street between SW 27th Court to SW 31st Place (11 Streets total), City of Mami, Miami, FL
- SW 152 Avenue from SW 312 Street to US-1, Miami-Dade County Transportation Department, Miami, FL
- SR 710/ Passing Lanes, FDOT District 4, Martin County, FL
- FPL West Dade 84th Street Corridor; 30-3015-001-0450 (9.4 acres) and 30-3015-001-0350 (5.6 acres); NW Corner of NW 62nd Street & NW 84th Ave., Miami, FL
- B-50314 - NW 6 Street between NW 11 Avenue and NW 10 Avenue, Survey extended up the centerline of both NW 11 Avenue and NW 10 Avenue from right of way to right of way. The survey extended 5 feet beyond the rights of way whenever possible. The corridor was approximately 690 linear feet, Miami, FL
- East West Corridor Phase 1-SR 836, Miami-Dade County, Miami, FL
- 41 Street Corridor Improvements, City of Miami Beach, Miami Beach, FL
- Baptist Health South Florida Parking Garage MP-G7, Baptist Hospital,
- Miami FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations, City of Hallandale Beach, Hallandale Beach, FL
- Venetian Causeway Water and Sewer Main Upgrades, City of Miami Beach, Miami Beach, FL



Telva Morejon, CST, SIT

Senior Survey Technician / Right-of-Way Specialist

Telva Morejon, CST, SIT is a highly skilled Senior Survey Technician with a wealth of experience in the field of surveying for 36 years. Possessing a Surveyor and Training Survey Technician CST certificate, she brings a comprehensive understanding of surveying principles, methodologies, and cutting-edge technologies. Telva is a Surveying right-of-way specialist with a proven track record in facilitating seamless land acquisition processes for various projects. Possessing extensive expertise in interpreting property records, understanding legal descriptions, and navigating intricate land tenure systems, she excels in identifying, negotiating, and securing rights of way efficiently. Telva has also served as Project Manager Surveyor on multiple Florida Department of Transportation (FDOT) Contracts. Her extensive experience allows her to remain intimately familiar with FDOT standards, policies, and department procedures.

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Pinecrest Community Center/Library Property and Park, City of Pinecrest, Pinecrest, FL
- Landmark at Doral Traffic Calming, City of Doral, Doral, FL
- NE 35 Avenue from NE 163 Street to NE 171 Street, City of North Miami Beach, North Miami Beach, FL
- Surveying Services along all the streets North of the centerline of SW 27th Street between SW 27th Court to SW 31st Place (11 Streets total), City of Miami, Miami, FL
- SW 152 Avenue from SW 312 Street to US-1, Miami-Dade County Transportation Department, Miami, FL
- SR 710/ Passing Lanes, FDOT District 4, Martin County, FL
- East West Corridor Phase 1-SR 836, Miami-Dade County, Miami, FL
- 41 Street Corridor Improvements, City of Miami Beach, Miami Beach, FL
- Baptist Health South Florida Parking Garage MP-G7, Baptist Hospital, Miami FL
- Fire Station No. 6, 701 NW 36 Street, City of Miami, Miami, FL
- Fire Station No. 9, 69 NE 62 Street, City of Miami, Miami, FL
- Fire Station No. 11, 5920 West Flagler Street Miami, City of Miami, Miami, FL
- City of Miami Beach Fire Station, Miami Beach, FL
- North Bay Village Fire Station and City Hall, North Bay Village, FL
- Harbor Inlet Drive Force Main upside from D-36 to D-35, City of Ft. Lauderdale, FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations, City of Hallandale Beach, Hallandale Beach, FL
- Venetian Causeway Water and Sewer Main Upgrades, City of Miami Beach, Miami Beach, FL
- SW 69 Street & SW 63 Avenue Drainage Improvements, City of South Miami, South Miami, FL
- Drainage Improvements for Annex Area, City of Miami Gardens, Miami Gardens, FL
- Drainage Sub-Basin 44, located South of SW 164 Street and SW 74 Court, extending ten feet (10') beyond the Right-of-Way, Miami-Dade Water and Sewer Department, Miami, FL
- Drainage Improvements along SW 71 Avenue, Village of Pinecrest, Pinecrest, FL
- Cutler Bay D3 Drainage Improvements Cutler Bay Montego Bay Drive and Along Blue Water Road, Cutler Bay, FL
- Pump Station 0344 and Emergency Generator 20173 East Country Club Drive, City of Aventura, Aventura, FL

INDUSTRY TENURE
36 years

LONGITUDE TENURE
9 years

EDUCATION
BS, Civil Engineering
University of Cienfuegos, Cuba (1994)

Professional Surveyor and Training Survey Technician
CST No. 0617-5709

PANGEO CONSULTANTS
GEOTECHNICAL ENGINEERING AND INSPECTIONS

Years of Experience:

- 21

Education:

- Louisiana State University-Baton Rouge
- BS in Civil Engineering –2003

Registrations:

- Professional Engineer State of Florida #68448

Professional Memberships:

- FES - Florida Engineering Society-Broward Chapter Past President
- ASCE

Awards:

- Outstanding Technical Achievement by the Florida Engineering Society Broward Chapter 2014

PAUL C. CATLEDGE, P.E.
PRINCIPAL 2017 - Present

Mr. Catledge is a graduate of Louisiana State University with a B.S. in Civil Engineering, with over twenty-one (21) years of engineering experience including geotechnical analysis, design and inspection of deep and shallow foundation systems, and structural design. Mr. Catledge also has sixteen (16) years of experience overseeing and performing construction materials testing and structural inspections. He is registered in multiple states including Florida, New York, Indiana, Texas, Kentucky, Michigan and Louisiana. He is a member of ASCE and a past President of the Broward Chapter of the Florida Engineering Society. He is a founding principal of PanGeo Consultants.

The following is a partial listing of his project experience.

RELATED EXPERIENCE

Terminal 4 Expansion, Port Everglades, Fort Lauderdale, FL
Plans called for the construction of new mooring bollards within the apron between Terminal 4 and Slip 2, a new canopy at the southwest side of Terminal 4 between the terminal and the parking garage, an approximately 30 ft tall arch at the parking garage northside driveway entrance, and a new tower structure at the southeast corner of Terminal 4. The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, and review of the Broward County Soil Survey Map. Pan Geo Consultants, LLC was requested to perform a total of seven (7) Standard Penetration Test (SPT) borings (ASTM D-1586) in order to evaluate the subsurface soil conditions within the footprint of the proposed structure. The borings were performed to depths of forty to eighty feet below the ground surface.

Key West Ferry Terminal Expansion
Performed barge based borings for a 121 foot long extension to an existing 180 foot long dock. Expansion was supported by square pre-cast concrete piles.

Floating Docks at Key West Bight, Key West, FL
Performed barge based borings, analysis and design for the construction of a 164 ft long floating dock system with 35 ft extensions along Trumbo Road in Key West. Piles were HSS 18 and 20 x 0.5 inch steel pipe. Lateral, uplift, and compressive capacities were analyzed.

New Redundant Bypass Line, Fort Lauderdale, FL
This project called for the installation of a new sewage line. The sewage line was installed via directional drilling and open cut. Upon completion of Standard Penetration Test borings in general accordance with ASTM D-1586 specifications to depths of 80 ft., and at the completion of the on-site work, an engineering report including a description of findings and general site preparation recommendations for support of the proposed construction was provided.

REINA ENGINEERING



Francisco Reina, P.E.

Civil Engineer

Education
Bachelor of Science, Agricultural and Biological Engineering, University of Florida.

Affiliations
FES Broward-USA, AWWA-USA, ASCE-USA, EWB-USA, SAI-Colombia

Summary

Francisco Reina, P.E., has worked in South Florida since 2007 on civil engineering projects related to municipal utility, roadways, land development, master planning, FRS grants, FEMA grants, value engineering, basis of design studies, open channel and closed conduit hydraulic modeling. Mr. Reina's municipal experience includes project management experience of large scaled utility projects totaling over one billion dollars. Mr. Reina's experience in both the public and private sectors results in a unique understanding of teamwork and collaboration between all team members in order to achieve project results.

Registrations

Registered PE, Florida #95150
Register PE, Tennessee #127440

Experience

City of Pembroke Pines (2022-2025): Managed and supervised staff overseeing developer-driven projects, engineering inspections, and CIP/surtax-funded initiatives. Directed right-of-way permitting and projects involving public infrastructure improvements, including utility directional drilling reviews. Supported the City's NPDES and CRS programs, mentoring staff and ensuring technical accuracy and compliance. Conducted plan reviews, technical analyses, and prepared detailed engineering reports. Assisted the Floodplain Manager with reviews and training, and managed MPO and other grant-funded projects, ensuring timely delivery and regulatory compliance.

Broward County WWS Planning & Development Supervisor (2021-2023): Managed developer water and wastewater expansion projects, supervised staff responsible for managing developer projects, coordinated engineering inspections, managed and mentored staff, reviewed staff work and performed analysis and generated technical reports. Coordinated and managed utility connection permits for developer projects. Managed hydraulic modeling efforts for the utility.

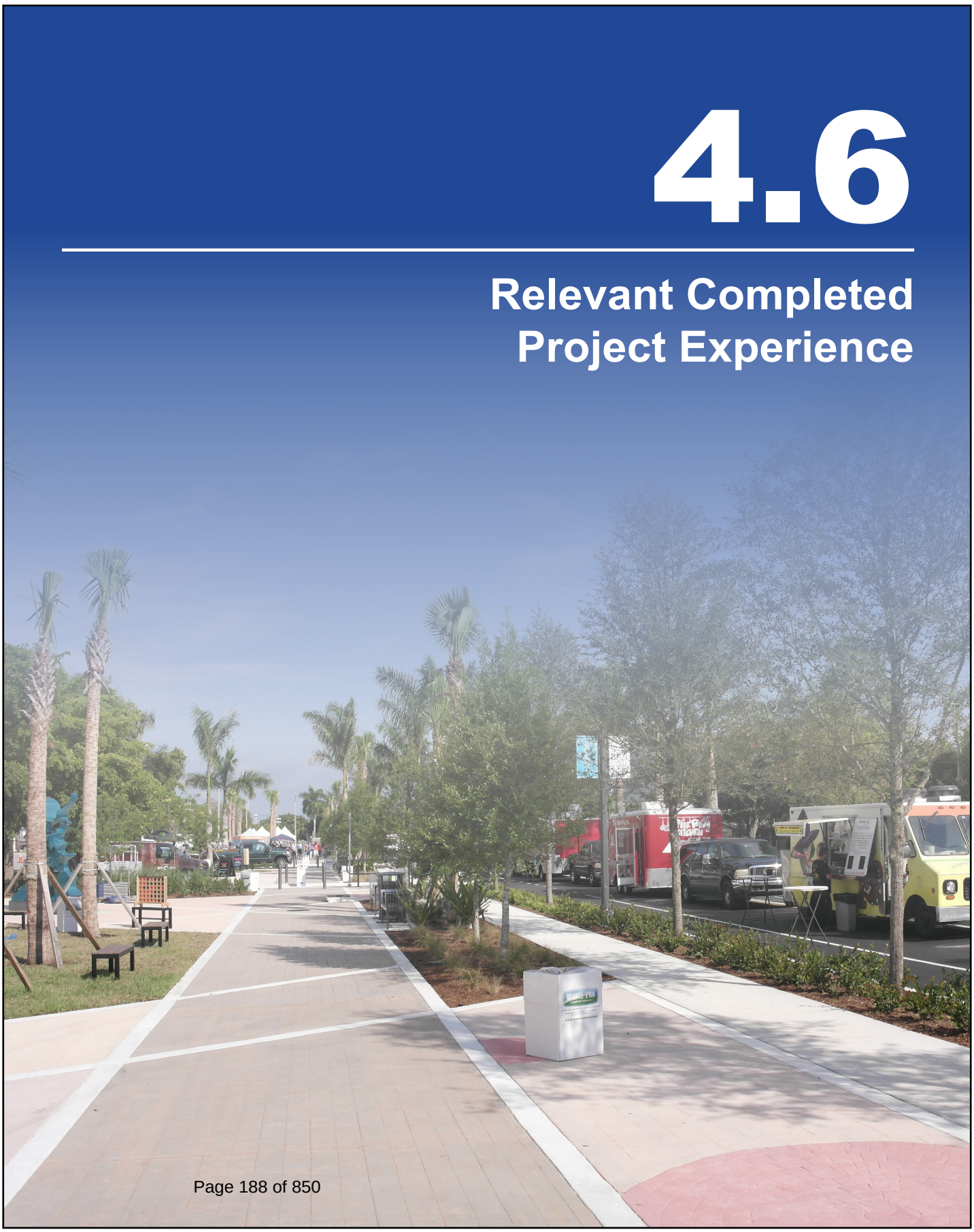
Broward County Basin 224 Improvements (2023): Project manager for the evaluation of an existing sanitary sewer collection and transmission system. Scope consisted of the development of basis of design report for all proposed improvements.

Broward County UAZ 110, 111, 113, 122 (2015-2022): Construction project manager for approximately five hundred million dollars' worth of infrastructure improvements. Improvements consisted of the replacements of the entire sanitary sewer collection system, existing water distribution replacement, sanitary sewer lift station rehabilitations and sanitary sewer transmission improvements. Review directional drill plans for subaqueous crossings. Review both exist and entry pits for drilling equipment.

Broward County Retail Master Plan (2014-2015): County project manager. Responsible for managing County consultants during the development of County's Retail Master Plan.

4.6

Relevant Completed Project Experience



SELECTED CATEGORIES

We are submitting qualifications for the ***Civil Engineering***, ***Transportation Planning and Engineering***, ***Environmental Engineering***, ***Landscape Architecture***, and ***General Consulting Engineering*** Categories. Our team possesses the professional licenses, experience, and technical expertise necessary to perform all services within these disciplines. We have extensive municipal experience throughout South Florida and are fully capable of providing comprehensive planning, design, engineering, permitting, construction administration, and project management support. Our multidisciplinary team is well-versed in delivering high-quality, cost-effective solutions for complex infrastructure, environmental, and beautification projects. We are committed to maintaining sound financial practices, adhering to project budgets and schedules, and ensuring full compliance with all applicable regulations and professional standards. Please see below for select relevant experience. Projects sheets with references to follow.

Civil Engineering

1. Lauderdale Lakes | Lift Station 50M Rehabilitation
2. Broward County | UAZ Water Sewer Improvements 110/111/113B
3. City of Ft. Lauderdale | Design Services for Pumping Station A-5

Transportation Engineering

1. City of Ft. Lauderdale | Galt Ocean Mile Streetscape Improvement
2. City of North Lauderdale | Traffic Calming/Complete Streets for Boulevard of Champions
3. Town of Miami Lakes | Park West Bicycle and Pedestrian Improvements

Landscape Architecture

1. City of Miami | Bay of Pigs Park
2. City of Oakland Park | Master Planning and Visioning City Park

Planning/Development

1. City of Lake Worth | 2025 Lake Worth Beach open space and Recreation Master Plan
2. City of Dania Beach | 2024 Dania Beach Comprehensive Plan Update

Environmental Engineering

1. Village of Tequesta | Dover Ditch Water Quality Improvement Project
2. Broward County | WA-09 Port Everglades Drainage Ditch System Analysis
3. St. Lucie County | Avalon State Park Improvements

Stormwater Engineering

1. Broward County | Melrose Manors Neighborhood Stormwater Improvements
2. City of Coral Springs | Stormwater Master Plan (ICPR4) and Vulnerability Assessment
3. City of Hollywood | Phase I - Mitigation: Hollywood North Beach Park Tidal Flood Resiliency

CEI

1. City of Margate | Park Drive Phase 2A
2. City of Ft. Lauderdale | New River Water Main Phase II
3. City of Ft. Lauderdale | Prospect WTP Enabling Project

Project Management

1. City of Hollywood | Hollywood Tidal/Shoreline Flood Mitigation Project
2. City of Southwest Ranches | Due Diligence Report

Lift Station 50M Rehabilitation

Lauderdale Lakes, FL

Client:
Broward County
Michael Hagerty
Engineering Unit Supervisor, Water and Wastewater
2555 West Copans Boulevard
Pompano Beach, Florida 33069
(954) 831-3217
mhagerty@broward.org

Description: Lift Station #50M is owned and operated by Broward County Water and Wastewater Services (BCWWS) and is located within the UAZ113 area in the City of Lauderdale Lakes. The existing Lift Station #50M had previously encountered flow issues during rainfall events due to undersized pumps, which were unable to overcome the increased system pressures during these events. CMA was retained for design, permitting, and construction services for the rehabilitation of the existing Lift Station #50M. CMA was also responsible for conducting a hydraulic analysis of the sanitary force main network to select appropriate pumps and to recommend force main improvements downstream of Lift Station #50M. The improvements include the rehabilitation of the existing wet well, installing new submersible pumps, a new valve vault, new valves, new bypass piping connections, new instrumentation, new control panels, new telemetry, and associated sanitary piping to connect to the existing gravity sewer and existing force main. CMA provided site investigation, design services, regulatory permitting, and construction services on behalf of Broward County Water and Wastewater Services (BCWWS) on this project.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

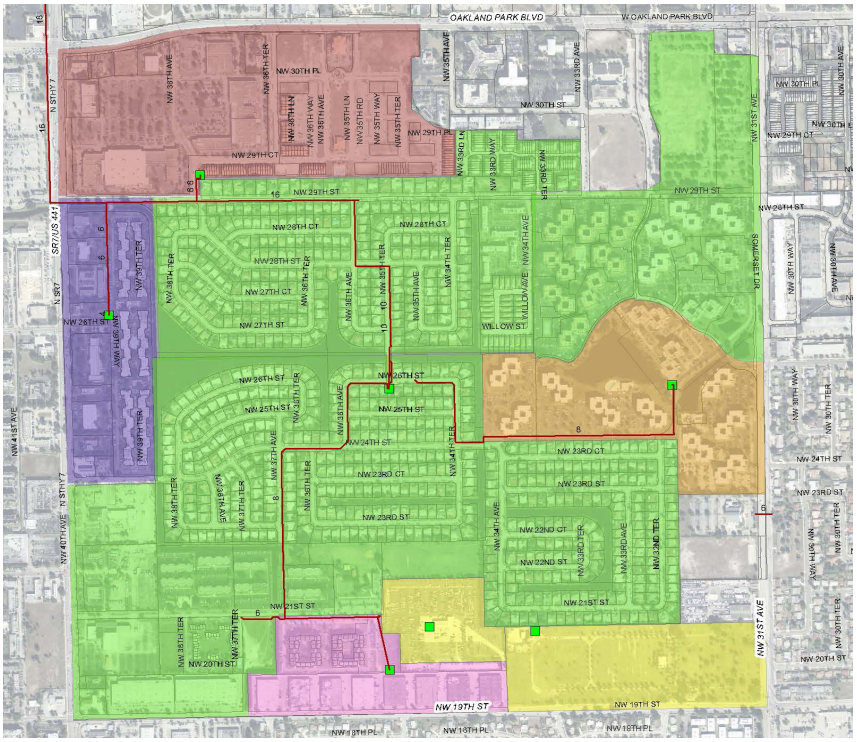
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $590,000

Total CMA Fee: $77,648

Dates: 2020 - 2021





CIVIL ENGINEERING

UAZ Water Sewer Improvements 110/111/113B

Broward County, FL

Client:
Broward County
Michael Hagerty, PE, LEED AP
Engineering Unit Supervisor, Water and Wastewater
2555 West Copans Rpad
Pompano Beach, FL 33069
mhagerty@broward.org
(954) 831-3217

Description: The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. All projects combined a total area of over 1000 acres within multiple Cities. The existing system that was replaced consisted of approximately 168,100 LF of water mains, 122,100 LF of sanitary sewer mains, and 11,700 LF force main. The existing water main consisted of asbestos cement, cast iron, ductile iron, galvanized steel, and polyvinyl chloride pipe ranging from 2" - 24" in diameter size. The sanitary sewer consisted of vitrified clay, fold and form liner, cured in place liner, and ductile iron pipe ranging from 8" – 15" in diameter size. The force main consisted of asbestos cement, cured in place liner, ductile iron, and polyvinyl chloride pipe ranging from 6" – 16" in diameter size. There were 8 Broward County lift stations in these UAZ areas and 1 private lift station which sanitary sewer systems needed to connect to. Two of these stations needed rehabilitation/ replacement. The restoration of roadways, sidewalks, driveways, and landscape areas needed to be performed as needed for water and sanitary sewer improvement construction.

The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. CMA provided CEI services for the project. This project was broken down into 3 phases as follows:

Broward County UAZ 113A: The project included the installation of 22,000 linear feet of gravity sewer, 5,800 linear feet of force main, and 29,800 linear feet of water main. The total project included 57,600 linear feet of pipe.

Broward County UAZ 113B: The project included the installation of 42,700 linear feet of gravity sewer, 1,500 linear feet of force main, and 66,200 linear feet of water main. The total project included 110,400 linear feet of pipe.

Broward County UAZ 110/111: The project included the installation of 57,400 linear feet of gravity sewer, 4,400 linear feet of force main, and 72,100 linear feet of water main. The total project included 133,900 linear feet of pipe.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: Amend 1 + 2

Total Value of Change Orders: $1,021,812

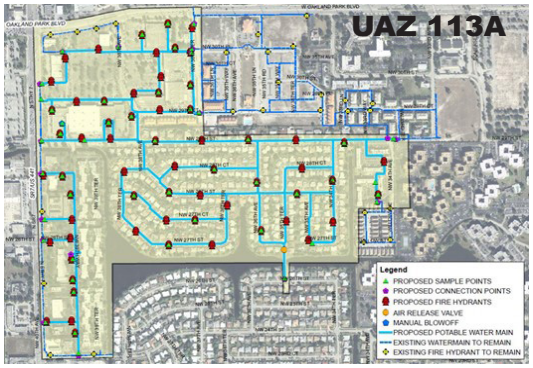
Initial Design Fees: n/a

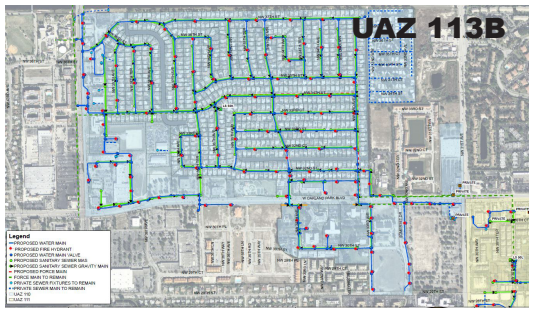
Change Orders To Design Contract And Dollar Value: n/a

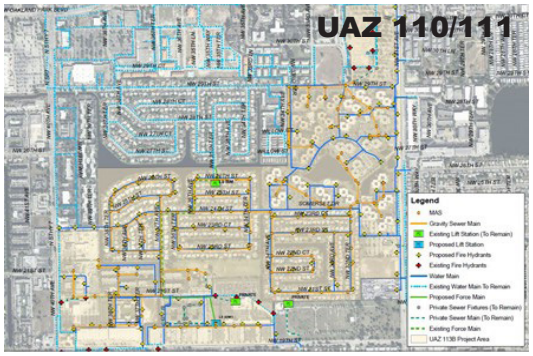
Total Project Cost: $4,472,564

Total CMA Fee: $2,989,986

Dates: 2016 - 2024







Design Services for Pumping Station A-5

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Monica Spitery
100 N Andrews Avenue, 21st Floor
Ft. Lauderdale, FL, 33301
mspitery@fortlauderdale.gov
(954) 828-5064

Description: Downtown Fort Lauderdale sewer system was experiencing significant sewer overflows. CMA analyzed the existing PS A-7 gravity sewer basin and determined a location to split the system, diverting approximately half of the flow to a new Pump Station A-5 (PS A-5). A capacity analysis of the new PS A-5 was conducted to size the existing and future (ultimate buildout) flows. The new PS A-5 is a triplex station and includes approximately 8,200 linear feet of 16-inch force main going through the heart of downtown Fort Lauderdale crossing US-1, Andrews Avenue and Broward Boulevard. CMA is also developing detailed construction documents covering all structural, civil, mechanical, electrical, and instrumentation components necessary for the new pump station, sewer force main, and gravity sewer piping.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $1,212,515

Total CMA Fee: $547,282

Dates: 2025 - Ongoing



TRANSPORTATION

The Galt Ocean Mile Corridor Streetscape Concepts and Improvement

Ft. Lauderdale, FL

Client:
The City of Ft. Lauderdale
Gary Foster
Construction Manager, Sr. Project Manager
100 N Andrews Avenue, 21st Floor
Ft. Lauderdale, FL, 33301
gfoster@fortlauderdale.gov
(954) 828-5064

Description: The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The scope was based on public engagement and concepts performed and developed by the City of Fort Lauderdale. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement/addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

After designing the conceptual plans for the Galt Mile Streetscape Project, CMA was contracted to provide full contract documents for the design and construction of the corridor. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement and addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: CO-01

Total Value of Change Orders: $61,435

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $460,197

Total CMA Fee: $301,225

Dates: 2021 (Concepts), 2022 (Design), 2023 - Ongoing





TRANSPORTATION

Traffic Calming/Complete Streets for Boulevard of Champions

North Lauderdale, FL

Client:
City of North Lauderdale
Sam May
Public Works Director
701 SW 71st Avenue
North Lauderdale, FL 33068
smay@nlauderdale.org
(954) 724-7070

Description: Back in 2017, CMA provided engineering services to the Boulevard of Champions street improvement concepts, incorporating traffic calming measures and improving the safety of the neighborhood. CMA evaluated the existing street conditions and provided design concepts that would discourage drivers from speeding and provide a safer road. In addition, the proposed road section incorporated the City's proposed Noise Reduction Sound Wall which would be constructed along Boulevard of Champions to mitigate noise into the adjacent neighborhoods. CMA conducted field visits and prepared schematic concepts to the City showing street cross sections at the conceptual level.

In 2020, the City retained CMA to provide professional civil engineering and landscape architectural services for the design, implementation, and construction administration for traffic calming measures utilizing complete streets. The strategies for approximately .78 miles of roadway were located along Boulevard of Champions within the City of North Lauderdale, from SW 64th Terrace to Seaview, including the Boulevard of Champions Spur Road to Colly Way.

In addition, CMA also provided design services for pedestrian crosswalks improvements at a 3-way intersection at Boulevard of Champions with San Remo Blvd. The improvements required pavement markings, stop bars, advance warning signs, sidewalk and ADA ramp improvements.

Lastly, CMA provided engineering and landscape architecture services for the design and installation of approximately 4,300 linear feet of prefabricated sound walls, sidewalk enhancement, tree/landscape disposition and landscape restoration for approximately 0.78 miles of roadway located along Boulevard of Champions located within the City of North Lauderdale.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

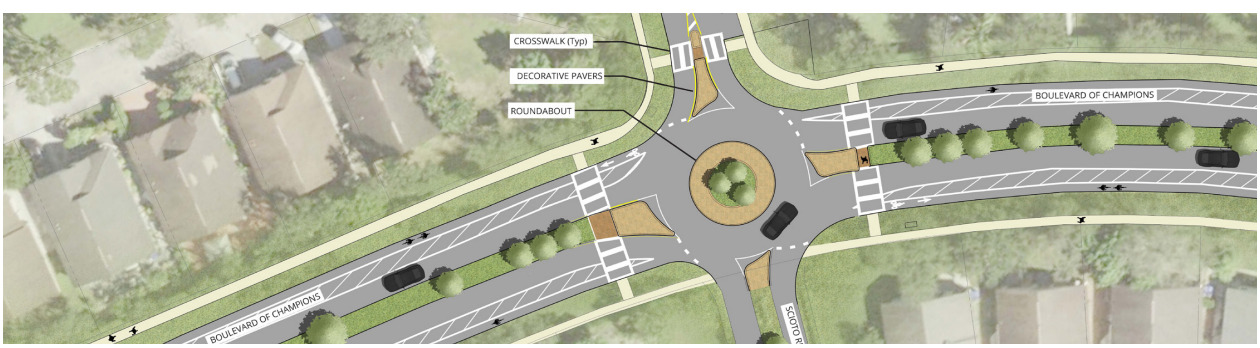
Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $240,119

Total CMA Fee: $191,169

Dates: 2020 - 2024





Park West Pedestrian and Bicycle Improvements Project (FDOT D6 LAP)

Miami Lakes, FL

Client:
Town of Miami Lakes
Stanley Merantus, Public Works Engineer
Miami Lakes Government Center, Miami Lakes, FL 33014
(305) 364-6100 ext. 1179

Description: This Federally funded FDOT LAP project is located along Montrose (NW 82nd Avenue) and Balgowan Roads from Miami Lakes Drive (NW 154th Street) to Ardoch Road, approximately 0.7 miles. The project consists of narrowing existing travel lanes, providing bike lanes, enhancing the existing crosswalks, updating the safety-related signing and pavement marking of the existing crosswalk connections, adding ADA connectivity and ramps, and speed tables. The work on Balgowan Road consists of narrowing the travels lanes and providing protected bicycle lanes on each side of the road. On Montrose Road, the work consists of adding a bike lane on the west side of the road, enhancing the existing crosswalks, updating the safety-related signing and pavement marking of the existing crosswalk connections.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $175,212

Total CMA Fee: $138,030

Dates: 2023 - Ongoing



LANDSCAPE

Bay of Pigs Memorial Park Site Improvements

Miami, FL

Client:
City of Miami
Lidice Bordon
Project Manager
444 SW 2nd Avenue, 8th Floor
Miami, FL 33180
lborodon@miamigov.com
(305) 416-1281

Description: CMA provided professional engineering and landscape architecture services for site improvements at Bay of Pigs Memorial Park through the City of Miami Office of Capital Improvements. The project scope included the expansion of the existing playground, new pedestrian walking paths, accessible fitness equipment, seating areas, site lighting, and a monument plaza. CMA partnered with surveying, structural, and electrical engineering subconsultants to deliver a coordinated design in the heart of the Flagami neighborhood. The project later expanded to include Right-of-Way improvements such as new curb and gutters, roadway drainage systems, parallel parking spaces, and sidewalks, enhancing connectivity and accessibility.

The project was completed using a phased approach to minimize disruption to the community while delivering new amenities including outdoor fitness stations, lighting, on-street parking, drainage, and enhanced pedestrian infrastructure. Public engagement was integral to the process, with initiatives such as a Call to Artists for integrated artwork, community meetings, and a ribbon-cutting ceremony for the unveiling of the new monument. The park now serves as a revitalized gathering place for the Flagami neighborhood and was recognized with the President's Choice Award by the Cuban American Association of Civil Engineers (CAACE) Annual Gala.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $240,119

Total CMA Fee: $191,169

Dates: 2019 - 2023







Oakland Park Master Planning and Visioning

Oakland Park, FL

Client:
City of Oakland Park
Lisa BIshop
Project Manager
3650 NE 12th Avenue
Oackland Park, FL 33334

Description: Description of Work: CMA is a subconsultant to Zyscovich Architects for civil engineering and landscape architecture services for the City Park master plan. The site is approximately 20 acres and includes parks and municipal facilities, such as a community center, public works operations center, and a fire station. The master planning effort will evaluate reconfiguration of these facilities and the locating of a splash pad and other amenities to promote pedestrian and park connectivity.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

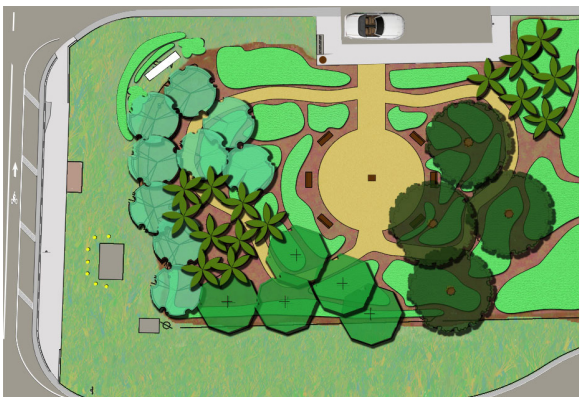
Total Project Cost: $25,000

Total CMA Fee: $25,000

Dates: 2019 - 2022







PLANNING/DEVELOPMENT

City of Dania Beach EAR Based Comprehensive Plan Update

Dania Beach, FL

Client:
City of Dania Beach
Eleanor Norena
Community Development Director
1201 Stirling Rd
Dania Beach, FL 33004
(954) 924-6800

Description: CMA is assisting the City of Dania Beach in updating the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163.3191, Florida Statutes (F.S.). The proposed scope includes a detailed review of the elements, including Policy (Goals, Objectives, and Policies) and Data and Analysis, ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the City's trends, vision, and demographics.

As a city with a strong economic foundation built on tourism, trade, and diverse industries, the Comprehensive Plan seeks to strike a delicate balance between preserving the City's natural beauty, fostering responsible growth, and promoting economic prosperity. The Comprehensive Plan aims to create a sustainable environment, address challenges posed by climate change and sea-level rise, and protect the City's unique ecosystems. It envisions a city with well-connected transportation networks, encouraging alternative modes of travel and reducing congestion to improve mobility and accessibility.

CMA prepared this Plan, which was transmitted to the State in February 2024. The State and all reviewing agencies found the Plan in compliance with Florida Statutes and offered No objections or recommendations.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $25,000

Total CMA Fee: $25,000

Dates: 2023 - 2024





Open Space and Recreation Master Plan for Lake Worth Beach

Lake Worth Beach, FL

Client:
City of Lake Worth Beach
William Waters, AIA
Community Sustainability Director
1900 2nd Avenue North
Lake Worth Beach, FL, 33461
wwaters@lakeworthbeachfl.gov
(561) 586-1798

Description: CMA prepared the First Open Space and Recreation Master Plan for the City of Lake Worth Beach. There are many benefits to creating a citywide Open Space and Recreation Master Plan: The proposed Master Plan is based on extensive community input and will serve as a long-term strategic roadmap for improving the City's open space and recreation programs and facilities. Investing in parks enhances the quality of life for all residents—from children to seniors—and strengthens the City's sense of community. Open spaces promote physical activity, improve mental well-being, increase real estate values, and help reduce air pollution.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $225,000

Total CMA Fee: $184,920

Dates: 2024 - Ongoing



Dover Ditch Water Quality Improvement Plan

Palm Beach, FL

Client:
Village of Tequesta
Marjorie Craig
Utilities Director
345 Tequesta Drive
Tequesta, Florida 33469
(561) 584 - 8200

Description: CMA is developing plans and permitting documents for a living shoreline within a drainage basin that discharges into the Loxahatchee River estuary through the Dover Ditch, a half-mile drainage canal along the municipal boundary of Tequesta and Jupiter. The project will stabilize canal banks, modify the canal cross-section to introduce a meandering alignment, and create planting areas for wetland and upland vegetation. These improvements will enhance aesthetics, improve water quality, and provide flood protection for adjacent residential areas.

The completed living shoreline will stabilize collapsing embankments and establish new littoral zones that support intertidal mangrove and salt marsh habitats, as well as maritime hammock communities. Ranked first by the Loxahatchee River Preservation Initiative, the project received legislative funding in 2023. CMA's services include civil engineering and design, GIS database evaluations, GPS wetland delineations and tree inventories, and preparation of permit applications to the South Florida Water Management District and the U.S. Army Corps of Engineers.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

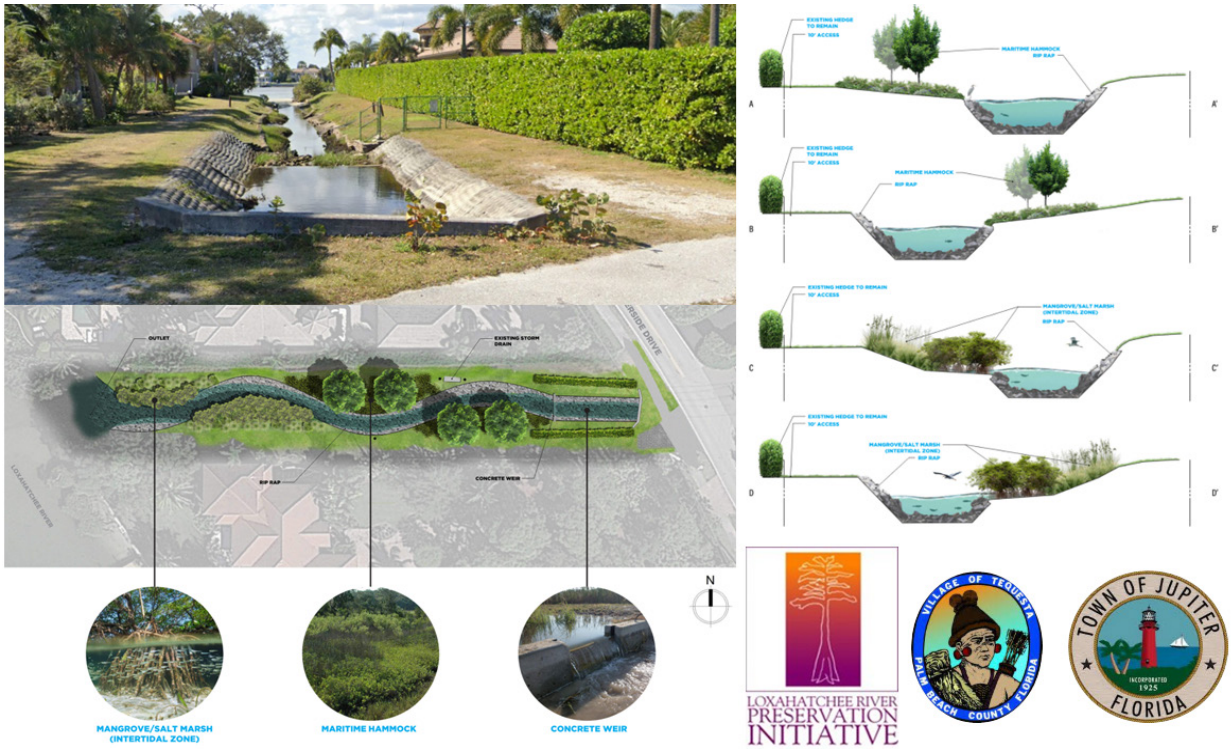
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $24,890

Total CMA Fee: $23,650

Dates: 2022



WA-09 Port Everglades Drainage Ditch System Analysis

Broward County, FL

Client:
Broward County Seaport
Kile Alford, PE
Assistant Director SECD
1850 Eller Drive
Ft. Lauderdale, FL 33316
(954) 468-0198

Description: Port Everglades has experienced flooding issues impacting petroleum delivery in Southeast Florida. This area within Port Everglades is primarily comprised of privately owned petroleum tank farms that have bermed containment areas. Stormwater from these sites discharging along with the roadways into a system of interconnected drainage ditches with ultimate outfall into the FPL Canal.

CMA is providing Professional Engineering Services to analyze this area within the Port including performing a hydraulic and hydrologic modeling to recommend the most sensible improvements to the system, adhering to all regulatory requirements. In addition, CMA is providing design services for the replacement and upsizing of a known undersized culvert located on 32nd Street within the Port limits.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

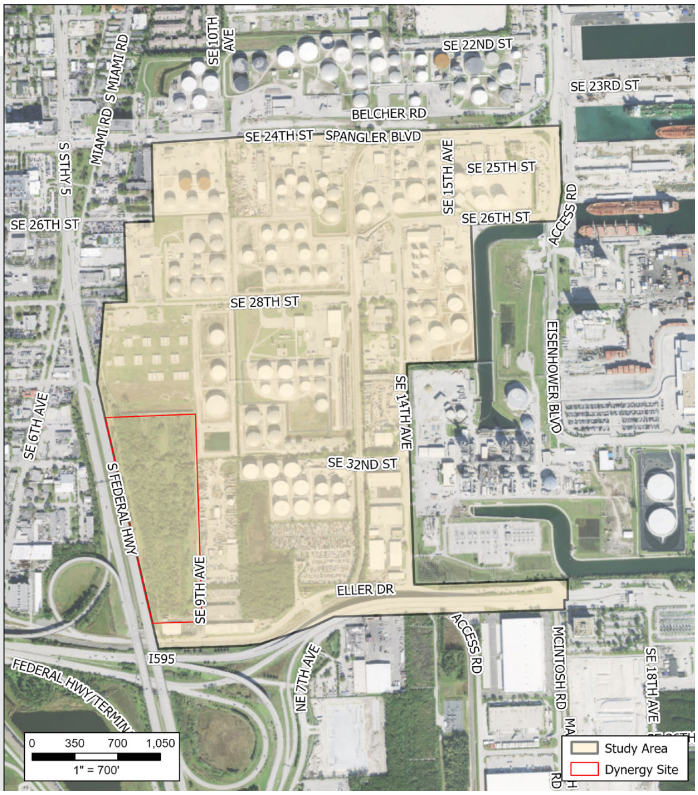
Total Project Cost: $183,050

Total CMA Fee: $183,050

Dates: 2025 - Ongoing







Avalon State Park Improvements

West Palm Beach, FL

Client:
Florida Department of Environmental Protection, Division of Recreation & Parks Bureau of Design and Construction
Teri Carron
Project Manager
3900 Commonwealth Blvd.
Tallahassee, FL 32399
(850) 245-2721

Description: The State Parks System wants to make improvements at Avalon State Park. These tasks include addition of parking spaces, replacement of the entrance gate, and paving of approximately 2,500 LF of roadway at the entrance. CMA will perform site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $52,202

Total CMA Fee: $52,202

Dates: 2023 - 2025



Melrose Manors Neighborhood Stormwater Improvements

Ft. Lauderdale, FL

Client:
City of Fort Lauderdale
Project Manager II
Juan Carlos Samuel, EI
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
jsamuel@fortlauderdale.gov
(954) 828-6323

Description: Description of Work: Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including control structures, outfalls, regrading of the road, swales and treatment areas. The project entails over 60,000 LF of pipe of up to 72 inches in diameter, two stormwater pump stations and force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal. The project also requires obtaining easement to install infrastructure within private property and permitting to work within FDOT and Broward County right of way.

Task Order 2 of the project includes 60% construction documents for the gravity drainage pipeline, outfall and horizontal directional drilling (HDD) components of Collection System A (western basin of Melrose Manors. The improvements include stormwater collection, treatment and conveyance systems. Complete stormwater improvements for a 320-acre residential neighborhood.

Task Order 3 of the project includes full plans for the gravity drainage pipeline, outfall and horizontal directional drilling (HDD) Melrose Manors neighborhood. The improvements include stormwater collection, treatment and conveyance systems. Complete stormwater improvements for a 640-acre residential neighborhood.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

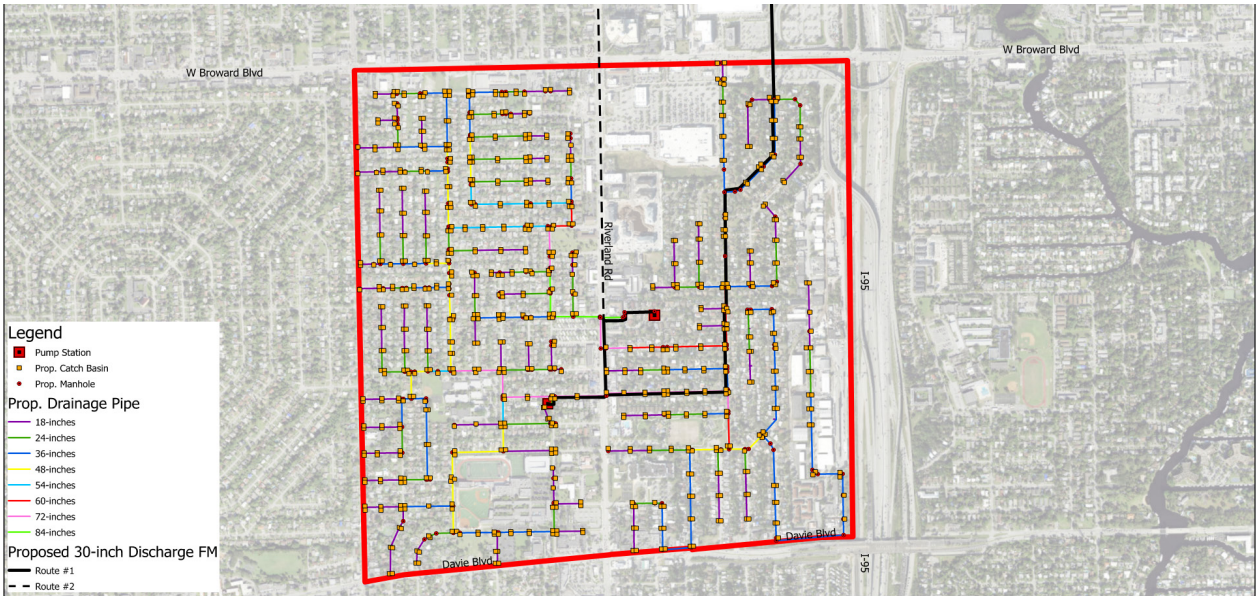
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $822,910

Total CMA Fee: $817,910

Dates: 2024 - Ongoing



City of Coral Springs Stormwater Master Plan (ICPR4) and Vulnerability Assessment

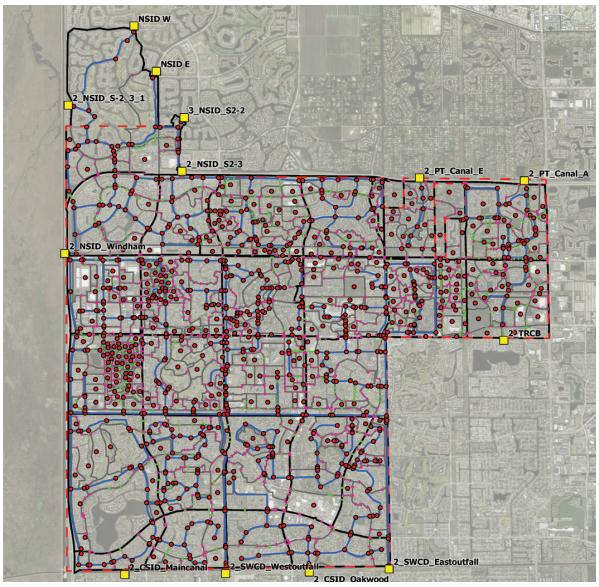
Coral Springs, FL

Client:
Najla Zerrouki, P.E., Assistant Director of Public Works; 9500 W Sample Rd., Coral Springs, FL 33065; (954) 345-2188; nzerrouki@coralsprings.gov

Description: CMA is conducting a Citywide Stormwater Master Plan for the City of Coral Springs to identify areas of concern related to stormwater flooding throughout the City limits and to identify and prioritize future capital improvement projects related to stormwater infrastructure. CMA will compile, review, and evaluate all available information on the City's existing stormwater infrastructure. Based on information collected, CMA will prepare a stormwater model for the purpose of evaluating the level of service provided by City's existing stormwater infrastructure. The stormwater model will also be used to assess various alternatives for drainage improvements required to meet the level of service criteria for various storm events. The stormwater model will be used to run rainfall scenarios for the comparison of existing conditions versus future build out conditions from both a water quantity (runoff) and water quality (storage) perspective. Based on the result of the stormwater model, CMA will prepare the stormwater master plan, which will define the analysis of the existing stormwater infrastructure, identify and prioritize "problem areas" within the City limits, and recommend any improvements to the existing stormwater system. CMA will develop a Capital Improvement Plan for the overall stormwater management system in ranking. In addition, CMA will review and enhance the City's compliance efforts under the CRS Program and the NPDES MS4 Permit.

CMA also teamed with Brizaga to prepare a Vulnerability Assessment for the City of Coral Springs. Initial vulnerability assessment tasks were completed though a recent stormwater master plan project for the City of Coral Springs. This scope of work will ensure the vulnerability assessment is completed per Resilient Florida Grant Requirements. Work shall include acquiring background data, an exposure analysis, sensitivity analysis and final vulnerability assessment report.





Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: AS-01

Total Value of Change Orders: $15,000

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $604,451

Total CMA Fee: $501,216

Dates: 2022 - 2024

Phase I - Mitigation: Hollywood North Beach Park Tidal Flood Resiliency

Hollywood, FL

Client:
Broward County
Martin Gross
Engineer IV
110 NE 3rd, Suite 300
Ft. Lauderdale, FL, 33301
mgross@broward.org
(954) 357-7002

Description: CMA is designing a series of structures to harden properties of Broward County Hollywood North Beach Park along the east shoreline of the Intracoastal Waterway with either seawall structures or limestone boulder riprap embankments to mitigate for flooding that presently occurs along these park properties and into the adjacent State Road AIA. Shoreline elevations will be constructed to a level that exceeds the projected fifty-year intermediate- high tide elevation as determined by procedures specified in Chapter 62S-7.012 Florida Administrative Code. The Project includes compensation for impacts to natural resources by creating both living shorelines with intertidal zones for mangroves and near shore sea grass mitigation areas.

The Broward County Parks and Recreation Division operates and maintains five pocket park sites, along the west side of State Road A1A and north of Sheridan Street. These sites are situated between State Road A1A and the Intracoastal Waterway and include amenities such as parking, picnic areas, Intracoastal boardwalks, and restrooms. The southernmost Loggerhead Park site also includes a future mooring field facility and associated upland amenities. To mitigate for natural resource impacts that the Project will impose, it is recognized that these pocket park sites may need to be either partially or completely repurposed to provide the required mitigation. The redevelopment designs of the pocket parks will continue to provide recreational opportunities with picnic areas and continuous interconnecting multipurpose pathways that interact with the natural environment.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $2,053,107

Total CMA Fee: $838,079

Dates: 2024 - Ongoing



CEI

Park Drive Watermain Improvements

Margate, FL

Client:
City of Margate
Paula Fonseca
901 NW 66th Avenue, Suite A
Margate, FL 33063
pfonseca@margatefl.com
(954) 972-0828 ext. 209

Description: The City of Margate requested CMA to separate proposed improvements on Park Drive top expedite the construction to alleviate and minimize watermain break concerns. Park Drive was originally designed within the Phase 2A watermain improvements project. Park Drive is located between SR-7/US-441 and East River Drive, south of Margate Boulevard. Scope includes construction administration and engineering inspection services.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: 1 + 2

Total Value of Change Orders: $17,040

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $61,775

Total CMA Fee: $61,275

Dates: 2024 - Ongoing





CEI

New River Water Main Phase II

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Jose Colmenares
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
jcolmenares@fortlauderdale.gov
(954) 828-6998

Description: CMA played a key role in the City of Fort Lauderdale's critical infrastructure upgrade along NW 1st Avenue, from North River Drive to Broward Boulevard. The project, executed under a design-build contract using open-cut installation methods, involved installing approximately 1,600 linear feet of new 10-inch and 16-inch PVC DR 18 watermains. CMA's team ensured seamless integration with existing infrastructure by connecting new and existing service lines, fire lines, and hydrants, as well as tying into the city's 16-inch pressure pipe system. All areas affected by construction were restored to their original condition, maintaining the integrity of the surrounding community.

CMA provided full construction administration support, delivering proactive project management and on-site oversight that kept the work on schedule and aligned with quality standards. Our team led submittal reviews, coordinated payment applications and change orders, and facilitated stakeholder communication while managing public awareness to minimize community disruption. By guiding the project from initial construction through final closeout, CMA ensured a smooth, efficient, and high-quality delivery that met all regulatory and contractual requirements.

This project underscores CMA's expertise in leading complex municipal infrastructure initiatives, highlighting our commitment to safety, quality, and community-focused solutions.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $215,050

Total CMA Fee: $215,020

Dates: 2023 - Ongoing



CEI

Prospect WTP Enabling Project

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Daniel Fisher
Senior Project Manager
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
dfisher@fortlauderdale.gov
(954) 828-5850

Description: The Scope of Services under this Task Order includes the design, permitting, bidding assistance and construction observation of the water, sewer and instrumentation needs for the new Prospect Lake Water Treatment Plant for the City of Fort Lauderdale. As part of the services CMA will evaluate the WTP sewer flows, and the impact to Pump Stations E-10 and E-7. The scope include upgrades to Pump Station E-7 as required to take on more flow. Improvements also include gravity sewer and approximately 4,200 linear feet of 12" watermain to provide a new loop system for the water treatment plant. CMA is also providing SCADA / instrumentation connections from the East Generation Building in the Prospect Wellfield to the new WTP.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $648,027

Total CMA Fee: $553,160

Dates: 2023 - Ongoing



Hollywood Tidal/Shoreline Flood Mitigation Project

Hollywood, FL

Client:
City of Hollywood
Jose Cortes
DCM Program Manager
2200 Raleigh Street
Hollywood, Florida 33020
954-921-3410
JCORTES@hollywoodfl.org

Description: The project includes the implementation of tidal barrier improvements within Holland Park along the southern end of West Lake and the western bank of the Intracoastal Waterway that will consist of hybrid green/gray shoreline stabilization solutions, such as elevated berms, elevated boardwalk rock revetments, permeable pavement, and bioretention areas. CMA is responsible for the design of any proposed stormwater infrastructure and pavement within Holland Park along with any site grading, retention pond sizing, and outfall layout/upgrades required due to the tidal barrier improvements.

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

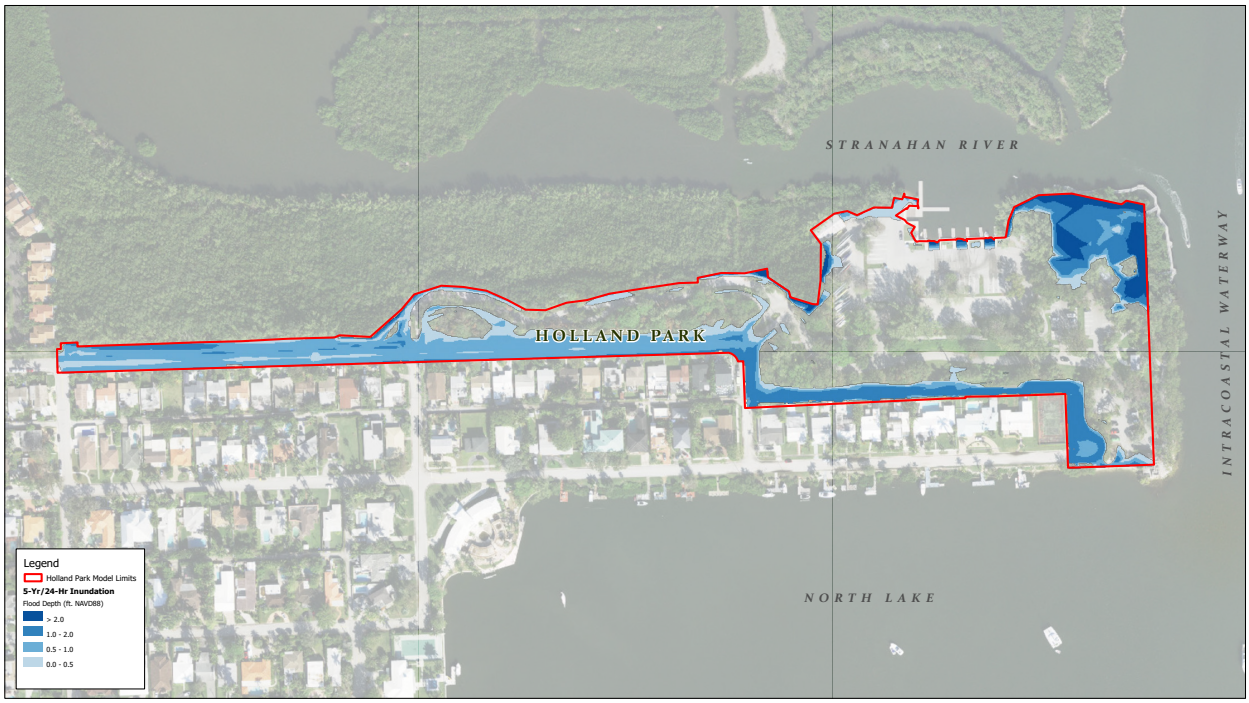
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $108,650

Total CMA Fee: $108,650

Dates: 2023 - Ongoing



City of Hollywood
Tidal Flooding Mitigation and Shoreline Protection for Holland Park
5-Year/1-Day Storm Event Proposed Conditions Inundation

0 95 190 US Feet

N W E S

Due Diligence Report

Southwest Ranches, FL

Client:
Escondido Estates, LLC
Silva Fernandez
2600 NW 87th Avenue
Doral, FL 33172
(954) 816-8016

Description: Chen Moore and Associates (CMA) is performing the due diligence associated with a proposed residential development located on two currently undeveloped parcels in the town of Southwest Ranches, located at the theoretical intersection of SW 54th Street and SW 170th Avenue, with folio IDs of 5040-32-02-0200 and 5040-32-17-0010. The site is approximately 17.84 acres and currently undeveloped. CMA shall perform a Natural Resources Assessment, Conduct civil engineering and site planning due diligence, and prepare a conceptual site plans for residential lot layouts.

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

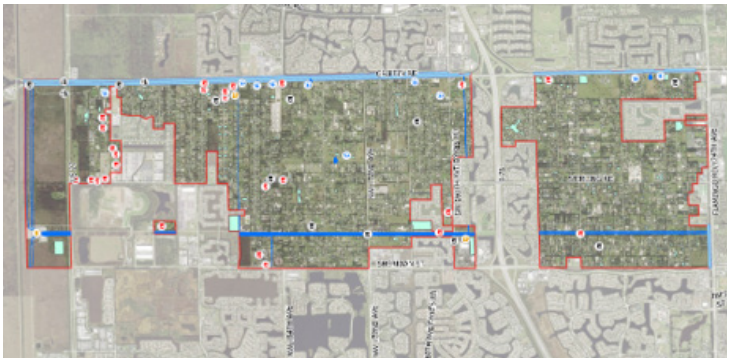
Initial Design Fees: n/a

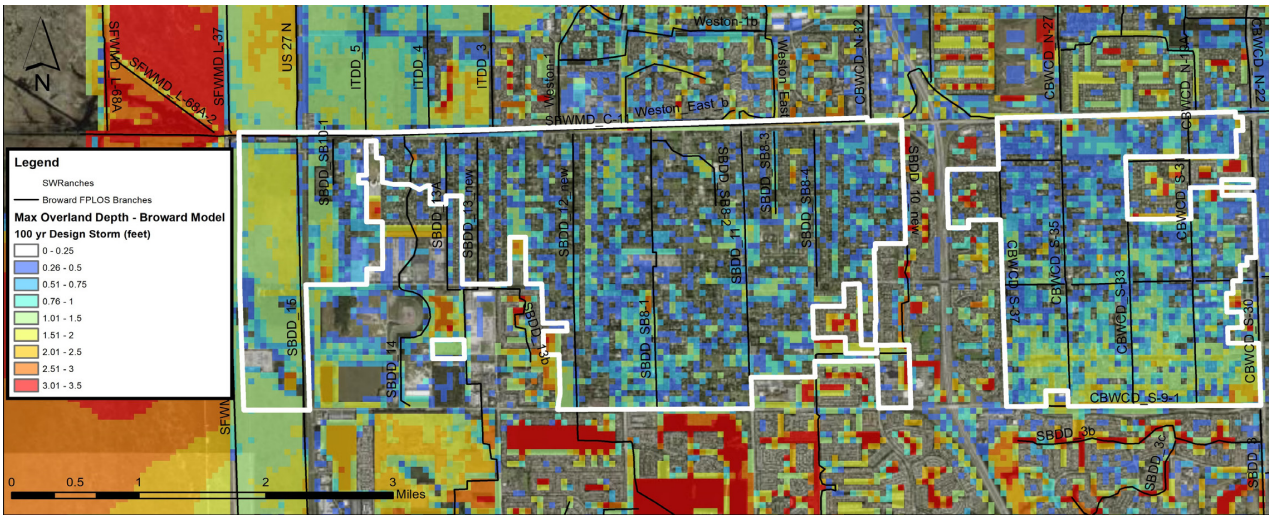
Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $39,000

Total CMA Fee: $39,000

Dates: 2023 - 2035





4.7

Project Implementation Strategy and Approach



Approach & Technical Capabilities

Background

CMA offers a comprehensive suite of in-house capabilities designed to support every phase of municipal infrastructure planning, design, and implementation. Our multidisciplinary team integrates technical expertise, innovative technology, and a deep understanding of local priorities to deliver solutions that are efficient, resilient, and sustainable. From concept development to construction oversight, CMA's experienced professionals provide the full range of services necessary to advance the Town's goals and maximize the value of each public investment.

Our in-house capabilities include:

- ***Civil and Utility Engineering:*** Water, wastewater, reclaimed water, stormwater, and roadway systems, including pump station and control panel design and upgrades.
- ***Hydraulic and Hydrologic Modeling:*** Design and analysis using ICPR, SWMM, and WaterCAD to address drainage performance, flooding concerns, and resiliency planning.
- ***Transportation Engineering: I***ntersection design, traffic studies, pavement design, lighting systems, and complete streets solutions that enhance safety, connectivity, and accessibility.
- ***Environmental and Permitting Services:*** Drainage design, wetland assessments, NPDES compliance, and sustainable permitting strategies that support climate adaptation and environmental protection.
- ***Parks and Landscape Architecture:*** Park planning, open space design, and green infrastructure integration that enhance community livability and promote environmental stewardship.
- ***Planning and Code Compliance:*** Comprehensive planning support, zoning and land development code analysis, and regulatory coordination to ensure projects align with municipal goals and requirements.
- ***Sustainability and Resiliency Planning:*** Implementation of sustainable design practices, resiliency assessments, and infrastructure hardening strategies to prepare for future environmental challenges.
- ***Construction Administration and Inspection:*** Field representation, submittal review, RFI management, and quality assurance to ensure projects are delivered efficiently and within budget.

This comprehensive expertise enables CMA to provide end-to-end services for municipal infrastructure—from concept to closeout—under a single coordinated management structure.

CMA Project Management Philosophy

CMA's management approach is designed to ensure that all Town projects are delivered on scope, on schedule, on budget, and with full quality assurance.

We apply the following four guiding principles to every task order:

1. Complete each project within defined scope through clear task



definition and early coordination with Town staff.

2. Deliver projects on schedule using detailed milestone planning, critical path tracking, and proactive issue resolution.
3. Maintain projects within budget through accurate estimating, disciplined cost tracking, and continuous value engineering.
4. Provide superior quality and service by embedding quality control at every design stage.

Our management philosophy is rooted in proactive planning, clear accountability, and transparency. CMA begins each assignment by meeting with Town staff to confirm priorities, success metrics, and coordination protocols. These early discussions establish alignment, prevent misunderstandings, and promote mutual accountability throughout the project lifecycle.

Project Organization and Management Structure

Each task order will be managed by Jessica Diaz, P.E., who serves as the Town's single point of contact from project initiation through closeout. The Principal-in-Charge, Tim Hogans, provides executive oversight and ensures the project team has the necessary resources to maintain schedule and quality performance.

Project Leadership Roles

- ***Principal-in-Charge – Tim Hogans:*** Provides senior-level oversight, ensures responsiveness to the Town, and approves all contractual decisions.
- ***Project Manager – Jessica Diaz, P.E.:*** Directs all daily operations, maintains budget and schedule control, leads progress meetings, and coordinates with Town staff and subconsultants.
- ***QA/QC Lead – Aleem Ghany, P.E.:*** Oversees all quality reviews to ensure compliance with Town standards and professional codes.
- ***Discipline Leads:*** Manage design within their respective areas, civil, stormwater, utilities, landscape architecture, and transportation, and conduct interdisciplinary coordination.
- ***Construction Coordinator/Inspector:*** Supports field coordination, conducts progress verification, and documents contractor compliance with approved plans.

This tiered structure guarantees executive oversight, technical accountability, and direct accessibility for the Town's project managers.

1. Manpower Planning, Scheduling, and Resource Allocation

CMA's resource planning begins at task order assignment. The Project Manager evaluates the project's scope, complexity, and timeline, then selects team members based on technical specialization, workload availability, and municipal experience.

- ***Staff Allocation Tools:*** CMA uses Deltek Ajera and Microsoft Project to monitor resource availability across disciplines and reassign personnel as needed to maintain workload balance.
- ***Resource Flexibility:*** Staff levels are reviewed weekly, and secondary engineers are pre-assigned as back-ups to ensure schedule continuity.
- ***Subconsultant Integration:*** Subconsultants are brought on early, given defined scopes and schedules, and managed through the same QA/QC framework as CMA's internal staff.





This disciplined manpower planning ensures the Town receives the right expertise at the right time without schedule interruptions or resource bottlenecks.

2. Ensuring Timely Completion of Projects

CMA recognizes that timely delivery is a key performance metric for municipal clients. To maintain schedule control, we implement the following measures:

- ***Baseline Schedule Development:*** A detailed project schedule is established within five business days of Notice to Proceed.
- ***Critical Path Tracking:*** All design tasks, review cycles, and permitting activities are linked to identify schedule-critical elements.
- ***Progress Monitoring:*** The Project Manager conducts weekly internal reviews and biweekly coordination with Town staff to track progress and address potential delays.
- ***Parallel Workstreams:*** When feasible, design and permitting efforts run concurrently to reduce overall project duration.
- ***Early Coordination:*** Pre-application meetings with regulatory agencies and utility providers reduce review times and prevent rework.

By maintaining a proactive stance on scheduling, CMA ensures no idle time and minimizes risks that could extend project delivery.

3 & 7. Quality Control and Quality Assurance Procedures

CMA's Quality Assurance/Quality Control (QA/QC) program is an established, multi-tiered system that ensures all deliverables meet Town, state, and professional standards.

Key QA/QC Procedures:

- Three-Stage Review Process:
  1. Discipline engineer self-check.
  2. Peer review by a senior engineer not involved in design.
  3. Final review by the Project Manager and QA/QC Lead.
- ***Checklists and Templates:*** CMA uses standardized checklists tailored to civil, utility, drainage, and roadway disciplines to ensure consistency.
- ***Interdisciplinary Reviews:*** Civil, landscape, and utility teams conduct joint review sessions to identify and resolve conflicts before submittal.
- ***Document Control:*** All review comments, revisions, and sign-offs are logged in a centralized Quality Assurance folder maintained by the PM.
- ***Continuous Improvement:*** Lessons learned are compiled at project closeout and integrated into future QA/QC updates.

This process reduces the likelihood of change orders and enhances the Town's confidence in design accuracy.

4. Timely Reporting and Communication

Effective reporting is essential for transparency and coordination.

CMA provides regular progress updates that include:

- Schedule status and milestone tracking
- Budget and expenditure reports
- Pending actions, issues, and resolutions
- Summary of QA/QC progress and deliverable status

Reports are typically issued biweekly or monthly, depending on project complexity. All correspondence, meeting minutes, and technical memos are maintained in the project's electronic file for easy access by Town staff.

Our Project Manager maintains an open-door communication policy and Town staff can contact CMA leadership directly at any stage for immediate issue resolution.

5. Reviewing Pay Applications and Change Orders

CMA supports the Town in managing contractor pay applications and change orders with precision and fairness.

Review Process:

1. ***Verification of Quantities:*** Field inspectors confirm quantities and materials installed.
2. ***Cost Validation:*** Unit prices and total values are checked against bid schedules and contract terms.
3. ***Change Order Evaluation:*** CMA reviews proposed changes for necessity, scope alignment, and cost reasonableness.
4. ***Documentation:*** All approvals and recommendations are logged in a Change Management Log, which tracks status and impact on schedule and budget.

QC STEP	ACTION
ORIGINATION	PRINT, CHECK, REVISE, ADHERE TRACKING STAMP
CHECKED	YELLOW HIGHLIGHT - CORRECT BLUE – INFORMATIONAL, DO NOT INCLUDE ON PLAN RED – CHANGE/ADD INFORMATION AS PRESENTED PINK HIGHLIGHT- DELETE/REMOVE
CONCURRENCE	GREEN CHECKMARK (✓) – AGREE WITH COMMENT, INCORPORATE GREEN X-OUT (×) – DISAGREE WITH COMMENT, EXCLUDE
CHANGES MADE	GREEN OUTLINE - INCORPORATED
CHANGES VERIFIED	RED CHECKMARK (✓) – COMPLETED, APPROVED





This structured process helps the Town maintain fiscal control and ensures payment certifications are consistent with actual progress.

6. Capacity for On-Call Services and Emergency Response

CMA's local presence in Fort Lauderdale enables us to provide rapid response for on-call and emergency assignments. Our standard response protocol allows for:

- ***Mobilization within 24 hours*** of notification for urgent needs such as water main breaks, flooding, or roadway failures.
- ***Dedicated On-Call Team:*** A standby group of engineers and inspectors are pre-assigned for emergency response, equipped with inspection vehicles, field technology, and safety gear.
- ***24/7 Availability:*** The Project Manager and key staff maintain after-hours contact lines for critical events.

This capacity ensures the Town can rely on CMA for immediate technical support during unplanned or time-sensitive situations.

8. Coordination Between Design Disciplines

Interdisciplinary coordination is managed through structured processes at each design milestone.

- ***Design Coordination Meetings:*** Held at 30%, 60%, 90%, and final design stages to review cross-discipline dependencies.
- ***Shared Digital Environment:*** All teams operate within AutoCAD Civil 3D and ProjectWise, ensuring version control and consistent base data.
- ***Conflict Resolution:*** Potential design conflicts—such as utility crossings or grading mismatches—are flagged early using 3D modeling and clash detection.
- ***Subconsultant Integration***: External partners are required to submit designs using CMA's file structure and QA/QC templates.

This process ensures fully coordinated, constructible designs and smooth transitions from design to construction.

9. Compliance with Program Requirements and Industry Standards

CMA's designs are developed in full compliance with the Town of Pembroke Park Engineering Standards, FDOT Design Manual, Florida Building Code, DEP regulations, and other applicable professional and industry standards.

All engineers and designers assigned to Town projects maintain active Florida licenses and receive ongoing technical training in the latest design and regulatory requirements. Our internal procedures require verification of:

- Permitting requirements and submittal tracking
- Environmental and stormwater compliance (NPDES, ERP, FDEP)
- ADA accessibility and roadway safety standards
- CMA ensures every deliverable meets the Town's programmatic, regulatory, and professional requirements before submittal.

10. Conformance with Code Requirements

- ***Code compliance*** is verified throughout the design process, not only at project completion.
- ***Design Checklists:*** Each submittal undergoes review against applicable local, state, and federal codes.
- ***Environmental and Safety Standards:*** Compliance with ADA, EPA, OSHA, and FDEP criteria is incorporated into design templates.
- ***Permit Documentation:*** CMA prepares and maintains all required permit applications and correspondence to ensure regulatory consistency.
- ***Audit and Recordkeeping:*** Compliance checklists and approvals are archived in the project file for audit readiness.

This systematic approach ensures all designs meet the legal and technical standards expected for public infrastructure projects.

Summary

Through disciplined organization, technical expertise, and proactive management, Chen Moore and Associates ensures that all Town of Pembroke Park task orders are completed within scope, schedule, budget, and quality expectations.

Our approach emphasizes clear communication, verified quality, strong fiscal oversight, and readiness for on-call support. CMA's four decades of experience managing CCNA contracts across Florida's municipalities provide the Town with a dependable, knowledgeable, and responsive engineering partner.

The same principles that have guided CMA including, leadership, teamwork, integrity, and accountability, will continue to define our service to the Town of Pembroke Park.

4.8

Professional Licensure



State of Florida
Department of State

I certify from the records of this office that CHEN MOORE AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on November 7, 1986.

The document number of this corporation is J41454.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 9, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of January, 2025

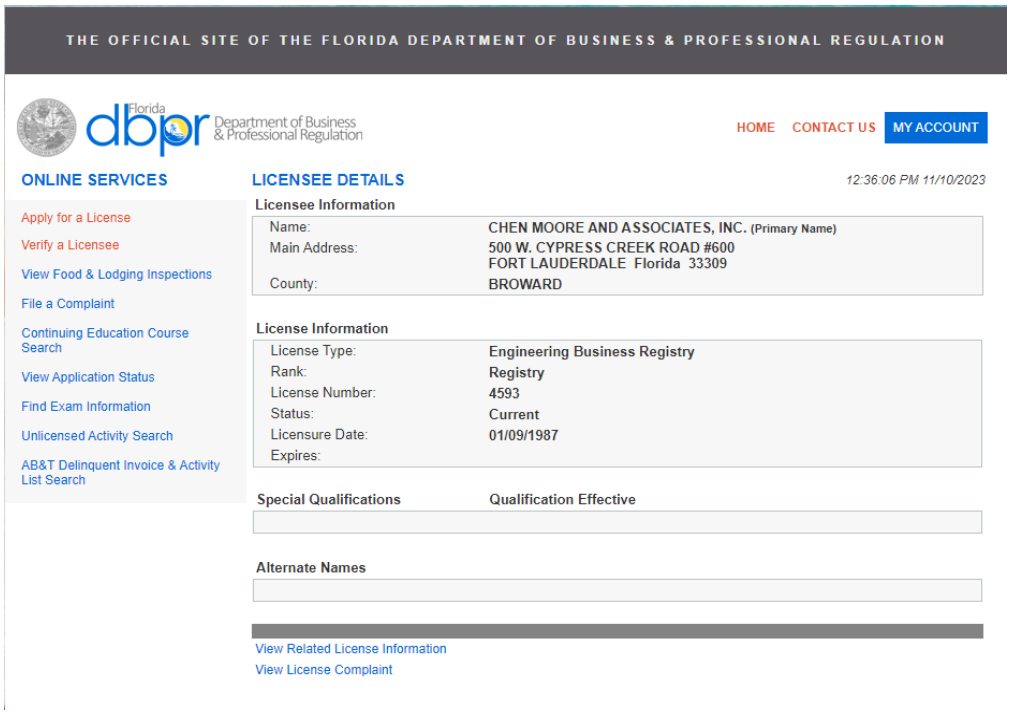
GREAT SEAL OF THE STATE OF FLORIDA
IN GOD WE TRUST

Secretary of State

Tracking Number: 5404794539CC

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

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



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Florida dbpr Department of Business & Professional Regulation

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- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

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Licensee Information

Name:	CHEN MOORE AND ASSOCIATES, INC. (Primary Name)
Main Address:	500 W. CYPRESS CREEK ROAD #600 FORT LAUDERDALE Florida 33309
County:	BROWARD

License Information

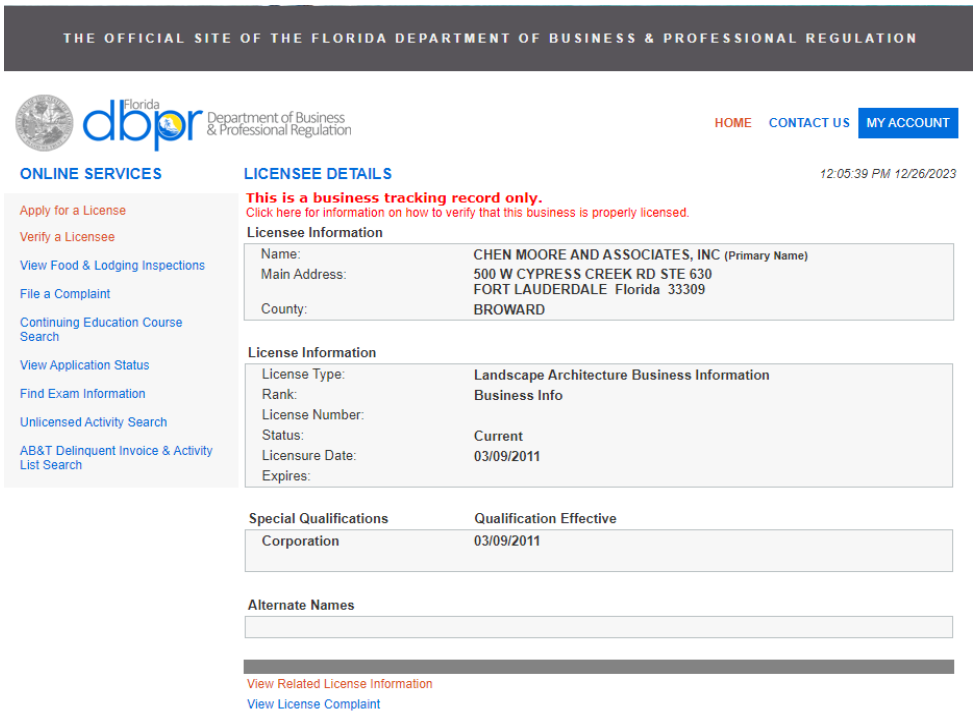
License Type:	Engineering Business Registry
Rank:	Registry
License Number:	4593
Status:	Current
Licensure Date:	01/09/1987
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information

View License Complaint



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LICENSEE DETAILS

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This is a business tracking record only.

Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	CHEN MOORE AND ASSOCIATES, INC (Primary Name)
Main Address:	500 W CYPRESS CREEK RD STE 630 FORT LAUDERDALE Florida 33309
County:	BROWARD

License Information

License Type:	Landscape Architecture Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	03/09/2011
Expires:	

Special Qualifications	Qualification Effective
Corporation	03/09/2011

Alternate Names

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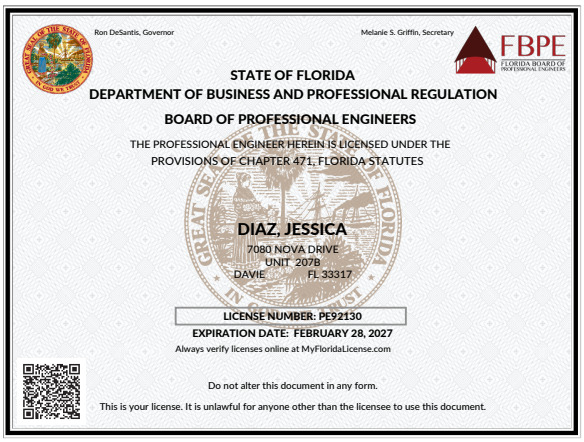
View License Complaint



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE Florida Board of Professional Engineers

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

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

DIAZ, JESSICA
7080 NOVA DRIVE
UNIT 207B
DAVIE FL 33317

LICENSE NUMBER: PE92130
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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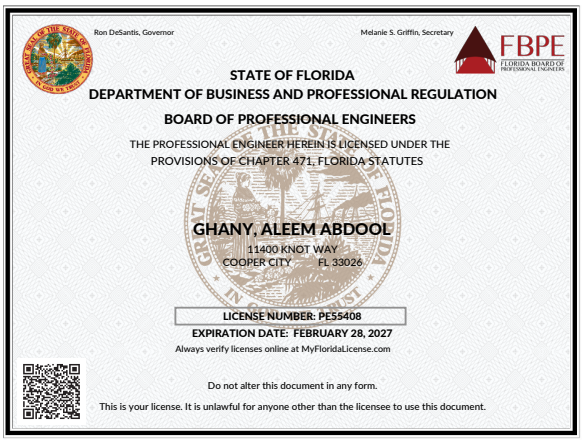

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE Florida Board of Professional Engineers

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

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

GHANY, ALEEM ABDOOL
11400 KNOT WAY
COOPER CITY FL 33026

LICENSE NUMBER: PE55408
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE Florida Board of Professional Engineers

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

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

LOCIGNO, VINCENT WESLEY
869 PERIWINKLE STREET
BOCA RATON FL 33486

LICENSE NUMBER: PE92216
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE Florida Board of Professional Engineers

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

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

LEHR, GREGORY BENJAMIN
2238 CYPRESS HOLLOW CT.
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE63051
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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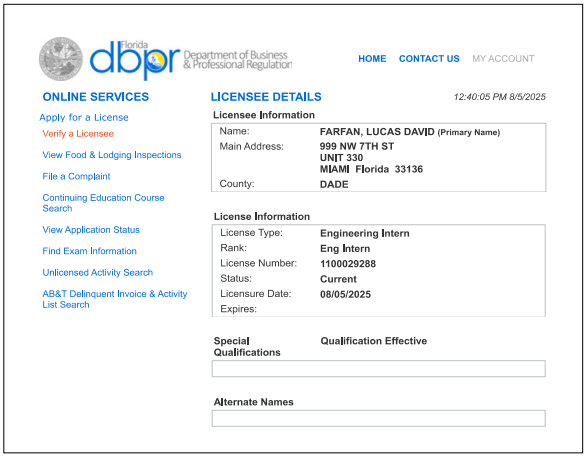


Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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

LICENSEE DETAILS 12:40:05 PM 8/5/2025

Licensee Information

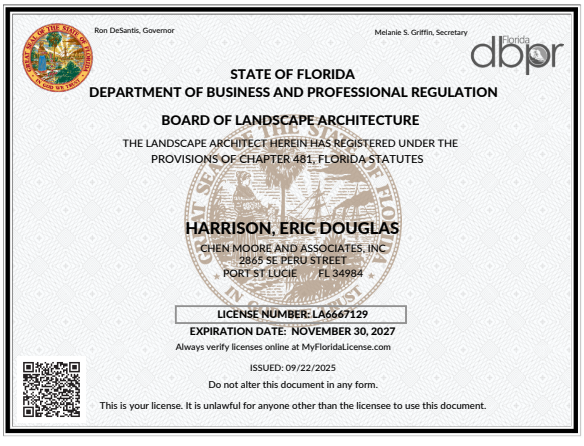
Name:	FARFAN, LUCAS DAVID (Primary Name)
Main Address:	999 NW 7TH ST UNIT 330 MIAMI Florida 33136
County:	DADE

License Information

License Type:	Engineering Intern
Rank:	Eng Intern
License Number:	1100029288
Status:	Current
Licensure Date:	08/05/2025
Expires:	

Special Qualifications — **Qualification Effective**

Alternate Names



Ron DeSantis, Governor — Melanie S. Griffin, Secretary — Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HARRISON, ERIC DOUGLAS
CHEN MOORE AND ASSOCIATES, INC
2865 SE PERU STREET
PORT ST LUCIE FL 34984

LICENSE NUMBER: LA667129
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/22/2025
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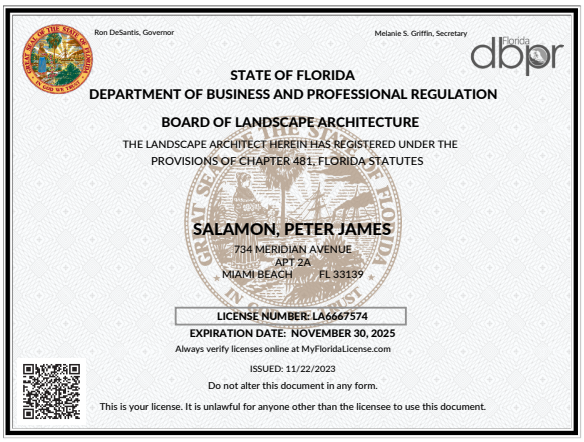

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SALAMON, PETER JAMES
734 MERIDIAN AVENUE
APT 2A
MIAMI BEACH FL 33139

LICENSE NUMBER: LA6667574
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/22/2023

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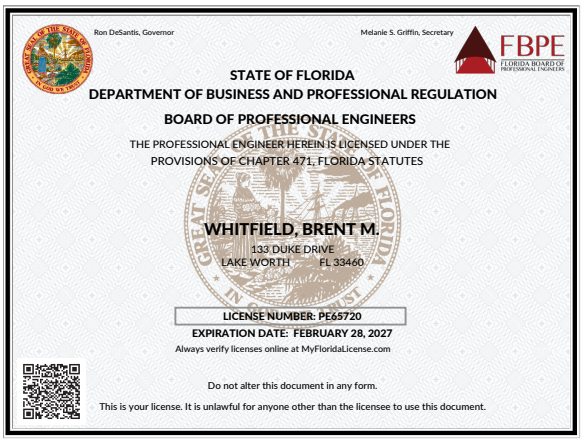

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

WHITFIELD, BRENT M.
133 DUKE DRIVE
LAKE WORTH FL 33460

LICENSE NUMBER: PE65720
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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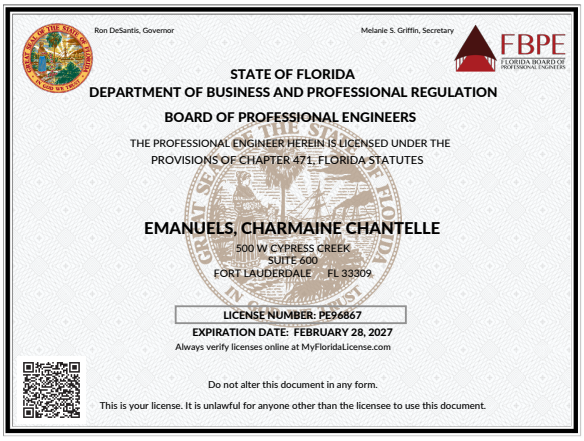

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

EMANUELS, CHARMAINE CHANTELLE
500 W CYPRESS CREEK
SUITE 600
FORT LAUDERDALE FL 33309

LICENSE NUMBER: PE96867
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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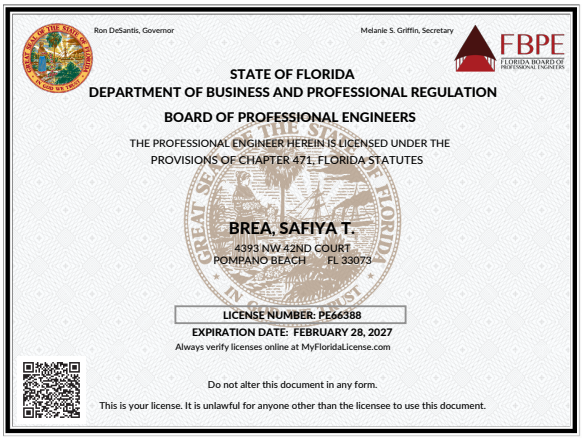

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

BREA, SAFIYA T.
4393 NW 42ND COURT
POMPANO BEACH FL 33073

LICENSE NUMBER: PE66388
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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CHENMOO-01 SROBERTSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/5/2025

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

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

PRODUCER	CONTACT NAME: Shelia Robertson
Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg, FL 34748	PHONE (A/C, No, Ext): (800) 845-8437 FAX (A/C, No): E-MAIL ADDRESS: SRobertson@acrisure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Travelers Indemnity Company	25658
INSURER B : Travelers Casualty and Surety Company of America	31194
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : American Interstate Insurance Company	31895
INSURER E : Crum & Forster Specialty Insurance Company	44520
INSURER F :	

INSURED
Chen Moore & Associates, Inc.
500 W. Cypress Creek Road
Suite 600
Fort Lauderdale, FL 33309

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			660A365479A	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BA2W150087-25-47-G	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ 10,000
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUPA7921917	1/1/2025	1/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		AVWCFL3335872025	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	Professional Liab			PKC-116934	1/1/2025	1/1/2026	Aggregate	5,000,000
E	Contractor Pollution			PKC-116934	1/1/2025	1/1/2026	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Comprehensive Deductible $1,000 / Collision Deductible $1,000

CERTIFICATE HOLDER

~Evidence of Insurance c/o Chen Moore and Associates, Inc.
500 W. Cypress Creek Road
Suite 600
Fort Lauderdale, FL 33309

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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State of Florida
Department of State

I certify from the records of this office that LONGITUDE SURVEYORS, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 12, 2004.

The document number of this limited liability company is L04000019574.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 6, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 0971349537CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 319-316384

Business Name: LONGITUDE SURVEYORS LLC **Business Type:** ALL OTHERS (LAND SURVEYORS)

Owner Name: EDUARDO M SUAREZ **Business Opened:** 03/12/2004

Business Location: 800 WEST CREEK ROAD SUITE 340 FT LAUDERDALE **State/County/Cert/Reg:**

Exemption Code:

Business Phone: 305.463.0912

Rooms	Seats	Employees	Machines	Professionals
		5		

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	3.00	0.00	0.00	33.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

EDUARDO M SUAREZC/O: LONGITUDE SUR
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

Receipt #WWW-25-00004517
Paid 10/27/2025 33.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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Rooms	Seats	Employees	Machines	Professionals
		5		

Signature

For Vending Business Only

Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	3.00	0.00	0.00	33.00

Receipt #WWW-25-00004517
Paid 10/27/2025 33.00

CITY OF FORT LAUDERDALE

BUSINESS TAX YEAR 2025-26

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-25010052 **Business Name:** LONGITUDE SURVEYORS, LLC

Business Address: 800 NW 62 ST # 340

EDUARDO M SUAREZ
LONGITUDE SURVEYORS, LLC
800 NW 62 ST # 340
FORT LAUDERDALE FL 33309

TAX CATEGORIES
508000 PROFESSIONAL SERVICES SUPERGROUP

Contact: EDUARDO M SUAREZ
Business Email: Kgarzon@Longitudefl.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than $3.00, no more than $25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than $3.00, no more than $25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

Longitude Surveyors, LLC

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE)

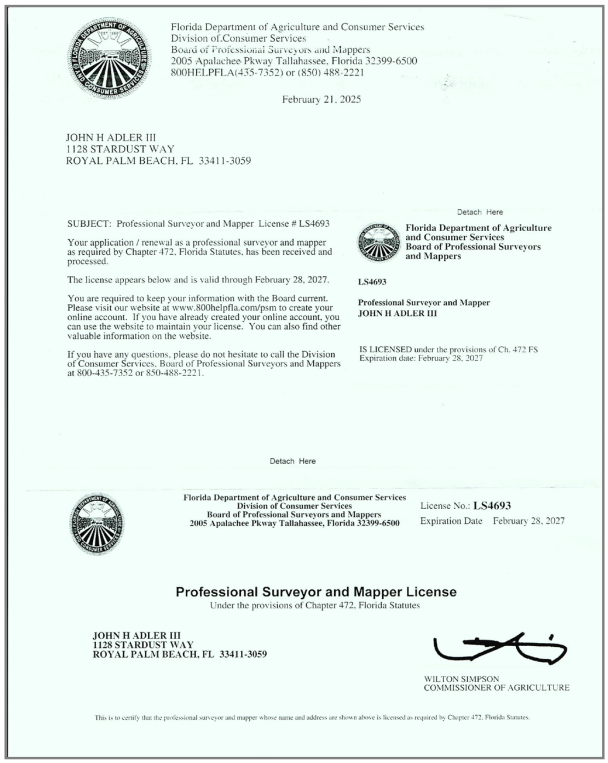
SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2025.01.16 17:23:54 -05'00'

Anniversary Date: January 16th

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.
A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 21, 2025

JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

SUBJECT: Professional Surveyor and Mapper License # LS4693

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS4693

Professional Surveyor and Mapper
JOHN H ADLER III

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: LS4693
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

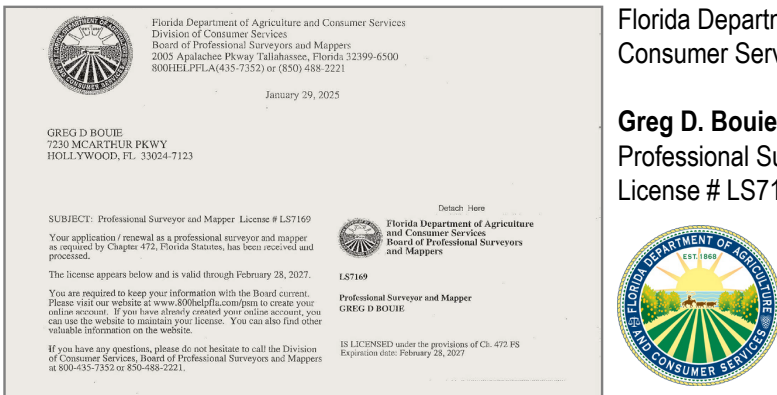
JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

John H. Adler, PSM
Professional Surveyor and Mapper
License # LS4693/ February 28, 2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 29, 2025

GREG D BOUIE
7230 MCARTHUR PKWY
HOLLYWOOD, FL 33024-7123

SUBJECT: Professional Surveyor and Mapper License # LS7169

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS7169

Professional Surveyor and Mapper
GREG D BOUIE

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: LS7169
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

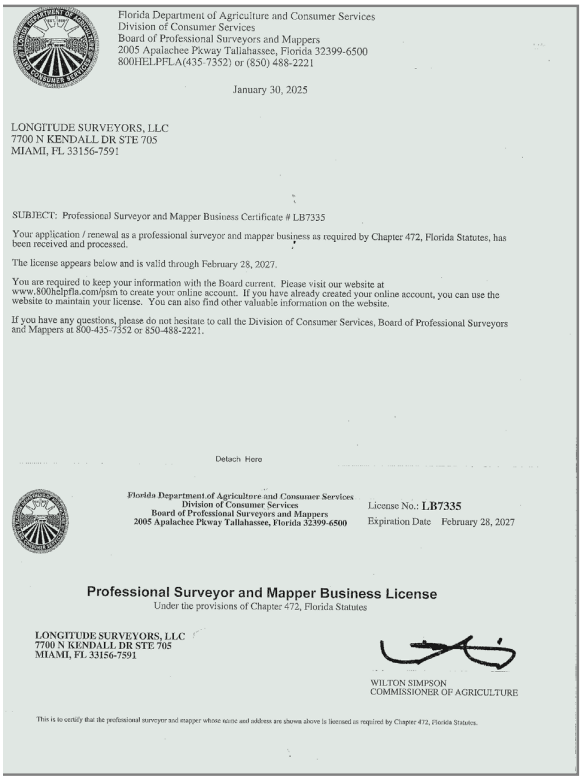
GREG D BOUIE
7230 MCARTHUR PKWY
HOLLYWOOD, FL 33024-7123

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Greg D. Bouie, PSM
Professional Surveyor and Mapper
License # LS7169/ February 28, 2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 30, 2025

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB7335

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: LB7335
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

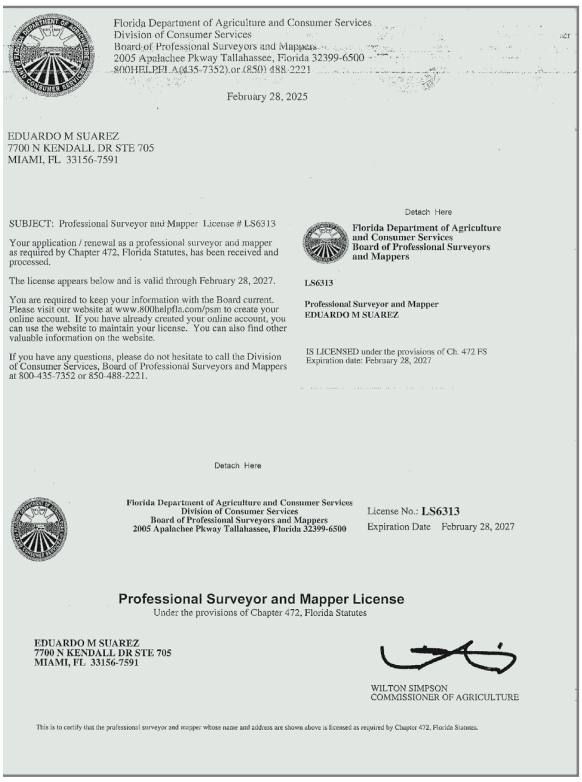
LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Longitude Surveyors, LLC
Board of Professional Surveyors and Mappe
Professional Surveyor and Mapper Business
License # LB7335 / February 28, 2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 28, 2025

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper License # LS6313

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS6313

Professional Surveyor and Mapper
EDUARDO M SUAREZ

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

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

License No.: LS6313
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

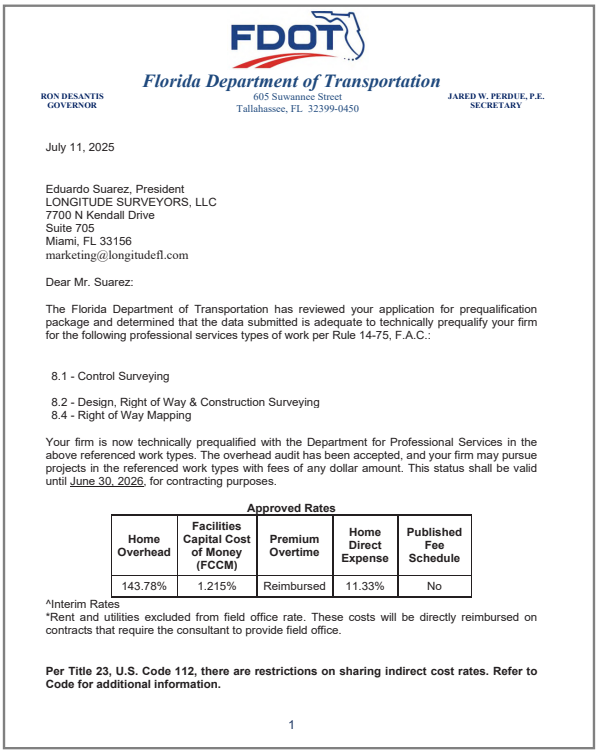
WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper
License # LS6313/ February 28, 2027





FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 11, 2025

Eduardo Suarez, President
LONGITUDE SURVEYORS, LLC
7700 N Kendall Drive
Suite 705
Miami, FL 33156
marketing@longitudefl.com

Dear Mr. Suarez:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying

8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
143.78%	1.215%	Reimbursed	11.33%	No

^Interim Rates
*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

1

Florida Department of Transportation
Pre-Qualification for Technical Categories:

- 8.1 Control Surveying
- 8.2 Design, Right-of-Way & Construction Surveying
- 8.4 Right-of-Way Mapping

June 30, 2026



State of Florida

Minority Business Certification

Longitude Surveyors, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/30/2024 to 07/30/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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

State of Florida
Minority Business Certification
July 30, 2026

Department of
MANAGEMENT
SERVICES

State of Florida
Department of State

I certify from the records of this office that PAN GEO CONSULTANTS, LLC is a limited liability company organized under the laws of the State of Florida, filed on February 6, 2017, effective February 6, 2017.

The document number of this limited liability company is L17000028972.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on March 3, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of September, 2025

Secretary of State

Tracking Number: 5643990637CU

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

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



BROWARD COUNTY FLORIDA

Office of Economic and Small Business Development

Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

This Certificate is Awarded to:

PANGEO CONSULTANTS, LLC

As set forth in the Broward County Business Opportunity Act of 2012, the certification requirements have been met for:

County Business Enterprise
Small Business Enterprise
Anniversary Date: June 27th

Authorized Representative

The Office of Economic and Small Business Development must be notified within 30 days of any material changes in the business which may affect ownership and control. Failure to do so may result in the revocation of this certificate and/or imposition of other sanctions.

A Service of the Broward County Board of County Commissioners
www.broward.org/smallbusiness



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

LICENSEE DETAILS *3:39:10 PM 3/3/2025*

Licensee Information

Name:	**PAN GEO CONSULTANTS, LLC** (Primary Name)
Main Address:	**2109 SW 10TH AVENUE FORT LAUDERDALE Florida 33315**
County:	**BROWARD**
License Mailing:	**8258 WEST STATE ROAD 84 DAVIE FL 33324**
County:	**BROWARD**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**32088**
Status:	**Current**
Licensure Date:	**05/08/2017**
Expires:	

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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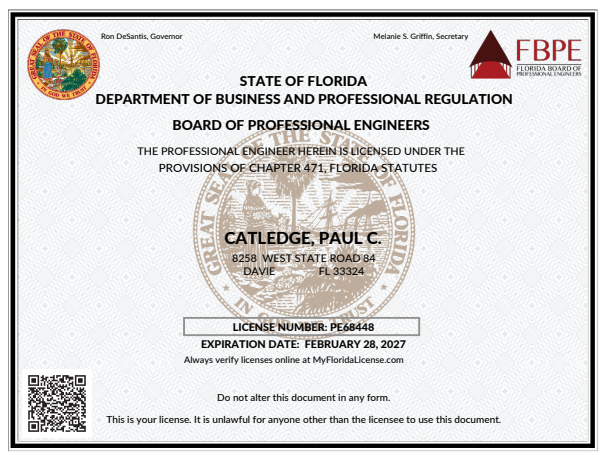
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

CATLEDGE, PAUL C.
8258 WEST STATE ROAD 84
DAVIE FL 33324

LICENSE NUMBER: PE68448
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/24/2025

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

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

PRODUCER Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	**CONTACT NAME:** ACEC Certificates **PHONE (A/C, No, Ext):** 770-552-4225 **FAX (A/C, No):** **E-MAIL ADDRESS:** ACECcertificates@greyling.com
INSURED PANGEO Pan Geo Consultants 8258 West State Road 84 Fort Lauderdale FL 33324	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Twin City Fire Insurance Company / 29459 **INSURER B :** Pacific Indemnity Company / 20346 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1349474778 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			20SBUIX9566	9/5/2025	9/5/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			20SBUIX9566	9/5/2025	9/5/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B	Professional Liability			01OH072950925	4/12/2025	4/12/2026	Per Claim Aggregate	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

State of Florida Department of Transportation (3400 W. Commercial Blvd. Ft. Lauderdale, FL 33309), E4T63 Asset Maintenance Contractor Louis Berger Hawthorne Services, Inc. (80 INTERNATIONAL DRIVE, SUITE 130, GREENVILLE, SC 29615) and any other entity determined by the insured are named as Additional Insureds with respects to General, Automobile and Umbrella Liability where required by written contract. Should any of the above described policies be cancelled by the issuing insurer before the expiration date thereof, 30 days' written notice (except 10 days for nonpayment of premium) will be provided to the Certificate Holder.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeff Connelly

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

State of Florida
Department of State

I certify from the records of this office that REINA ENGINEERING LLC is a limited liability company organized under the laws of the State of Florida, filed on October 4, 2022.

The document number of this limited liability company is L22000427532.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on April 29, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of October, 2025

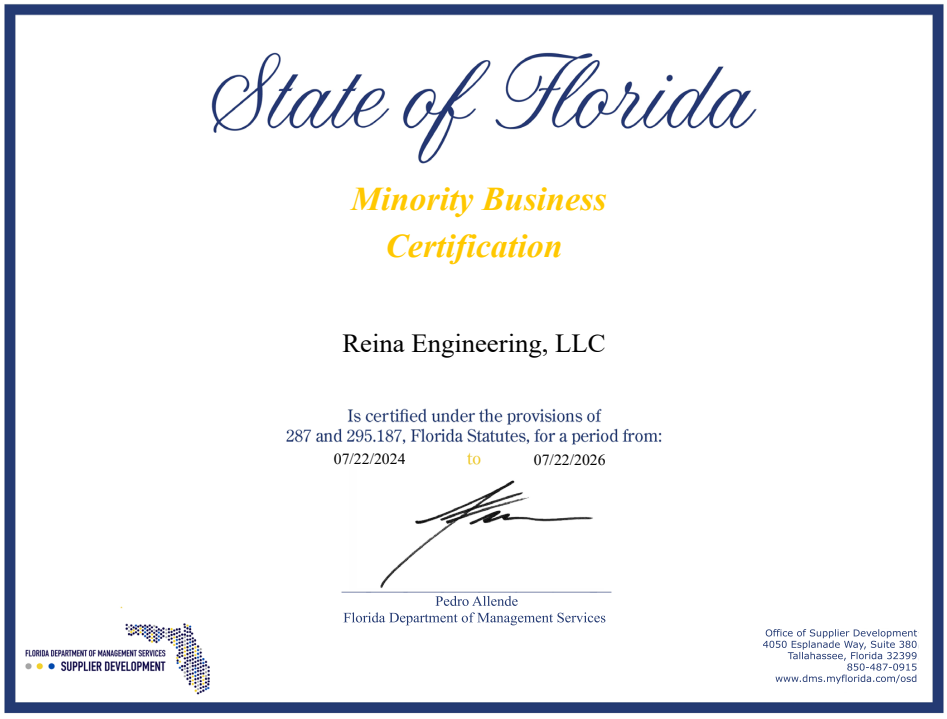
GREAT SEAL OF THE STATE OF FLORIDA
IN GOD WE TRUST

Secretary of State

Tracking Number: 5885471434CU

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

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



State of Florida

Minority Business Certification

Reina Engineering, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/22/2024 to 07/22/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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



BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

REINA ENGINEERING, LLC

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2024.11.04 10:54:06 -05'00'

Anniversary Date: November 1st.

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664

Sunbiz.org Division of Corporations
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
REINA ENGINEERING LLC

Filing Information

Document Number	L22000427532
FEI/EIN Number	N/A
Date Filed	10/04/2022
State	FL
Status	ACTIVE

Principal Address

8250 BRANT DRIVE
BOCA RATON, FL 33487

Mailing Address

8250 BRANT DRIVE
BOCA RATON, FL 33487

Registered Agent Name & Address

REINA, FRANCISCO
8250 BRANT DRIVE
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

REINA, FRANCISCO
8250 BRANT DRIVE
BOCA RATON, FL 33487

Title MGR

POMAREDA, PATRICIA
8250 BRANT DRIVE
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2023	01/04/2023

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

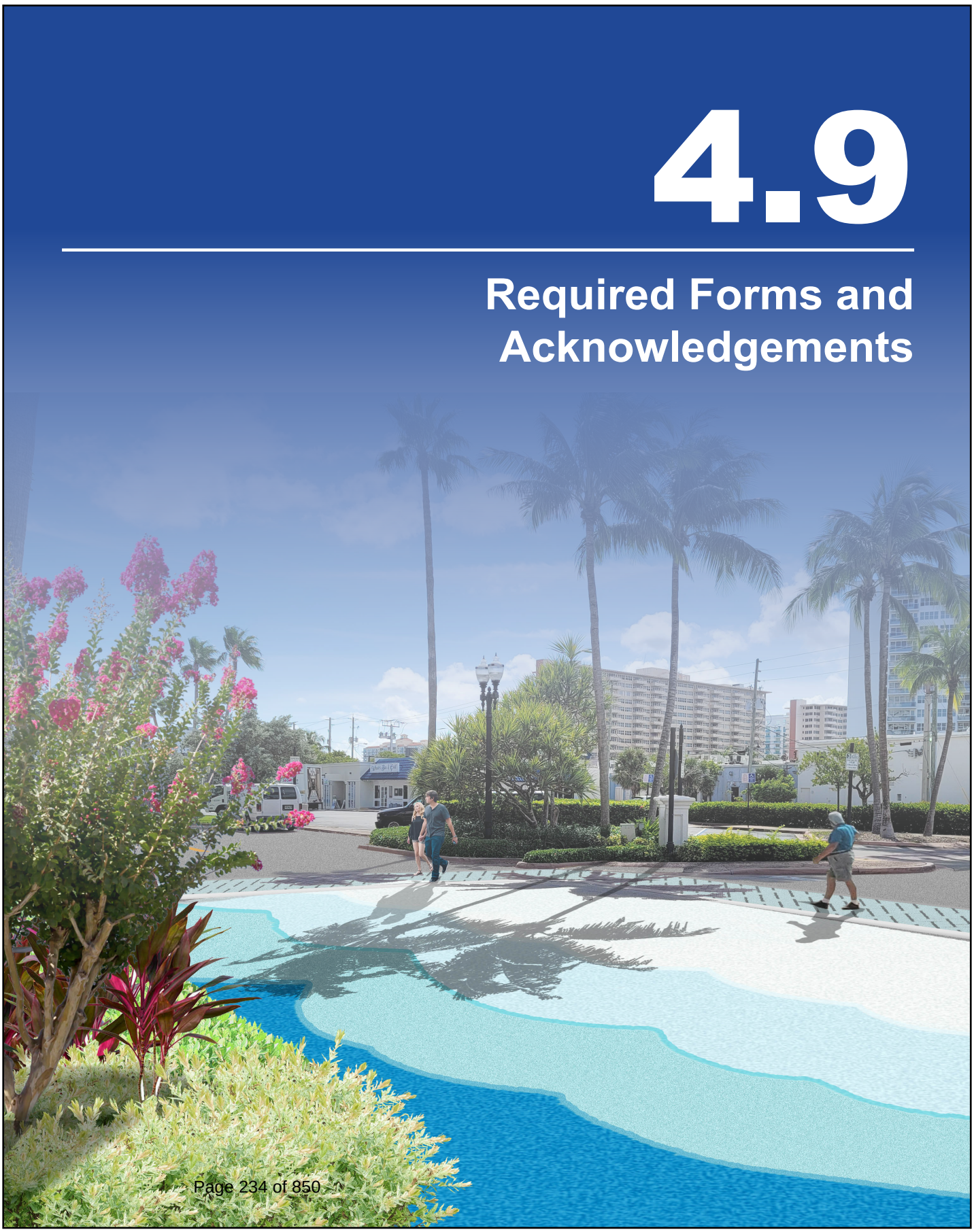
REINA, FRANCISCO E.
8250 BRANT DRIVE
BOCA RATON FL 33487

LICENSE NUMBER: PE95150
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

4.9

Required Forms and Acknowledgements



SECTION 6.0 REQUIRED FORMS

Business Name: Chen Moore and Associates, Inc.

D.B.A.: Chen Moore and Associates, Inc. (CMA) Federal I.D. No.: 59-2739866

Business Address: 500 West Cypress Creek Road, Suite 600

City : Ft. Lauderdale State: Florida Zip: 33309

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.: 3 Dated: 11/05/25

Addendum No.: 2 Dated: 11/05/25 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☒ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☒ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☒ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☒ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☒ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☒ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☒ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☒ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☒ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☒ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☒ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1215852

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☒ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☒ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☒ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☒ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☒ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☒ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Chen Moore and Associates, Inc.
Consultant Name

11/10/25
Date Signed

Affiant Signature

Peter Moore, PE, F.ASCE, F.ACEC, F.FES
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 10 day of November, 20 25 by means of ☒ physical presence or ☐ online notarization, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES who is personally known to me or who produced the following identification: Personally Known.

(Notary Seal)

MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

Notary Public for the State of Florida

My commission expires: June 28, 2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Chen, Moore, and Associates, a nongovernmental entity.

3. Chen, Moore, and Associates does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Jose Acosta

Witness #2 Print Name: Jesse Lockwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES

Title: President

Entity Name: Chen, Moore, and Associates

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 20 25, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES (name of person) as President (type of authority) for Chen, Moore, and Associates (name of party on behalf of whom instrument is executed).

MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

Nota

X Personally known to me; or
____ Produced identification (Type of Identification: _____)
____ Did take an oath; or
____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Chen, Moore, and Associates ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Jose Acosta

Witness #2 Print Name: Jesse Lockwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES
Title: President
Entity Name: Chen, Moore, and Associates

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 20 25, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES (name of person) as President (type of authority) for Chen, Moore, and Associates (name of party on behalf of whom instrument is executed).

Nota

MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Chen Moore and Associates, Inc.

2. Doing Business As / Fictitious Name: (if applicable): Chen Moore and Associates, Inc. (CMA)

3. Federal Employer I.D. No. (FEIN): 59-2739866

4. Website address: (if applicable): chenmoore.com

5. Principal place of business address: 500 West Cypress Creek Road, Suite 600, Fort Lauderdale, FL 33309

6. Office location responsible for this project: Ft. Lauderdale, FL

   Telephone No.: (954) 730-0707

7. Type of business *(check appropriate box):*

   [X] Corporation (specify the State of Incorporation):

   [ ] Sole Proprietor

   [ ] Limited Liability Company (LLC)

   [ ] Limited Partnership

   [ ] General Partnership (State and County filled in)

   [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES

   Title: President

   E-mail: pmoore@chenmoore.com

   Telephone No. (954) 947-1758

Name: Jose Acosta, P.E., F.ASCE

Title: Executive Vice President

E-mail: jacosta@chenmoore.com

Telephone No. 786.497.1500

9. List name and title of each principal, owner, officer, and major shareholder:

a) (Please see the attached table on page 90)

b)

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) n/a

b)

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☒ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☒ No

13. Specify the type of specialized service your firm offers:

Chen Moore and Associates, Inc. (CMA) is a Florida-based engineering firm specializing in civil, water and sewer, water resources, electrical, transportation, landscape architecture, planning, environmental, and construction administration services.

9. List name and title of each principal, owner, officer, and major shareholder:

Owner	Issuance of Shares	% of Ownership
Peter Moore	834,065	32.535%
Jose Acosta	13,186	12.594%
Jason McClair	6,594	6.298%
Sean Dannelly	6,594	6.298%
Safiya Brea	2,197	2.098%
Suzanne Dombrowski	6,594	6.298%
Gregory Mendez	6,594	6.298%
Daniel Davila	6,594	6.298%
Brent Whitfield	6,594	6.298%
Jennifer Smith	2,197	2.098%
Eric Harrison	2,197	2.098%
Patrick Kaimrajh	2,197	2.098%
Thomas Gardner	500	0.478%
Robert Best	1,000	0.955%
Ben Lehr	2,500	2.388%
Freeman Bass	1,000	1.009%
Vincent Locigno	1,000	1.009%
David Castro	1,000	1.009%
Jessica Diaz	1,000	1.009%
John Franko	250	0.252%
Osniel Leon	600	0.605%
Lance Lilly	250	0.252%
	104,703	100.000%

14. How many years has your firm been in business while providing the services offered within this solicitation? 39 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

[X] Yes [ ] No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

[ ] Yes [X] No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

[ ] Yes [X] No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

[ ] Yes [X] No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

[ ] Yes [X] No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

[X] Consultant certifies that this offer is made independently and free from collusion;

or

[ ] Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Chen Moore and Associates, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- [ ] **1. ARCHITECTURAL SERVICES**
- [X] **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- [X] **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- [X] **4. LANDSCAPE ARCHITECTURAL SERVICES**
- [X] **5. ENVIRONMENTAL ENGINEERING SERVICES**
- [X] **6. PLANNING AND COMMUNITY DEVELOPMENT**
- [ ] **7. SURVEYING AND MAPPING**
- [X] **8. DRAINAGE AND STORMWATER**
- [ ] **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- [X] **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- [X] **11. PROJECT MANAGEMENT**

"We can always rely on CMA for their professionalism, honesty, and responsiveness with any project assignment."

BOBBY CLAYTON
Wastewater Pumping Manager
City of Pompano Beach

"This is one of the most professional and fun offices I've ever worked with. They are all a real pleasure!"

JEOVANNY RODRIGUEZ, P.E.
Assistant Director
City of Miami

"We consult with Chen Moore and Associates on new technologies and intend to continue using them in the future for a portion of our engineering and landscape architecture needs."

JON HORNUNG
Senior Project Manager
Broward College

"CMA has exhibited high professionalism and prompt responsiveness for this project, assisting the City to complete this project ahead of schedule and under budget."

DIANA CARRILLO
Project Manager II
City of Fort Lauderdale

"Based on their thoroughness and quality of work, the City awarded CMA with the follow up phase"

SCOTT MORGAN
City Manager
City of West Melbourne

---

cma
chen moore and associates

Craven Thompson & Associates, Inc.
3563 NW 53rd Street,
Fort Lauderdale, FL 33309
Phone: (954) 739-6400

PREPARED FOR:

TOWN OF PEMBROKE PARK
FLORIDA
The Small Town that Means Big Busines

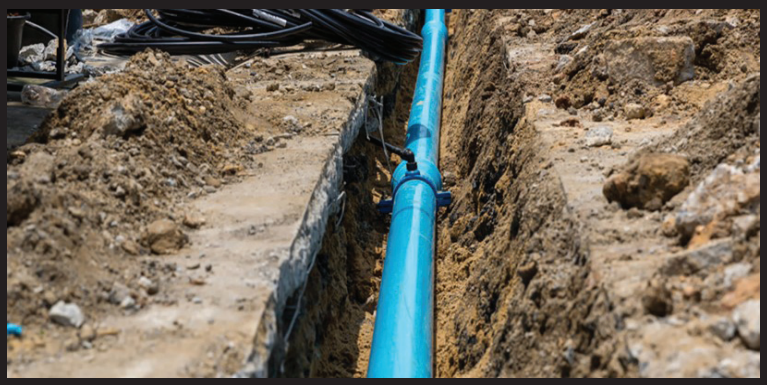
REQUEST FOR QUALIFICATIONS
ARCHITECTURAL AND ENGINEERING SERVICES
THROUGH CONTINUING CONTRACTS (CCNA)
RFQ 25-02

NOVEMBER 13, 2025

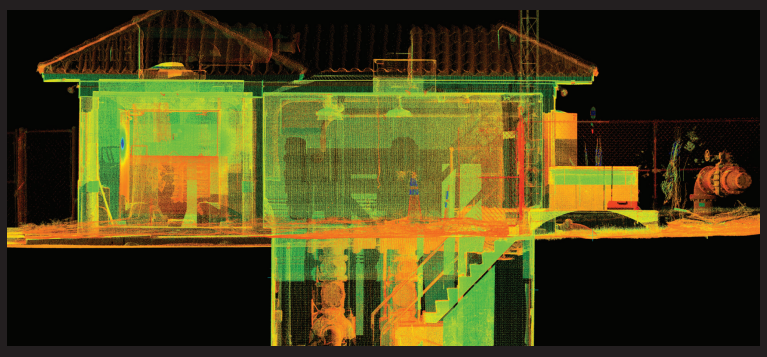












CTA



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Section 2

Cover Letter and Executive Summary

COVER LETTER AND EXECUTIVE SUMMARY

November 13, 2025

Ms. Cynthia Garcia-Lima, Town Clerk
Town of Pembroke Park
Town Clerk's Office
3150 SW 52nd Avenue
Pembroke Park, Florida 33023

RE: ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA) TOWN RFQ NO. 25-02

Ms. Garcia-Lima and Selection Committee Members:

Craven Thompson and Associates, Inc. is pleased to submit this Statement of Qualifications for your consideration in response to the Town of Pembroke Park's (Town) Request for Qualifications for *"Architectural and Engineering Services Through Continuing Contracts (CCNA)."*

Craven Thompson has over twenty-five existing CCNA continuing services contracts with various municipalities and other governmental entities. We specialize in surveying & G.I.S., landscape architecture, designing roadways, stormwater / drainage systems, water distribution and transmission systems, sanitary sewer collection and transmission systems, and public facilities site design. Our landscape architectural department designs streetscapes, median beautification, parks, neighborhood beautification, hardscape and landscape.

We understand that the Town is soliciting Statements of Qualifications from experienced and qualified professional architectural and engineering firms pursuant to Florida Statutes, Section 287.055, the Consultants' Competitive Negotiation Act (CCNA). The selected firms will provide services on an on-going, as-needed basis, on various projects and assignments based upon work orders to be issued by the Town. Services may include planning documents, engineering studies, design plans, technical specifications, cost estimates, bid documents, construction management, and Construction Engineering and Inspection (CEI). Consultants may also serve as advisors or technical resources to support Town staff and assist in coordination with other agencies and municipalities. The Town is seeking firms qualified in various disciplines. Craven Thompson is submitting for the following disciplines:

- Civil, Structural, and Mechanical, Electrical, Plumbing Engineering Services (Prime will provide Civil Engineering)
- Transportation, Traffic, and Roadway Engineering (Prime will provide Transportation and Roadway Engineering)
- Landscape Architectural Services
- Surveying and Mapping
- Drainage and Stormwater
- Construction Engineering Inspection (CEI)

Our experience in these disciplines is extensive. The following is a summary of that experience in each field of expertise.

Civil Engineering/Transportation/Roadway/Stormwater and Drainage

We offer a wide range of Civil Engineering capabilities that we coordinate with our Planners, Surveyors, Landscape Architects and G.I.S. Specialists, to provide a total capability, from site evaluation to a completed project. We take pride in our ability as "Problem Solvers". A large portion of our engineering group's activities and efforts are devoted to the planning and design of various park and street projects. This includes preparing plans, calculations, and specifications, permitting, conducting the necessary public meetings and hearings, bidding projects, coordinating the acquisition of easements as necessary for the construction of the project, coordinating and accommodating with adjacent stakeholders, inspecting the construction, performing contract administration for the construction, final certification and grant administration when applicable.

We provide Civil Engineering Transportation/Roadway/Stormwater and Drainage Services including, but not limited to:

- Site Engineering Design
- Storm Water Master Plans
- Drainage/Stormwater Management
- Grading
- ADA Sidewalk Considerations
- Alternative Water Quality Design
- Roadway Design
- Traffic Calming Enhancements
- Complete Streets
- Civil Engineering for Parks
- Permitting
- Utility Investigations
- Due Diligence
- Reports
- Construction Services

We also provide all aspects of land development design, permitting and construction for Municipal Capital Improvements.

Landscape Architecture

Craven Thompson's Landscape Architectural Department provides a comprehensive scope of landscape architectural services ranging from preliminary design concepts and working drawings to construction documents and on-site observation, all with a basis in energy efficiency and resource conservation. We strive to be equally responsive to aesthetics and land stewardship, while creating environments that are unique and sustainable. A combination of planning, originality and attention to details enables us to develop plans that are creative, attractive, yet pragmatic.

Each project has a different time schedule with a different set of goals. One of the unique benefits of working with a company like Craven Thompson is that we adjust to meet your time schedule and unique goals. Our flexibility ensures that your project runs as smoothly as possible from start to finish.

Our landscape architecture services include, but are not limited to include:

- Site Assessment
- Planting Design
- Irrigation Design
- Water Management/Conservation Design
- Site Master Planning & Design
- Urban Design
- Construction Documents
- Active and Passive Park Design
- Tree Disposition
- Median Beautification
- Site Inventory
- Hardscape Design
- Streetscape
- Amenities Design
- Complete Streets
- Landscape Design
- Site Monument Sign Design

Surveying and Mapping

Providing Surveying services has been, and continues to be, an important portion of Craven Thompson's business since 1962. Through selection and training of personnel and a program to obtain the best equipment available, we have developed a skilled and technically equipped Surveying Department, capable of conducting almost any type of survey. We are qualified and certified by the State of Florida, Department of Natural Resources, for both horizontal and vertical control for Second Order, accuracy.

In addition to conventional boundary, topographic, hydrographic, specific purpose, and construction surveys, we have the experience to provide the latest in 3D Laser Scanning – High-Definition Surveying, Geodetic Control, PLSS Retracement, Hydrographic, Cadastral, Photogrammetric Control, Right-of-Way, and Construction Surveys. We also have personnel and equipment to determine tidal datums and water boundary lines and can provide expert witness testimony. Through the utilization of our Global Positioning System, 3D Laser Scanner and total stations with state-of-the-art data collectors, our survey data can be imported into an AutoCAD environment which can be plotted or transferred to our clients via e-mail or Sharefile (cloud-based file sharing platform). Craven Thompson continues to refine and adapt CADD and GIS to a broad spectrum of uses. This blend of high technology with personalized service forms the core of every Craven Thompson project.

We understand the G.I.S. services under this RFQ to consist of G.I.S. maintenance & manipulation, high-definition laser scanner services, LiDAR acquisition, manipulation, management; and G.P.S. mapping and collection.

Construction Engineering Inspection (CEI)

Craven Thompson has provided Construction Management (CM) and Construction Engineering Inspection (CEI) services for many governmental agencies, and more specifically municipalities (as the prime consultant). Roadway, streetscape, complete streets, site municipal facilities, parks, and neighborhood drainage projects are amongst our many types of projects for which we have provided CEI services. These projects generally include CEI for: roadway re-construction/roadway milling & resurfacing, parking lots, sidewalk design, swale design, ADA considerations, drainage/storm water design, water & sewer design, and pavement marking & signage design.

We have teamed with sub-consultants: Quantum Electrical Engineering for lighting and electrical engineering, TRC for structural engineering services, DDEC for transportation planning, traffic and community outreach, Tierra South Florida for geotechnical services, and InfraMap for S.U.E. services for this contract.

Authorized Representative/Principal-In-Charge/Project Manager:

Patrick J. Gibney, P.E., Vice President, Engineering
Craven Thompson & Associates, Inc.
3563 NW 53rd Street, Fort Lauderdale, Florida 33309
Phone: (954) 739-6400 / Fax: (954) 739-6409
Email: pgibney@craventhompson.com

Craven Thompson has designed, permitted, and provided construction related services for a number of projects, both large and small for municipalities throughout Broward County since 1962.

Our staff consists of sixty-two (62) personnel which are comprised of:

- 12 Licensed Civil Engineers
- 11 Junior Engineers / Engineering Interns
- 3 Licensed Landscape Architects
- 2 Landscape Designers
- 2 Planners
- 4 Licensed Professional Surveyors & Mappers
- 3 Survey Technicians
- 10 Survey Field Crew Employees
- 7 Construction Services Personnel
- 8 Administrative Personnel

Craven Thompson and our sub-consultants have extensive experience with projects involving site design, roadways, stormwater/drainage, water, wastewater, landscape architecture, surveying, and construction services. These personnel are highly qualified individuals that will provide excellent skills, personal experience and the attention to details necessary to deliver successful projects.

At Craven Thompson we know that the first step in client centered design is to listen carefully so we can understand fully. Our client's focus is based on our commitment to highly personalized service. This involves:

- Ensuring that all project partners understand the requirements of the project.
- Providing effective and responsive communication to clients and all project team members.
- Maintaining timeliness on all project deliverables (schedules).
- Creating high quality deliverables.

Craven Thompson was founded as an engineering and surveying firm dedicated primarily to serving the needs of public sector clients in the rapid growth area of South Florida. Building over the years on the fundamental mission of providing consistent, quality professional service, the firm has expanded to a large group of Landscape Architects, Professional Engineers, Graduate Engineers, Construction Services personnel, and Surveyors/G.I.S. Specialists.

The Craven Thompson team commits to providing the Town of Pembroke Park with the experienced staff (identified in this response) necessary for the successful surveying, planning, design, permitting, and management of the Town's projects. We will provide the staff with the time and resources needed to meet the goals, objectives, expectations, schedules, and budgets prescribed by the Town of Pembroke Park.

We sincerely appreciate the opportunity of providing this response to the Town of Pembroke Park and hope to further develop our close working relationship with the Town and staff.

Sincerely,

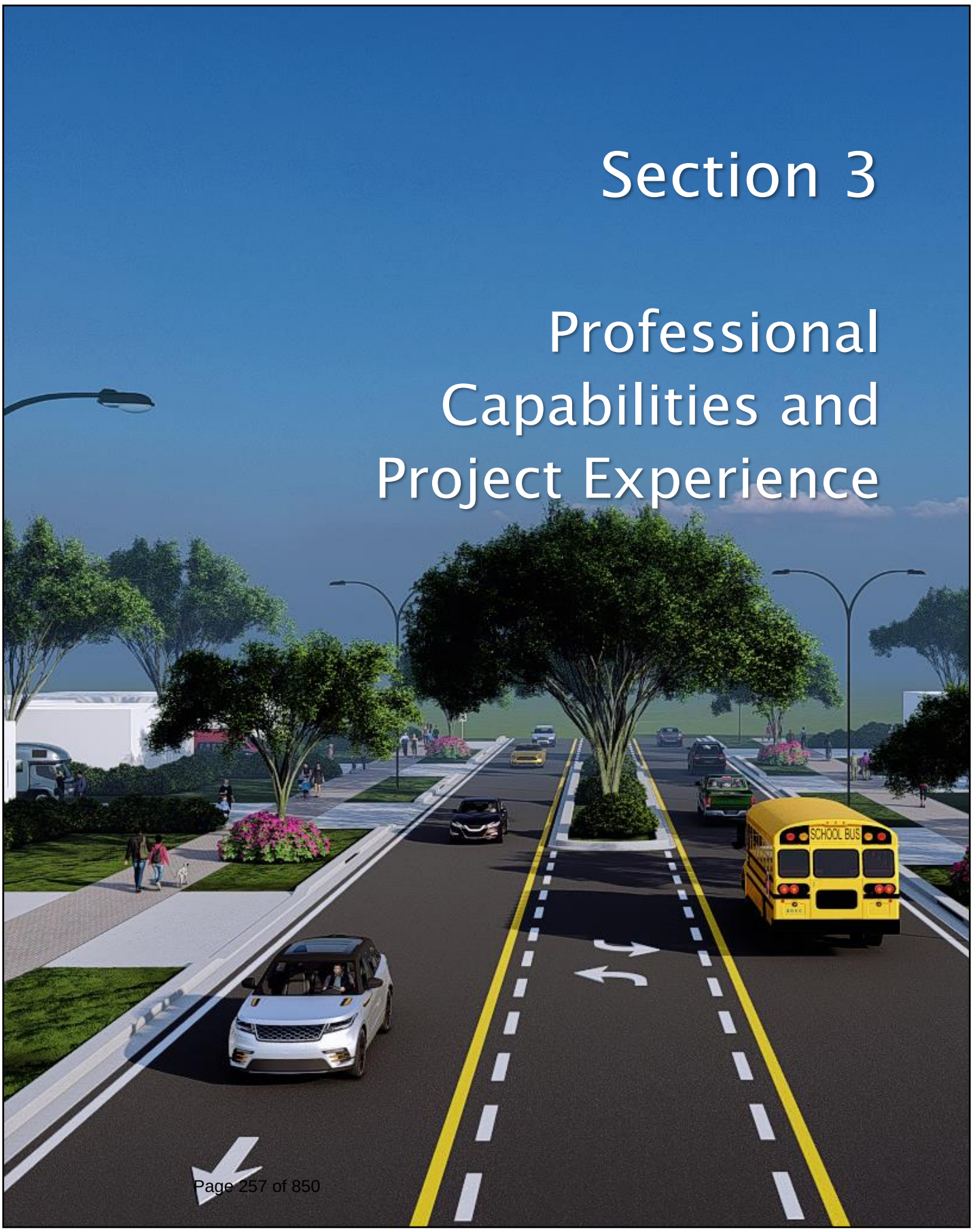
CRAVEN THOMPSON & ASSOCIATES, INC.

PATRICK J. GIBNEY
Vice President, Engineering

PJG/tg

Section 3

Professional Capabilities and Project Experience



PROFESSIONAL CAPABILITES AND PROJECT EXPERIENCE

DESCRIPTION OF FIRM'S QUALIFICATIONS

For over sixty-three (63) years Craven Thompson & Associates, Inc. has provided consulting services to government agencies throughout South Florida. We have provided some or all of the following services to numerous clients including civil site/facilities engineering, roadway design, complete streets/streetscapes, traffic calming, roadway beautification, neighborhood improvements, landscape architecture, park planning & design, urban design, surveying, stormwater & drainage improvements, stormwater master plans, water and sanitary sewer, G.I.S., and CEI services.

Craven Thompson was founded as a corporation in the State of Florida in 1962 and has a large group of professional engineers, graduate engineers, surveyors, G.I.S. specialists, landscape architects and planners. Craven Thompson has been providing civil, roadway, stormwater / drainage engineering, water distribution & transmission, wastewater collection & transmission, surveying and CEI services for the past 63 years, landscape architectural services for the past 46 years, and G.I.S. services for the past 19 years.

Craven Thompson has sixty-two employees consisting of 3 Landscape Architects, 2 Landscape Designers, 2 Planners; 23 Civil Engineers, 22 Surveyors & GIS Specialists (includes field crews), 2 Construction Managers, 6 Construction Inspectors; and 8 Administrative Personnel.

Category 2: Civil/Structural and Mechanical, Electrical and Plumbing Engineering Services

❖ Civil Engineering (Craven Thompson)

Our civil engineers create designs for public facilities that promote the building architecture and emphasize the character of the surrounding neighborhood. This includes design landscape architectural and civil engineering for courthouses, municipal service complexes, fire stations, and libraries.



Projects have included the Broward County Courthouse, U.S. Courthouse, Broward County Convention Center Expansion and Hotel, Palm Beach South County Courthouse, Fort Lauderdale Temporary Fire Station 13, Parkland Fire Station 42, Davie Shenandoah Fire Station, and the Parkland Library Expansion.

We also provide civil engineering for active and passive parks, as well as trail projects. This includes such projects such as Bluesten Park, Veterans Memorial Park, Sunrise Sportsplex, Monarch Lakes Park – Phase II, Nob Hill Soccer, Cypress Preserve Park, Caporella Park, and Dillman Trail. We have also worked on Royal Palm Park, Jaco Pastorius Park, Urban Art Park, and Stunson Trail.

Craven Thomspon is very experienced in potable water, sanitary sewer, and reuse water design, permitting, and CEI services. Craven Thompson has completed a large number of water systems,

reuse main, and sanitary system collection and transmission system projects including numerous sections of the Utility Zone Analysis (UAZ) Program (UAZs 108, 122, 123, 124, & 308, including roadway reconstruction, water distribution & transmission, wastewater collection and transmission, and septic tank elimination, and lift stations):

- Broward County Water and Wastewater Services District 3C Improvements - including water distribution & transmission, and wastewater collection and transmission.
- Numerous County Neighborhood Improvement projects comprised of over 6,000 acres (including sanitary sewer collection system, force main, potable water system, roadway reconstruction, stormwater /drainage improvements including: South County Neighborhood Improvement Project, Central County Neighborhood Improvement Project, North Central County Neighborhood Improvement Project, and parts of North County Neighborhood Improvement Project.
- City of Hollywood ICW Force Main Horizontal Directional Drilling (HDD) Project
- Chatham Hill Infrastructure Upgrades
- Boca Villas Infrastructure Upgrades
- Boca Woods and Winfield Park Infrastructure Upgrades
- Lake Worth Beach 2" Watermain Replacement Program
- City of Fort Lauderdale 54" Redundant Bypass Line Force Main Project (HDD)
- City of Fort Lauderdale South Middle River 16" Force Main Crossing (HDD & Open-Cut)
- City of Fort Lauderdale Pump Station A-13 and Force Main Redirect
- City of Greenacres 10th Avenue North Sanitary Sewer
- City of Oakland Park Bid Packs 3 & 10 Watermain Replacement
- City of Hollywood Watermain Replacement Program and Septic Tank Conversion
- Davie Eastside Infrastructure Phases 2 & 3 stormwater improvements, water distribution & transmission, wastewater collection and transmission
- Numerous Broward County Water & Wastewater Services Septic Tank Elimination projects

Engineering for lift stations includes such projects as: Lift Stations: W-14, A-6, E-02, for the City of Hollywood; Lift Stations 74 & 75 for the City of West Palm Beach; Lift Stations: 50B, 50B1, 50B3, 50C, 50C1, 224, 226, 24E1, 22, 30E, 30T, 30U and 50K2 for Broward County Water and Wastewater Services; Pump Station A-13 for the City of Fort Lauderdale, Pump Station 8 for the City of Hallandale Beach and Lift Stations: A2, C1, 5 & 8 for the City of Oakland Park.

The following table demonstrates our extensive experience within the past ten years in the potable water & sanitary design discipline:

Governmental Entity	Watermain (Linear Feet)	Sanitary (Linear Feet)	Forcemain (Linear Feet)	ROW Rest. (Linear Feet)	Water Services (Each)	Septic Tank Conversion (Each)
Broward County	540,000	360,000	57,000	900,000	9,000	6,400
Boca Raton	100,000	0	0	100,000	1200	0
Davie	28,000	12,750	3,000	29,800	260	275
Hollywood	246,000	238,000	19,000	123,000	1,500	4,200
Oakland Park	49,000	7,000	7,000	41,200	800	0
Lake Worth Beach	20,000	0	0	14,300	510	0
North Miami Beach	14,500	0	0	4,600	170	0
Plantation	55,000	0	0	43,500	520	0
TOTAL	**1,052,500**	**617,750**	**86,000**	**1,256,400**	**13,960**	**10,875**

Category 3: Transportation, Traffic, and Roadway Engineering

❖ Transportation, Roadway Engineering (Craven Thompson)

Craven Thompson has designed many projects within the tri-county area, including roadway improvements, complete streets, streetscape, median beautification, traffic calming, and irrigation design. Aesthetic features, such as signage, street furniture, bulb-outs, traffic circles, street & pedestrian lighting, roundabouts, textured pavement, shrubs and other landscaping can contribute to the unique character of a street and assist in mitigating resident concerns with regards to traffic, noise, and security concerns.

Craven Thompson is working on or has completed within the past ten years the design and permitting of a significant number of roadway projects including:



- 6th Avenue South Roadway and Streetscape Improvements, Lake Worth Beach
- NE 34th Court Complete Streets, Oakland Park
- NE 38th Street Complete Streets, Oakland Park
- SW 30th Street Improvements, Davie (Surtax)
- Hollywood Boulevard Conceptual Roadway Improvements, Hollywood
- SW 48th Avenue Complete Streets Project, West Park (Surtax)
- Swain Boulevard Complete Streets Project, Greenacres
- Orange Drive Corridor Improvements, Davie (Surtax)
- SW 36th Street Improvements, Davie
- NW 10th Avenue Improvements, Oakland Park
- Kimberly Boulevard Complete Streets Project, North Lauderdale (Surtax)
- Miramar Historic Area Complete Streets Project, Phase II, Miramar
- Floranada Road Traffic Calming Improvements, Oakland Park
- NW 38th Street Improvements, Oakland Park
- Three Island Boulevard Traffic Calming Improvements, Hallandale Beach
- NE 14th Avenue Streetscape Project, Hallandale Beach
- NE 5th Avenue Streetscape, Oakland Park
- 136th and 14th Street Roundabout, Davie
- Hiatus and 26th Street Roundabout, Davie
- NW 21st Avenue, Broward County, Oakland Park/Fort Lauderdale
- SW 41st Place, Davie

Additionally, we prepared the design of intersection traffic calming improvements to the following intersections for the City of North Miami:

- NW 123rd Street / NW Miami Court
- NW 123rd Street /NW 1st Court
- NW 139th Terrace /NW 5th Court

Each of these projects involved traffic calming elements, as well as sidewalks, drainage, swale re-grading, pavement marking & signage, landscaping & irrigation, and ADA considerations.

In addition, we have designed roadway milling & re-surfacing projects such as:

- 207th Street Milling & Resurfacing, Aventura
- Country Club Drive Milling & Resurfacing, Aventura
- NE 191st Street Milling & Resurfacing, Aventura
- NE 29th Court Milling & Resurfacing, Aventura
- NE 201st Terrace Milling & Resurfacing, Aventura
- NE 27th Court Milling & Resurfacing, Aventura
- Frontage Road along NE 203rd Street Milling & Resurfacing, Aventura
- NE 188th Street Milling & Resurfacing, Aventura
- NE 185th Street Milling & Resurfacing, Aventura
- NE 31st Avenue Milling & Resurfacing, Aventura
- NW 191st Street Milling & Resurfacing, Miami Gardens



We generally include storm sewer & associated structures, curb & gutters, medians, swales, sidewalks, ADA improvements and pavement, and signage & pavement marking improvements services.

Category 4: Landscape Architectural Services

The Landscape Architecture Department at Craven Thompson was created in 1979 when its first Registered Landscape Architect joined the team. The Landscape Architecture Department was created in response to increased public and private concern for natural systems, environmental quality and community appearance. Craven Thompson has been actively engaged in Landscape Architecture ever since, resulting in hundreds of impressive landscape architectural projects in South Florida. Our Landscape Architects are readily available to provide services to conduct site planning for the initial conceptual planning stages of a project, as well as the landscape, hardscape, site amenity and irrigation plans.



We have provided landscape plan review services to the City of Coconut Creek, Plantation, and Greenacres within the past five (5) years.

Craven Thompson has designed many projects within the tri-county area, including complete streets, streetscape, parks, median beautification, traffic calming, and irrigation design. Aesthetic features, such as streetlights, trees, berming, shrubs and other landscaping can contribute to the unique character of a street and assist in mitigating resident concerns with regards to traffic, noise, and security concerns.



Within the past ten years, Craven Thompson has completed two complete streets projects in Oakland Park (NE 34th Court & NE 38th Street), the Miramar Historical Area Complete Streets Project - Phase II, the Kimberly Boulevard Complete Streets Project in the City of North Lauderdale, and are working on the

Swain Boulevard Complete Streets Project for the City off Greenacres, and SW 48th Avenue Complete Streets Project for the City of West Park. We developed the Bicycle/Pedestrian Greenways & Trails Master Plan for the City of Sunrise. We have finished a number of streetscape and traffic calming projects including NE 5th Avenue Streetscape & Reconstruction (Oakland Park); 6th Avenue South Streetscape; North Miami Roadway Intersection Traffic Calming (3 intersections); the Floranada Road Traffic Calming Project (Oakland Park); 6th Avenue South, and the NE 14th Avenue Streetscape Project. In addition, we have just completed the conceptual design for Hollywood Boulevard Corridor Improvements (South 28th Avenue to and including Hollywood Circle).

Craven Thompson median beautification projects include Oakland Park Boulevard Median Beautification; Powerline Road Median Enhancements; Hallandale Beach Boulevard Median Beautification, and we are working on the Miramar Parkway & Miramar Boulevard Median Enhancements. Our experience also includes the Miami Springs Citywide ADA Ramp Improvements, and the Hallandale Beach CDBG Sidewalk Improvements Project. Our experience includes many additional roadway and landscape architectural projects over the past five (5) years.

Craven Thompson designed approximately seventy (70) miles of Greenways in Broward County. These included the C-14 Canal/Cypress Creek Greenway, New River/SR 84 Greenway, Flamingo Road Trail, Dixie Highway/FEC Trail and Griffin/Orange Drive Greenway. Many of our other projects include master plans, design, permitting and construction services for streetscapes, median landscaping and hardscape, right-of-way enhancements, active and passive parks, recreational amenities for upscale residential projects, landscape and hardscape for libraries, community centers, fire stations, city halls, and urban redevelopment throughout South Florida.

Craven Thompson's active park design, permitting, and construction experience involves preparing design documents that include sports fields, path systems, exercise trails, vehicular circulation, stormwater detention, play areas, visitor facilities and interpretive signage. Our passive park projects incorporate elements, including a number of nature trails, picnic areas, and gathering spaces that take advantage of existing natural features. Passive parks can also act as social spaces for people to interact. The maintaining of natural green space is not only environmentally important, but moreover, is much less costly from a maintenance perspective. Recently completed or current park projects include:







- 12th Street Park, Sunrise
- Bluesten Park, Hallandale Beach
- Cypress Preserve Park, Sunrise
- Flamingo Park, Sunrise
- Golden Isles Tennis Center, Hallandale Beach
- Caporella Park, Tamarac
- Jaco Pastorius Park, Oakland Park
- Monarch Lakes Park, Phase II, Miramar
- Nob Hill Soccer Park, Sunrise
- Veterans Park, Sunrise

- Oak Hammock Park, Sunrise
- Sunrise Sportsplex, Sunrise
- Veterans Park, Sunrise
- Urban Art Park, Oakland Park

Our landscape architects create master plans, designs for public facilities such as libraries, community centers, city halls and other municipal facilities that promote the building architecture and emphasize the character of the surrounding neighborhood. We consider that a building is not an invasion of the landscape, but a vital extension of it. Where a building rests on the land, and how it rests on the land, sets the context for its evolving construction, development, and use. We have designed a number of right-of-way landscaping and traffic calming projects in the South Florida area. Aesthetic features, such as streetlights, trees, berms, shrubs and other landscaping, can contribute to the unique character of a street and assist in mitigating resident concerns with regards to traffic, noise, and security concerns.

Category 7: Surveying and Mapping

Craven Thompson & Associates has over sixty-three years of experience in surveying and civil engineering. We have a successful track record in providing surveying services to numerous governmental authorities throughout the South Florida Region and have a thorough knowledge of area surveying practices. Throughout the existence of the firm, Craven Thompson has built an excellent working relationship with governmental clients which allows for better communication and therefore a more successful project.



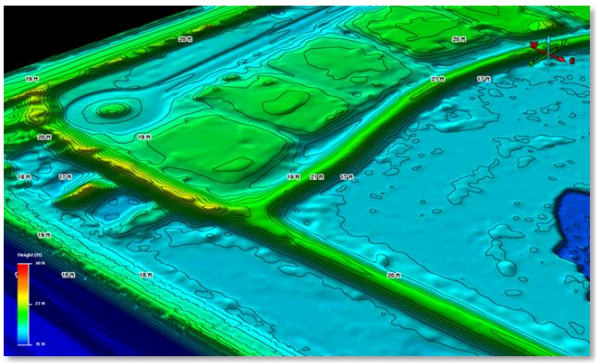
Providing Professional Surveying and G.I.S. services has been and continues to be the core of Craven Thompson's business. Through selection and training of personnel and a program to obtain the best equipment available, we have developed a skilled and technically equipped Surveying Department, capable of conducting any type of survey. We are qualified and certified by the State of Florida, Department of Natural Resources, for both horizontal and vertical control for Second Order, accuracy. In addition to conventional boundary topographic and construction surveys, we have the experience to provide the latest in 3D Laser Scanning - High-Definition Surveying, Geodetic Control, PLSS Retracement, Hydrographic, Cadastral, Photogrammetric and Lidar Control & Extraction, Right-of-Way, Construction, and Utility mapping Surveys. We also have personnel and equipment to determine tidal datums and water boundary lines and can provide expert witness testimony. Through the utilization of our Global Positioning Systems, 3D Laser Scans, Mobile & Aerial Lidar, and total stations with state-of-the-art data collectors, our survey data can be imported into a CAD or GIS environment which can be plotted or transferred to our clients via email, FTP, or on hard drive. Craven Thompson continues to refine and adapt CAD and GIS to a broad spectrum of uses. This blend of high technology with personalized service forms the core of every Craven Thompson project. Our equipment includes the Hydrolite-TM multibeam system for its portability and Hydrographic survey solutions. We find that the use of this product provides us with flexibility for getting into areas that require smaller more versatile boats and still provide accuracy from our Trimble Survey grade.

Our past experience includes but is not limited to:

Boundary Surveys with Complex Issues: Before any field work is performed on any piece of property, Craven Thompson staff will gather all available information with regard to the property through the public domain. Research would involve federal, state, county, city, drainage districts, utility companies, property appraiser GIS data, title companies, other surveyors, and multi-year aerials. Craven Thompson approaches each project on an individual basis as each survey is unique and may require differing levels of expertise, such as PLSS retracement, tidal boundaries, other environmental issues, archeological, occupation and/or possession, or errors in the legal description. Craven Thompson also acquires geo-referenced aerials of the sites, overlays GIS data that is available and look for potential problems prior to commencing field work. Subsequently, a PSM will set up a plan for the project area and instruct the field crew chief on how to approach and execute his/her plan. He/she reviews the field crew data daily and visits the field to complete his/her research of the surrounding properties as necessary. The objective is to find the best available information in both field and office to make an educated qualified decision on the surveys.

Control & Geodetic Surveys: Craven Thompson is experienced in geodetic control survey work through volunteering with NGS on their HARN monument readjustments and the many geodetic control surveys we've performed in the past for citywide aerial/LiDAR projects, our neighborhood improvement projects covering approximately 14,000 acres, our work with the Port Everglades Authority, our work with Waste Management on all of their landfill operations in Miami-Dade, Broward, Palm Beach & Glades Counties, and our work with the Seminole Tribe of Florida on their Big Cypress, Brighton and Immokalee reservations. The process includes acquiring the necessary first/second order geodetic control points, preplanning the GPS network approach and following FDOT GPS procedures to acquire the necessary redundancy and accuracy on our Project Network Control (PNC).

***Unique High-Definition Surveys, 3D Laser Scanning, Terrestrial, Mobile & Aerial Lidar*:**



Craven Thompson has over ten years of experience in the use and completion of high-definition surveys using a Leica C10 - 3D Laser scanner, Reigl Mobile Lidar, and Optech Aerial Lidar systems and a recent addition to our lidar capabilities is a Trimble X9 Laser Scanner. We have utilized them on multiple projects requiring a high degree of accuracy and safety. This includes scanning topographic roadway conditions on Interstate 95 and multiple state roads, major road intersections and bridges, fifty-two miles of residential roadways, two golf courses, and several cities (Hallandale Beach, Greenacres, Lauderdale Lakes, and currently City of Fort Lauderdale). We have also used LiDAR for measuring landfills for quarterly changes in size and yardage, measuring high school tracks ready for reconditioning, measuring 3D Architectural features for modeling and design, detailing existing pump stations. measuring aerial water & sewer pipes and tanks for 3D modeling and scanning historical buildings for preservation and planning.

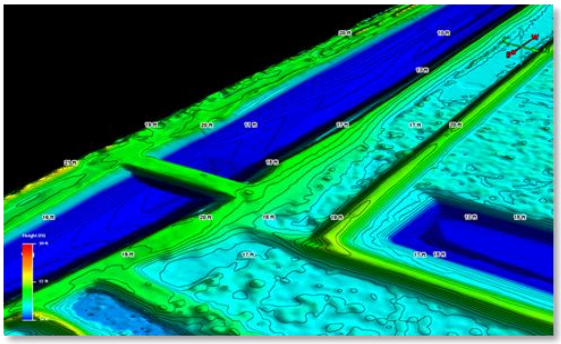
Horizontal and Vertical Geodetic Control Surveys: The importance of horizontal and vertical geodetic control cannot be underestimated. Craven Thompson updates the information available through NGS and the water management CERP control monuments and other city and county

agencies. Craven Thompson preplans our projects utilizing the existing geodetic control and creates new control through a site calibration process using the latest Trimble R2, R8, & R10 GPS units with cellular modems communicating with our base station and other established base stations throughout Florida.

Topographic Surveys: Craven Thompson has performed multiple topographic surveys on both large and small projects throughout South Florida. Through the combined experience of our five PSMs, we also maintain ongoing topographic surveys of landfills owned by Waste Management in Broward and Palm Beach counties.

Hydrographic Surveys: Craven Thompson has performed many hydrographic surveys through our past contracts with Port Everglades; mapping the bottom contours of shipping lanes and berths. Craven Thompson has also cross-sectioned and mapped hundreds of canals and lakes within Dade, Broward, and Palm Beach County.

Canal and Levee Cross Sections and Profiles: Craven Thompson has multiple clients for which we have performed canal and berm/levee cross-sections and profiles (e.g., Broward County Water and Wastewater, City of Fort Lauderdale, Central Broward Water Control District, SFWMD, and Waste Management). We understand the process of establishing a control line, setting the stations, performing the soundings and cross-sections, reviewing plans and profiles for proposed and as-built conditions and submitting final drawings in AutoCAD and hard copy formats.



GIS (Geographic Information Systems) Services

Craven Thompson's survey staff has over twenty (20) years of GIS experience. We currently run the latest version of ESRI's ArcGIS software and have been involved with multiple municipalities in development of GIS databases and mapping projects.

Some examples include the North Miami Service Area Water and Sewer GIS Project, the North Miami Beach Stormwater Data Collection Project, the City of Fort Lauderdale Stormwater Master Plan - GIS and Survey, the City of Fort Lauderdale Sanitary Sewer System G.I.S. Data Collection Project, The Fort Lauderdale Water Consent City-Wide Water System Surveying and G.I.S., the Seminole Tribe of Florida, Hollywood Reservation Stormwater G.I.S. and Surveying, the City of Sunrise on their Fire Hydrant Maintenance Program, and the City of Oakland Park on their Commercial Storm Water Assessment database. We have also created a complete Utility Atlas in ArcGIS for Port Everglades Authority converting all of the CAD based systems into ArcGIS geo-database with hyperlinks to the CAD files and As-built PDF files for Water, Storm, Sanitary, Communications, Electric, and Fuel lines. As a follow-up to this project, we completed a comprehensive survey of all their drainage system within the Port including all the connecting pipes, outfalls, manholes, catch basins and culverts to be added in the GIS database. We have capitalized on our Surveying & Remote Sensing experience utilizing LIDAR and Laser scanning inside the ArcGIS platform for Drainage Studies and Modeling.

We also completed an ArcGIS geo-database and mapping project for the Broward County Department of Natural Resources Regional Reuse Water Master Plan. This project involved all municipalities within Broward County mapping the Existing, Planned, and Proposed Reuse water

lines and the Existing and Potential Reuse Water Parcels Owners. We performed the GIS work for this project as a subcontractor to Hazen & Sawyer and created a detailed and comprehensive geo-database of the reuse lines and parcels and their connectivity with all the Wastewater Treatment Plants in South Florida. The geo-database also included other GIS layers that have potential projects for reuse water line placement; these projects include roadways, sidewalks, greenways, and bicycle paths acquired from FDOT, MOP, and SFWMD. We also created a management tool for all of the Utility partners inside of Google Earth to make the GIS data accessible to non-GIS staff and managers.

Category 8: Drainage and Stormwater

We have provided design, permitting and CEI services for over 300,000 linear feet of storm sewer and exfiltration trench in the past ten (10) years. These projects have included sustainable practices such as the design of exfiltration trench, tidal backflow devices, STORMCEPTORS, and wetland / retention preserve areas.

We provided design engineering, permitting and CEI services in Greenacres for the Original Section Drainage Project, Phases 1 through 6; and in Davie for the Westside Drainage Improvements and the Eastside Master Infrastructure Improvements, Phases 2 & 3. Craven Thompson serves as the District Drainage Engineer for the Central Broward Water Control District (CBWCD) and the Tindall Hammock Soil Conservation and Irrigation District.



Craven Thompson also recently completed the Historic Miramar Areawide Drainage Improvements, Phase IV, the River Oaks Neighborhood Drainage Improvement Project, and the Durrs Neighborhood Drainage Project in Fort Lauderdale.

We have provided engineering design, permitting, and CEI services for the completed projects in Plantation:

- Park East Neighborhood Drainage Improvements
- Historic District Neighborhood Drainage Improvements
- Plantation Isles Neighborhood Drainage Improvements
- Royal Palm Estates Neighborhood Drainage Improvements
- El Dorado Estates Neighborhood Drainage Improvements
- Plantation Golf Estates Neighborhood Drainage Improvements

In addition, we provided design engineering, permitting and CEI services for a large amount of storm sewer and other stormwater management components with the South County Neighborhood Improvement Project, Central County Neighborhood Improvement Project, North Central County Neighborhood Improvement Project, and North County Neighborhood Improvement Project for BCWWS.

Other examples of our recent experience with stormwater/drainage include:

- Gulfstream Road Drainage Project, Palm Springs
- SFWMD C-17 Outfall Replacement, Lake Park

- Hallandale Beach CDBG Swale, Sidewalk, and Drainage Improvements
- N-17 Culvert Replacement, Davie
- Miami Gardens Livable Neighborhood Improvements
- N-29A Canal Connector Project, Davie
- NE 191st Street Drainage Improvements, Aventura

Category 10: Construction Engineering Inspection (CEI)

Craven Thompson has extensive experience with Construction Management Services such as Resident Project Representative Services, and Construction Inspection Services, and various other services during construction of improvements. Our services include inspections, progress meetings, reports, pay request processing, change order negotiation and processing, and all other aspects involved in providing Resident Project Representative Services to our Clients. Craven Thompson has provided Construction Administration services for over 6,000 acres of infrastructure replacement / rehabilitation for the past twenty-five (25) years. Craven Thompson's vast wealth of experience in Construction Administration for Neighborhood Redevelopment Improvement Projects in both suburban and urban settings is unrivaled by any firm in South Florida. Our Construction Management Department has provided these services to private and public clients with great success in the past and moving into the future.

A sample of projects for which we have performed CEI Services includes:

- Floranada Road Traffic Calming Improvements, Oakland Park
- Hiatus and 26th Street Roundabout project. Davie
- Miramar Historical Area Complete Streets, Phase II, Miramar
- Kimberly Boulevard Complete Streets Project, North Lauderdale
- Historic Miramar Neighborhood Drainage Improvements, Miramar
- Plantation Eldorado Neighborhood Improvement Project, Plantation
- 10th Avenue North Sanitary Improvements, Phases 1-5, Greenacres
- UAZs 108, 222, and 123, Broward County
- Caporella Park Improvements, Tamarac
- River Oaks Neighborhood Drainage Imp., Fort Lauderdale
- NE 14th Avenue Streetscape Project, Hallandale Beach
- NE 34th Court Complete Streets Project (LAP), Oakland Park
- Original Section Drainage Improvements, Greenacres
- Plantation Isles Neighborhood Drainage Improvements
- Davie Road Improvements, Phase 2, Davie
- Plantation Royal Palm Neighborhood Improvement
- SW 36th Street Improvements, Davie
- Monarch Lakes Park, Phase 2, Miramar
- Library Expansion Project, Parkland
- Boca Villas Infrastructure Upgrades, Boca Raton
- Fire Station 42, Parkland
- Bluesten Park, Hallandale Beach
- Veterans Park, Sunrise
- Sportsplex, Sunrise
- 12th Street Park, Sunrise
- Broward County Convention Center Expansion & Hotel, Fort Lauderdale
- Broward County Courthouse and Parking Garage, Fort Lauderdale
- Eastside Infrastructure Imp., Phases 2 & 3, Davie

RESOURCES TO SUPPORT THE SCOPE OF WORK

Software and Hardware:

Craven Thompson continues to update all of the software needed as the new versions are available. These programs include, but are not limited to:

- Autodesk Civil 3D 2019-2022
- Autodesk Navisworks Freedom 2019-22
- Transoft Solution AutoTURN 10
- ESRI Arc GIS 10.8 Standard and Advanced
- Applied Imagery - Quick Terrain Modeler
- Global Mapper Pro
- Bentley WaterCAD Connect Edition
- Bentley SewerCAD Connect Edition
- EPA PCSWMM Hydro
- Streamline Technologies ICPR
- Custom designed Engineering Calculation Software
- Trimble Geospatial
- Trimble Terraflex
- Leica Cyclone 2021\ 3D Laser Scan Software
- Leica Jetsteam 2021\ AutoCAD Server application
- Leica Cloudworx 2021\ AutoCAD Scan Software

Servers: Our server infrastructure is running two Dell PowerEdge Host Servers running VMware Virtual Software. These 2 servers run 8 virtual servers running Windows 2008 R2 and Windows 2012 R2 server software and connect to a 96 Terabyte SAN (Storage Attached Network) device configured with RAID 6 redundancy which provides us with a high availability of file access and fault tolerance. All data is backed up to a Quantum Ultrium 4 SCSI tape drive with the capacity to backup up to 9.6 TB compressed data.

Network: Our network infrastructure consists of the latest Cisco Catalyst switches and CAT 6 network cabling with speeds up to 1 GBS.

Workstations: Our workstations are Dell Precision line workstations all running Windows 10 Professional with either Xeon or i7 Dual and Quad Core processors with solid state hard drives and a minimum of 16 Gigabytes of RAM. Production workstation utilizes a minimum 4 GB video cards with dual 24” high resolution monitors.

Plotting: We have an in-house Ricoh MP W8140 high-capacity wide format plotter with color scanning capability and two Hewlett Packard High Resolution 1050 Design Jet plotters.

Surveying Department Resources and Equipment:

A complete list of Craven Thompson equipment and software are as follows:

- **Craven Thompson Vehicles**

  Eight (8) Ford F-150 Pick-ups fully equipped for Surveying Crews
  Two (2) - 16-foot John Boat w/motor

- **Craven Thompson Field Data Collection GPS**

  One (1) Trimble R8 GNSS GPS Systems Base Station
  Six (6) Trimble GNSS RTK GPS Systems [Three (3) Trimble R2 and Three (3) Trimble R10]
  One (1) Trimble R9 GNSS GPS Base Station with Trimble VRS Network

Five (5) Trimble DiNi Digital Level 0.3mm
One (1) Trimble TSC3 data collectors with Trimble Access Software
Six (6) Trimble TSC7 data collectors with Trimble Access Software
Two (2) Intuicom bridge radios

- **Field Data Collection**

  Three (3) Trimble Robotic Total Stations
  Two (2) Trimble Total Stations
  Ten (10) Radios
  Seven (7) Spectra Precision 3L Data Collectors with Survey Pro Software
  Six (6) Leica Total Stations
  Seven (7) Leica Levels
  Two (2) Apple IPAD Pro
  Two (2) Android Tablets
  One (1) Trimble GEO7x GIS Data Collection Unit

- **Sonar Equipment**

  One (1) Hydrolite Single Beam Echo Sounder
  One (1) Hydrone Portable Hydro-Lite Boat

- **3D Laser Scanning**

  Leica C10 Laser Scanner - 3D Laser High-Definition Survey System
  Cyclone 2021 Scanning Software
  CloudWorx Pro 2021 for AutoCAD



Section 4

Experience of Key Personnel and Project Team

EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

1. KEY ATTRIBUTES OF THE PRIME PROPOSER'S COMPANY

At Craven Thompson & Associates we have many qualities and attributes that set us apart from other consulting firms. These qualities are valuable assets to our clients such as the Town of Pembroke Park.

A firm comprised of sixty-two professional, technical, and administrative personnel, Craven Thompson is a firm large enough to successfully complete complex designs yet small enough to efficiently and economically perform small single task projects routinely required by municipalities. While many firms venture into a large diversity of markets and varied clientele, we focus almost exclusively on the local government market (municipalities) in South Florida and more specifically, within Broward County. This allows us to provide our individual clients with focused and well-tested knowledge and technical expertise. Craven Thompson specializes in planning, designing and permitting, and provides construction services for projects typically found in capital improvement plans (CIPs) for municipalities and other governmental agencies.

Working primarily in Broward County, we have a highly developed and refined understanding of the specifics of proposed project components, various project types, project challenges, and regulatory requirements, which we have developed over many years of practice and exposure to a vast array of project types, designs, and site conditions.

Craven Thompson is composed primarily of project management and technical personnel. As opposed to most area professional consulting firms we do not have a marketing department or personnel dedicated exclusively to marketing on our staff. We primarily rely on new work with existing clients to further our business. Although we do develop new clients, our solid history of successfully completed projects, especially those for local municipalities similar in structure to Pembroke Park has led to strong relationships with many long-term clients. Our extensive and diverse project portfolio offers a reliable indicator of our capabilities.

Another value-added benefit to the Town is that our proposed project manager, Patrick J. Gibney, P.E., is a principal of our firm and takes an active role in day-to-day project management, design, permitting and construction and is very responsive to his clients, and is very quick to resolve any issues which may arise. In order to keep projects on track to meet time and budget requirements he keeps regular contact with municipal staff representatives through various means.

Another attribute that sets us apart from most firms is that our professionals all have strong design and construction backgrounds resulting in common sense, economical solutions to problems. Our practical, deadline-oriented professionals will work diligently to meet submission deadlines, which in turn helps minimize delays associated with permitting and construction. With our highly experienced group of engineers, our forward thinking, adaptability and experience easily rivals that of a firm ten times our size.

To remain successful and competitive, Craven Thompson & Associates is committed to providing innovative ideas, methods and services over a wide variety of surveying, engineering, and landscape architecture projects. In order to reach our goal to consistently surpassing our clients' needs and expectations, we strive to provide the highest quality services in a timely and cost-effective manner. We back this goal with a commitment to excellence.in planning and design.

2. KEY COMPONENTS OF THE COMPANY, ORGANIZATION OR TEAM

Craven Thompson is a small/medium size consulting firm with an extremely diverse portfolio of small, medium and large projects in areas such as: boundary and topographic surveys, hydrographic surveys, right-of-way surveys, as-built surveys, quantity surveys, wetland delineation surveys, specific purpose surveys, route surveys, GIS data collection, sketches & legal descriptions, site due diligence & feasibility studies, civil/site design, roadway/complete streets/traffic calming design, stormwater management/drainage design/stormwater studies and master plans, ADA compliance, potable water systems design, water reuse systems design, wastewater collection and transmission system design, passive and active park design, streetscape design, median beautification, urban design, landscape and hardscape design, sustainable designs and many other types of projects.

Our firm is comprised of five specific departments, four of which are technical in nature. Our technical departments include: the Engineering Department, the Landscape Architecture and Planning Department, the Surveying and G.I.S. Department, and the Construction Services Department. The fifth department is our Administrative and Accounting Department.

Our Engineering Department is led by Patrick Gibney, P.E., our Landscape Architecture and Planning Department is run by Scott Peavler, P.L.A., the Surveying and G.I.S. Department is managed by Richard Crawford, P.S.M., and the Construction Services Department is led by Brian Tull.

Craven Thompson has been providing civil engineering, surveying and CEI services for the past sixty-three years, landscape architectural services for the past forty-six years, and G.I.S. services for the past nineteen years.

One of the strengths of our organization is that we provide a multi-disciplinary approach to projects as our in-house capabilities include surveying, planning, civil engineering, landscape architecture, CEI services and G.I.S. services. Many of the projects that we perform for municipalities involve some element of each of these fields of expertise. We have a group of professionals in each discipline with extensive experience who have worked with each other across disciplines on many of our past projects. This greatly increases our efficiency and reduces the possibility of miscommunication and lapses in coordination of the various disciplines involved in a project.

A unique value that sets us apart from most firms is that the majority of our personnel have spent many years developing skills in their field. The civil/transportation/roadway/ stormwater engineers proposed for this contract average thirty (30) years of experience in these fields. Moreover, these same engineers average over seventeen (17) years of that experience working with Craven Thompson. The landscape architecture personnel proposed for this contract average seventeen (17) years of experience providing landscape design services with five (5) years of experience being with Craven Thompson. Our surveyors and mappers proposed for this contract average thirty-three (33) years of experience in this field, including fifteen (15) years with Craven Thompson. And lastly, our construction engineering inspection personnel assigned to this contract average thirty-two (32) years of experience in construction inspection and management, with eleven (11) years with Craven Thompson.

3. UTILIZATION OF SUBCONSULTANTS

Craven Thompson & Associates' Team includes the following Sub Consultants:

❖ DDEC, LLC: TRANSPORTATION PLANNING, TRAFFIC & COMMUNITY OUTREACH

Contact: Uyen Dang, President
250 Royal Court
Delray Beach, Florida 33444
Phone: (813) 380-6574
Email: uyen@ddec.com

DDEC LLC is a boutique transportation engineering firm that is committed to improving public infrastructures. DDEC specialized in transportation, safety, and mobility projects with special emphasis on constructability and implementation. DDEC staff is comprised of professional engineers, certified planners, and 3D visual artists. DDEC combines creativity and insight with technical expertise with national and regional knowledge in to deliver quality services from conception and implementation. Founded with the core values of safe and sustainable infrastructures, DDEC is dedicated to creating change within the built environment.

DDEC specializes in the following:

- Mobility Planning and Fee
- Parking Study and Fee
- Complete Streets Implementation
- Vision Zero
- Traffic Engineering
- Policy and Partnership
- Technology Integration
- Visualization

❖ INFRAMAP CORP.: SUB-SURFACE UTILITY ENGINEERING

Contact: Andres Garcia, ULM, Senior Utility Location Manager
1100 N. Florida Mango Road, Suite D
West Palm Beach, Florida 33409
Phone: (561) 586-0790
Email: AGarcia@InfraMap.net

InfraMap is a leading provider of Utility Infrastructure Mapping and Subsurface Utility Engineering (S.U.E.) services. InfraMap collects utility infrastructure data in the field using sophisticated geophysical techniques and instrumentation (including GPR), with automated data collection gear and state of the art survey equipment. InfraMap then merges this information onto client's base mapping in the desired format. InfraMap collects and presents this data to aid their clients in reducing the design and construction cost of major infrastructure projects. Founded in 1987, InfraMap is a utility infrastructure mapping specialist. Their clients are State and Local Transportation Departments, Airports, Port Authorities and Utilities. InfraMap has performed some of the largest utility mapping projects ever undertaken by any firm. InfraMap has the resources to perform and deliver multiple large-scale projects on time, throughout the United States, as evidenced by their past and recent performance.

❖ QUANTUM ELECTRICAL ENGINEERING, INC.: SITE LIGHTING / ELECTRICAL ENGINEERING

Contact: Amy Champagne-Baker, P.E., President
5571 North University Drive, Suite 101
Coral Springs, Florida 33067
Phone: (561) 308-3526
Email: Amy.Champagne@quantum-ee-com

Quantum Electrical Engineering, Inc. (QEE) is a full-service, women-owned professional engineering consulting firm located in West Palm Beach and Coral Springs, Florida. At QEE, they value their clients' needs for safe, reliable, and operationally efficient designs by creating cost-effective engineering solutions delivered in a responsive, dynamic, and efficient way. Since QEE's firm is built on this understanding, they have developed trusted, long-lasting relationships by conducting business with integrity, honesty, hard work, and accountability in a collaborative, solution-oriented environment.

QEE provides full-spectrum electrical design services along with construction services to their clients and specializes in the design of electrical systems for Airports including passenger terminals, airfield lighting, and FAA approach systems. In addition to aviation, QEE also provides industrial design services for municipalities, utilities and the transportation sectors. Including interior and exterior lighting systems, fire alarm and security systems, camera systems, normal and stand by emergency generation systems and power, roadway, parking and site lighting. Quantum's staff has extensive experience in electrical design and construction management experience including project management, shop drawing submittal review, testing, startups and construction observation of high, medium and low voltage distribution systems.

❖ TIERRA SOUTH FLORIDA, INC.: GEOTECHNICAL ENGINEERING

Contact: Raj Krishnasamy, P.E., President
2965 Vista Parkway, Suite 10
West Palm Beach, Florida 33411
Phone: (561) 687-8536
Email: raj@tsfgeo.com

Tierra South Florida, Inc. (TSF) provides a complete range of geotechnical engineering services. Their organization helps define the construction and long-term performance risks associated with subsurface conditions. TSF will evaluate and then develop recommendations regarding both existing structures and new construction. Whether infrastructure rehabilitation, buildings, airport facilities, transportation systems, landfills, dams, or other civil and private projects, their engineers have the experience and expertise to handle the most technically demanding projects. TSF owns a large, diverse fleet of 8 drill rigs with automatic hammers (truck-mounted, track-mounted, rotary, tripod, ATV, barge) capable of drilling in challenging conditions including remote, soft, marshy, over-water, difficult access or environmentally sensitive areas. They also employee MOT (Maintenance of Traffic) certified staff to safely perform drilling services in high traffic areas. TSF's geotechnical services include laboratory testing and analysis, pavement evaluations and design, subsurface exploration, deep and shallow foundation analysis/design, and slope stability analysis, etc. TSF will be assisting Craven Thompson with the geotechnical services for the project. TSF has already performed preliminary soil borings on the park site and is therefore very familiar with the project.

❖ HINES, INC: IRRIGATION DESIGN

Contact: Nate Hines, President
1640 Riverside Avenue, Suite 200
Fort Collins, CO 80524
Phone: (970) 280-1800
Email: Nate@Hinesinc.com

For over 30 years, Hines Inc, has been a leader in the irrigation industry as a Water Planning, Engineering & Irrigation Design firm. Their expertise spans a comprehensive suite of irrigation services, from water supply planning and development to infrastructure engineering, system design, and on-site management. With a dedicated team of 40 skilled professionals, Hines expanded their footprint across the nation.

Hines, Inc. started as an irrigation design company and has evolved into a full-service water-focused engineering agency. Hines is the first firm in the nation to plan, engineer, design, and then performance-manage water assets from end to end. Water has always been precious, scarce and of primary value in site development. And that has not always been important in this industry. Over the past few decades, the firm has come to feel very strongly that preservation of our water resources is essential for building strong, vibrant communities, and supporting healthy environmental stewardship for generations. That is why at Hines, they have planners, engineers, and designers to help solve the most complex site water challenges.

❖ TRC WORLDWIDE ENGINEERING: STRUCTURAL ENGINEERING

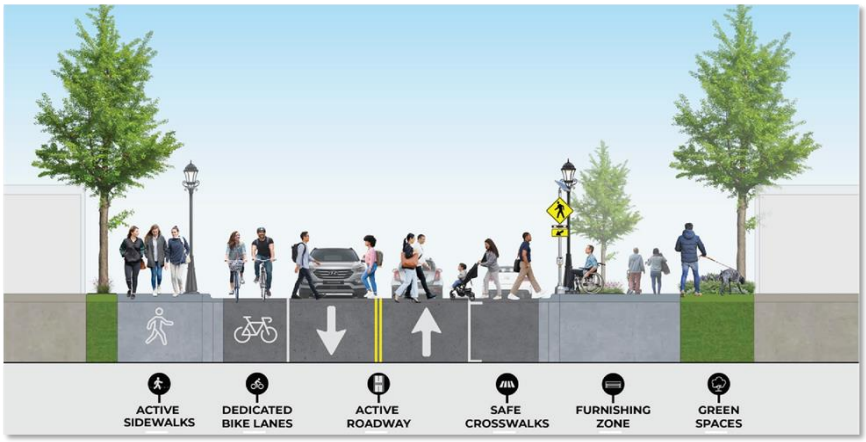
Contact: Donata Williams Beasley, PE, Managing Principal
1230 N. University Drive
Plantation, Florida 33322
Phone: (954) 484-7777
Email: DWilliams@trcww.com

TRC Worldwide Engineering, Inc. (TRC), founded in Fort Lauderdale in 1967 as Jenkins & Charland, provides structural engineering services to a wide variety of clients throughout the United States. TRC is actively involved in the design of new construction and keeps current on state-of-the-art design techniques. Through knowledge of conventional construction practices, our engineers apply those techniques for a cost-effective, constructable project. With more than fifty-eight years structural experience, TRC has built its professional reputation on sound technical abilities, preparation of thorough contract documents, and complete contract administration services. TRC's philosophy has always been to integrate cost effective structural design solutions into the overall design process and maintain a close client and regulatory coordination throughout the life of the project and beyond.

4. PROJECTS WHERE SUBCONSULTANTS AND PRIME HAVE WORKED TOGETHER

Below are examples of projects where Craven Thompson and Sub-consultants have partnered together:

- **NW/SW 8th Avenue Complete Street Design, Hallandale Beach:** Craven Thompson is providing design services for the NW/SW 8th Avenue Complete Streets Design Project. The project is approximately 1.5 miles in length and extends south from Pembroke Road south to SW 11th Street. Work within the NW 8th Avenue/Pembroke Road and the NW/SW 8th Avenue/Hallandale Beach Boulevard intersections is excluded. The design improvements are within the rights-of-way only. The scope of work includes evaluation of existing conditions and best practices, surveying, geotechnical analysis, roadway design, onsite drainage design, sidewalks, bike lanes, FPL coordination, bus shelters (only associated with City Community Shuttle bus stops), landscaping, on-street parking, project management, and public involvement (Community Outreach). This project is to increase safety, implement wider sidewalks, bike lanes, and improve the roadway on NW/SW 8th Avenue from Pembroke Road to County Line Road. This is a Broward County Surtax project. **Subconsultants: DDEC, InfraMap)**



- **Historic Miramar Complete Streets, Miramar:** Craven Thompson & Associates was selected by the City of Miramar to survey, design, permit, and provide construction services for Phase II of their Historical Area Complete Streets Project. The project included surveying, landscape and engineering design, permitting and CEI services for complete streets bounded by Pembroke Road to the north, County Line Road to the south, SW 62nd Avenue to the west, and State Road 7 to the east. The project included eight (8) streets in the Historical Area. The improvements include sidewalks, ADA ramps, crosswalks, pedestrian level lighting, landscaping and hardscape. The City of Miramar received a grant through the Broward Redevelopment Program for the improvements. **Subconsultants: Quantum Electrical Eng.; Tierra South Florida; InfraMap**



- **Indian Creek Greenway Project, Miami Beach:** The primary goal of Project was to design a greenway master plan concept that improves the landscape aesthetics and pedestrian experience along the Indian Creek Waterway. The project included the restoration and enhancement of the landscape buffer with the introduction of a diverse, low-maintenance, tropical, Florida Friendly, naturalized, and native plant pallet that encourages the return of the area's natural fauna and promotes the ecology of the waterway for the benefit of the general public. The plan restored vegetation to buffer noise and light pollution and to increase privacy for the residents of the Flamingo Drive Neighborhood. The landscape design also maximized the views to the creek along its entire length while considering CPTED principles for pedestrian safety. This project was awarded **American Public Works Association (APWA) Beautification/Landscaping Award in 2025**. **Subconsultants: Quantum Electrical Eng.; Tierra South Florida; Hines (fka Masuen)**



- **Sunset Strip Passive Park, Sunrise:** The City of Sunrise selected Craven Thompson & Associates to provide full design services for the Sunset Strip Passive Park in the City of Sunrise. The site is located between Hiatus Road and NW 109 Avenue on Sunset Strip. The project scope includes the following major elements: Removal of existing roadway and sidewalks; Selective removal of trees and vegetation; New restroom building (minimum 1 lavatory per sex); New parallel parking at east end of park; New monument sign; Addition of two (2) shelters; New walkways, lighting, irrigation and planting; New site fencing and controlled access ; New playground; Addition of security cameras and emergency code blue poles; and Right-of-way Vacations. **Subconsultants: Tierra South Florida; Hines (fka Masuen)**



- **NE 14th Avenue Streetscape, Hallandale Beach:** The project area is along NE 14th Ave. between Hallandale Beach Blvd. and Atlantic Shores Blvd. The project corridor is approximately 3,400 LF. The project included: Mill and overlay entire roadway (including pavement markings); on east side of NE 14th Ave., mill and overlay off-street parking (including pavement markings) and provided new Type 'D' curbed landscape bulb-outs to delineate parallel parking and included canopy trees, shrubs, groundcover and spray and drip irrigation; bike lanes on both sides of roadway; curbing or other treatments at existing driveway entrances; canopy trees with ground cover intermingled and drip irrigation on the west side of NE 14th Ave.; landscape screening along north, south, and west sides of the two (2) storm water pump stations. **Subconsultants: InfraMap.; Tierra South Florida; Hines (fka Masuen)**



- **Sunrise Sportsplex, Sunrise:** Craven Thompson & Associates was selected by the City of Sunrise as the Prime Consultant to oversee all professional services including professional Surveying, Landscape Architectural, Civil Engineering, Architectural and Geotechnical Services for the proposed 16.5-Acre (bond-funded) Athletic Complex located at Pine Island Road and NW 50th Street. In general, the project included: 4 Baseball / Softball Fields; 1 Multi-Use Soccer / Football Field; Hard covered dugouts; Bleachers with cantilevered shade canopies; Centralized 2-story concession, restroom, meeting space & scorer's bldg.; 1 restroom / maintenance bldg. for the Soccer Fields; Two (2) playgrounds with shade structures ; Sports lighting for all fields; Batting cages; 2 parking lots with entry signage; Southbound Right turn lane on Pine Island Rd.; Pedestrian connections to West Pine Middle School for shared use facilities agreement. **Subconsultants: InfraMap.; Tierra South Florida; Hines (fka Masuen)**



- **Monarch Lakes Park, Phase II, Miramar:** This project involved a new splashpad and new picnic pavilion, parking lot expansion, and site furnishings which enhanced the park experience for the local community and the neighboring elementary school. Florida-friendly landscape additions were used to compliment the new additions and screen the pump equipment for the splashpad. Craven Thompson & Associates provided site planning, landscape architecture and construction services. **Subconsultants: Quantum Electrical Eng.; Tierra South Florida; Hines (fka Masuen)**
- **Melaleuca Trail Improvements, Big Cypress Seminole Indian Reservation:** The Project is located on the Big Cypress Seminole Indian Reservation. Melaleuca Trail is a gravel roadway, 0.4 miles in length serving a small residential area. The dead-end roadway connects to Henry Osceola Drive on the north side. The improvements include but are not limited to roadway reconstruction, road widening, paving of the entire road length, roadway signage and pavement markings, driveway access improvements, utilities improvements, storm water management system, installation of telecommunications conduits and street lighting. The project will enhance vehicular and pedestrian safety and emergency services access and will improve roadway quality. Craven Thompson is providing Surveying, Civil Engineering and limited Construction Observation services for this project. **Subconsultants: Quantum Electrical Eng.; Tierra South Florida; InfraMap**
- **Orange Drive Improvements, Davie:** The project consists of reconstruction of Orange Drive, from east of SW 64th Avenue to west of the southbound Turnpike off ramp. The project adds a third lane for approximately 4,100 LF on the north side of the existing Orange Dr. east of SW 61st Ave. to the Turnpike off ramp and includes milling and overlay of the existing roadway from SW 61st Ave. to SW 64th Ave. The typical section will be rural with swales on both sides and drainage added to attenuate runoff. The project also includes modifications/upgrades to the existing drainage, pavement marking, lighting upgrades and relocations, landscaping, irrigation, widening of multi-use path along SFWMD C-13 Canal and all miscellaneous improvements. Craven Thompson performed surveying, subsurface locates, civil design and permitting, landscape architecture, and is preparing construction documents. **Subconsultants: Quantum Electrical Eng.; Tierra South Florida; InfraMap; TRC Worldwide Engineering**

- **Lawrence Road Beautification, Boynton Beach**



The project includes Lawrence Road from Hypoluxo Road south to Gateway Boulevard (the intersections of Lawrence Road with Hypoluxo Road and Lawrence Road and Gateway Boulevard are not included). The project is generally 9,200 feet in length and within a Right-of-Way of eighty (80') feet. The Right-of-Way is owned and maintained by Palm Beach County. The roadway medians between Hypoluxo Road and Gateway Boulevard currently do not have trees or adequate landscaping. The city wishes to undertake median beautification improvements to the roadway which includes the addition of trees shrubs and other plantings. Craven Thompson team is providing surveying, community outreach, conceptual designs for: irrigation; the extension of medians; and landscaping; replacement of abandoned driveway cuts along Lawrence Road with concrete sidewalk; the removal of small landscaping strips along the roadway and replacement with concrete sidewalk; as well as the conceptual design of accent landscape lighting. (**Subconsultants: DDEC, Quantum Electrical Engineering)**

- **Seacrest Boulevard Streetscape, Woolbridght Road to Boynton Beach Boulevard**



Craven Thompson & Associates is currently providing surveying, traffic engineering, community outreach, and civil engineering services for the Seacrest Boulevard Streetscape project. The project includes South Seacrest Boulevard from Boynton Beach Boulevard south to Woolbright Road (intersections with Woolbright Road and Boynton Beach Boulevard are not included). The project is generally one mile in length and is within a Right-of-Way of eighty (80') feet. The Right-of-Way is owned and maintained by Palm Beach County. The City of Boynton Beach retained Craven Thompson to provide community outreach and 30% schematic design for streetscape improvements for the County Road which may include limiting direct access to the road (access control), the addition of landscaped medians, a ten (10') foot wide sidewalk/multi-purpose path on one side of the road, the addition of curb & gutter, an improved drainage system, new crosswalks (potentially high-visibility crosswalks), hardscape, landscape, enhanced transit stops, and a new FPL provided light standard with buried cable & conduit (traffic studies /warrant, and traffic signal design are not included). **Subconsultants: DDEC, InfraMap)**

Our **Team**

Organizational Chart



CLIENT CONTACT / OVERALL PROJECT MANAGER

Craven Thompson
Patrick J. Gibney, PE

CIVIL, STRUCTURAL MEP ENGINEERING

Craven Thompson
Patrick Gibney, PE
Douglas Taylor, PE
Zach Gamble, ,PE
Luis Pimentel, PE
Gary Tenn, PE
Tim Hall, PE
Fareez Abrahim, EI

STRUCTURAL ENGINEERING

TRC Worldwide Eng.
Donata Williams, PE
Nitin Ranadive, PE

TRANSPORTATION, TRAFFIC & ROADWAY ENGINEERING

Craven Thompson
Patrick Gibney, PE
Douglas Taylor, PE
Zach Gamble, ,PE
Luis Pimentel, PE
Gary Tenn, PE
Fareez Abrahim, EI

ELECTRICAL ENG. / SITE LIGHTING

Quantum Elect. Eng
Amy Champagne, PE
James Kappes, PE

DRAINAGE AND STORMWATER

Craven Thompson
Patrick Gibney, PE
Douglas Taylor, PE
Zach Gamble, ,PE
Luis Pimentel, PE
Gary Tenn, PE
Tim Hall, PE
Fareez Abrahim, EI

GEOTECHNICAL ENGINEERING

Tierra South Florida
Raj Krishnasamy, PE
Kumar Vedula, PE

SURVEYING & MAPPING

Craven Thompson
Richard Crawford, PSM
Raymond Young, PSM
John Pryce, PSM
David Reyes

SUBSURFACE UTILITY LOCATES

InfraMap Corp.
Paul Engle, PSM
Andres Garcia, ULM

COMMUNITY OUTREACH

DDEC, LLC
Uyen Dang, PE
Marily Ventura, EIT
Orlando Toro
Phuong Dinh

LANDSCAPE ARCHITECTURE

Craven Thompson
Scott Peavler, PLA
Nicole Pastre, PLA
Erik Schofield, PLA
Nathan Raimondo
Amani Robinson

IRRIGATION DESIGN

Hines, Inc.
Nate Hines
Mitch A. Walker

CONSTRUCTION ENG. INSPECTION (CEI)

Craven Thompson
Brian Tull
Jeff LaBelle
Marshall Shedio
Craig Lusthaus

- **CATEGORY 2: CIVIL, STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- **CATEGORY 3: TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- **CATEGORY 8: DRAINAGE AND STORMWATER**

PROFESSIONAL RESUMES



Patrick J. Gibney, P.E.

Project Manager

Mr. Gibney has over thirty-eight years of experience providing project management, design and construction management services for public civil engineering projects. These projects include infrastructure improvements for a multitude of infrastructure rehabilitation projects. This includes design and CEI services for water distribution systems, sanitary sewer collection & transmission systems, lift Stations, pavement design, storm water management systems, drainage systems, & contract documents.

Professional Registrations

- State of Florida Professional Civil Engineer No. 49428 (1995)

Education + Training

- Bachelor of Science, Civil Engineering, Rutgers, The State University (1987)
- FDOT Pre-Qualified Roadway Construction Engineering Inspection

Years of Experience

- Total: 38; With Firm: 32

Relevant Experience:

Utility Analysis Zone Improvement Program (UAZ) 122 | Broward County, Florida | Project Director - UAZ 122 is a one hundred and sixty (160) acre area in the City of Lauderdale Lakes, Florida. The water distribution system improvements included: 11,190 linear feet of 6" main; 10,875 linear feet of 8" main; 5,205 linear feet of 10" main; 3,690 linear feet of 12" main; 630 linear feet of 16" main; abandonment and grouting of 25,435 linear feet of existing watermain; and the construction of 66 water services. Craven Thompson modeled the systems using SewerCAD and WaterCAD as well as creating the construction documents, permitting, assisting with bidding and CEI services for the infrastructure rehabilitation projects.

NE 38th Street Complete Streets Project | Oakland Park, Florida | Project Manager - The consulting services included surveying and design for a complete storm sewer system, a roundabout to replace an existing traffic signal, traffic calming devices, utility coordination and relocation, and full roadway reconstruction. The main project objective was to discourage truck traffic and redirect cut-through traffic. This project utilized FDOT LAP funding for design.

River Oaks Neighborhood Drainage Improvements | Fort Lauderdale, Florida | Project Manager
Improvements included: 12,677 linear feet of swale re-grading, 5,346 linear feet of storm pipe removal, removal of 251 storm structures, the installation of 90 linear feet of 15" storm sewer, 4,374 linear feet of 18" storm sewer, 4,675 linear feet of 24" storm sewer, 1,771 linear feet of 36" storm sewer, 145 linear feet of 48" storm sewer, 3,129 linear feet of 66" storm sewer, 1,056 linear feet of 72" storm sewer, 2,640 linear feet of 24" exfiltration trench, 236 drainage structures, two STORMCEPTER water quality structures, one TIDEFLEX backflow prevention valve, and 4,219 linear feet of sidewalk. The project also included one small duplex stormwater pump station, and one large stormwater pump station.

CDBG Sidewalk Improvement Project | Deerfield Beach, Florida | Project Manager
Craven Thompson prepared Schematic Level Plans, cross-sections, and details for approximately 12,200 linear feet of 5' wide sidewalk located at 20 locations within the City of Deerfield Beach. The latest available Broward County aerials were utilized as the base for the schematic plans. Craven Thompson prepared contract documents to include technical specifications and estimated quantities for the civil portion of the project

Durrs Neighborhood & River Oaks Neighborhood Drainage Improvements | Fort Lauderdale, Florida | Project Manager - The Durrs Neighborhood is comprised of approximately 237-acres. River Oaks neighborhood is located east of I-95 and South Fork New River and is bounded by State Road 84 to the south, Davie Road to the north, and SW 9th Avenue to the east. The neighborhood occupies a total area of approximately 518-acres. We are surveying, ICPR modeling, designing, preparing construction documents, permitting, and providing construction related services for the construction for the installation of 50,010 linear feet of storm sewer, 7,685 linear feet of exfiltration trench, 305 storm structures, 4 water quality structures, 2 stormwater pump stations, 15,145 linear feet of swale re-grading (including bio-swales), 2,500 linear feet of pervious pavement, and the construction of a wetland/retention/habitat/educational area. Craven Thompson performed surveying, subsurface locates, civil design and permitting, and preparing construction documents.



Douglas R. Taylor, P.E.

Civil / Transportation / Roadway / Drainage and Stormwater

Mr. Taylor has been responsible for a multitude of municipal engineering / drainage / roadway projects throughout Florida. This includes project management, master design responsibility and oversight for a variety of projects. The projects involve roadway, water, sewer, and drainage projects.

Professional Registrations

- State of Florida Professional Civil Engineer No. 50569 (1996)

Education + Training

- Bachelor of Science, Civil Engineering, University of Illinois (1984)

Years of Experience

- Total: 41; With Firm: 14

Relevant Experience:

SW 36th Street Improvements | Davie, Florida | Senior Engineer
The 3,300-foot length of SW 36th Street was designed as a two-lane divided boulevard from College Avenue to SW 76th Avenue within a 75-foot public right-of-way width. In connection with this improvement, portions of SW 36th Street, owned by Nova Southeastern University, was dedicated to the Town of Davie.

SW 48th Avenue Complete Streets Project | West Park, Florida
Mr. Taylor assisted with the design and permitting of the complete streets project. The project involves approximately 7,600 linear feet of right-of-way (not including Mary Saunders Park). Improvements that may be included are as follows: paving (milling & resurfacing and reconstruction), complete street elements, such as textured pavement, raised crosswalks, raised intersections, and speed lumps, ADA compliant sidewalks, bicycle lanes, street trees, landscaping, limited irrigation, signage, drainage and PMS.

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Kimberly Boulevard Complete Streets Project | North Lauderdale, Florida | Project Manager for the design and permitting of 1.2 miles of roadway, bicycle lane, median enhancements, a roundabout, landscaping, hardscape and lane reduction for an existing four-lane roadway subject to speeding and traffic accidents between autos, pedestrians, and bicyclists. Craven Thompson is providing survey, civil engineering, landscape architecture and construction administration and inspection. This is a Broward County Surtax Project.

Miramar Historical Area Complete Streets Project. Phase II | Miramar, Florida | Senior Engineer
Craven Thompson was selected to survey, design, permit, and provide construction services for Phase II of their Historical Area Complete Streets Project. The project includes six streets in the Historical Area. The improvements included: sidewalks, ADA ramps, crosswalks, pedestrian level lighting, landscaping, and hardscape.

Plantation Historical Area Drainage Improvements | Plantation, Florida | Senior Engineer
Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services for the Historical Area Neighborhood. The neighborhood is 325 acres in size and is bounded by the Palm Tree Road to the north, NW 65th Avenue to the west, the Florida Turnpike to the east, and West Broward Boulevard to the south. Improvements included: 1,000 linear feet of swale re-grading, 1,276 linear feet of storm pipe removal, the installation of 245 linear feet of 15" diameter storm sewer, 415 linear feet of 18" diameter storm sewer, 616 linear feet of 24" diameter storm sewer, 2 outfall replacements, the installation of four 30" diameter ADS drainage structures, and one 5' diameter drainage structure.

NE 14th Avenue Streetscape Project | Hallandale Beach Florida | Senior Engineer - The project area is along NE 14th Avenue between Hallandale Beach Blvd. and Atlantic Shores Boulevard. The project corridor is approximately 3,400 linear feet. The project included: Mill and overlay entire roadway (including pavement markings); on east side of NE 14th Avenue, mill and overlay off-street parking (including pavement markings) and provided new Type 'D' curbed landscape bulb-outs and including canopy trees, shrubs, groundcover and spray and drip irrigation; bike lanes on both sides of roadway; curbing or other treatments at existing driveway entrances; canopy trees with ground cover intermingled and drip irrigation; and landscape screening along two (2) storm water pump stations.



Leonard "Zach" Gamble, P.E.

Civil / Transportation/Roadway / Drainage and Stormwater

Mr. Gamble has twenty-two years of experience in civil engineering design and permitting in South Florida. The areas in which Mr. Gamble has municipal engineering experience include stormwater studies, computer modeling, drainage/water/sanitary design & permitting, and roadway design. The range of his experience includes drainage design& analysis, design of water distribution systems, sewer collection systems, CADD drafting, cost estimates, ICPR, & CEI.

Professional Registrations

- Professional Engineer State of Florida No. 65921 (2007)

Education + Training

- Bachelor of Science, Mechanical Engineering, North Carolina State University (2002)

Years of Experience

- Total: 22; With Firm: 18

Relevant Experience

Western C-11 Facilities Report Update and Basin Study-CBWCD | Davie, Cooper City, Southwest Ranches, Florida | Project Civil Engineer. Assisted in performing a hydrologic and hydraulic analysis of CBWCD canals within the Western C-11 Basin; developed a model utilizing PCSWMM stormwater modeling software. Craven Thompson surveyed, cross-sectioned, and created a Stormwater Master Plan for thirty-seven (37) District maintained Canals in the West Basin covering 15,952 acres for the purpose of updating the Facilities Report.

2nd Street Traffic Circle and Sidewalk Improvements | Greenacres, Florida | Project Manager
Mr. Gamble managed the project, designed and permitted a traffic circle at 2nd Street and Swain Boulevard in the City of Greenacres. This included landscape, hardscape and a clock feature within the circle. Curb & gutter, sidewalk and drainage were included along with other utility adjustments and relocations. The project also included 18,300 feet (3.14 miles) of proposed sidewalk, and ADA improvements as well as drainage design for conflicts with proposed sidewalk.

Swain Boulevard Complete Streets Project | Greenacres, Florida | Project Manager - Mr. Gamble is managing the design and permitting of the Swain Boulevard Complete Streets Project which is a 4,500 LF project running from Lake Worth Road to 10th Ave. North. The project includes bicycle lanes of both sides of the street, sidewalks, parallel parking, landscape, hardscape and drainage. It also includes traffic circles at 1st Street, and 4th Street.

Original Section Drainage Improvements, Stormwater Master Plan, and Phases 1 thru 6 Implementation | Greenacres, Florida | Project Manager - The Original Section Drainage Improvements project located in the City of Greenacres is an existing 246-acre neighborhood. The Master Plan included the modeling of existing and proposed drainage improvements using *Interconnected Channel and Pond Routing* (ICPR) software. The project required over 6,500 LF of drainage pipe, 21,615 LF of ditch re-shaping, long lengths of sidewalk replacement, driveway restorations, and pavement restoration. The Phase 1 project required installation of 500 LF of 36" RCP storm pipe, 1,010 LF of 24" RCP Storm Pipe, 156 LF of 18" RCP Storm Pipe, 156 LF of 12"x18" RCP Storm Pipe, significant ditch reshaping, sidewalk replacement, and replacement of outfall to LWDD canal, Phase 2 included 6,200 LF of ditch grading and 4 culvert crossings, Phase 3 included 1,000 LF of drainage pipe, Phase 4 involved ditch reshaping and 5 culvert crossings, Phase 5 encompassed the replacement of 6 outfalls, and the restoration of 120 LF of canal, Phase 6 included the replacement of 9 outfalls, drainage pipe, and canal restoration.

Dillman Trail Improvements | Greenacres, Florida | Project Manager - Dillman Trail is a TPA funded FDOT LAP Project. The City of Greenacres is the local agency for a 3,964 LF meandering 12' wide multi-use pathway and associated drainage swale, landscape, and irrigation system running north-south connecting pathways between State Road 882 Forest Hill Boulevard and Dillman Road. The project required careful coordination with Lake Worth Drainage District as the project runs along and adjacent to the LWDD OPC canal.

Chickasaw Road Improvements and Piping of LWDD L-11 Canal | Greenacres, Florida | Project Manager
Chickasaw Road project included the complete reconstruction of 1,607 LF of roadway, replacement of the roadway drainage system, and piping of the LWDD L-11 canal from Jog Road to just past the end of Chickasaw Road approx. 1,528 LF. Worked with the City of Greenacres and Lake Worth Drainage District initially to establish the initial basic design requirements and concepts to meet both entities requirements.



Chad E. Edwards, P.E.

Civil / Transportation/Roadway / Drainage Stormwater

Mr. Edwards has been the Project Manager on many public projects over the last 28 years. He is highly experienced in the aspect of civil engineering.

Professional Registrations

- State of Florida Professional Civil Engineer No. 59306 (2003)

Education + Training

- Bachelor of Science, Civil Engineering, Clarkson University, Potsdam, New York (1997)

Years of Experience

- Total: 28; With Firm: 25

Relevant Experience:

Veterans Park | Sunrise, Florida | Civil Engineer
Mr. Edwards is the lead for civil engineering design & permitting services for Veteran's Park. Circulating the park are companion monuments, one for each branch of the U.S. Military branches. In addition, there is an iconic 14,000 square foot playground & plans to expand the park with an obstacle course similar to those used in military training.

Broward County Courthouse | Fort Lauderdale, Florida | Civil Engineer
Civil project manager designing and permitting the civil engineering for the construction of the new courthouse and parking garage. The project was permitted through the Broward County EPD, the City OF Fort Lauderdale, Broward County Traffic Engineering Division, and the Broward County Public Health Unit.

Pioneer Park | Deerfield Beach, Florida | Civil Engineer
Designed drainage, water, and sewer for the various improvements within the 13.5-acre park owned and maintained by the City of Deerfield Beach including a new multi-purpose baseball field, small water play area, and children's playground. Future improvements will include community center, additional ball fields, tennis courts and a new and improved boat ramp.

Nob Hill Soccer Club | Sunrise, Florida | Lead Civil Engineer
Major elements included removal and replacement of three existing soccer fields, drainage improvements and synthetic turf for Fields 1 and 2, drainage improvements, the addition of new toddler playground at SE corner of existing community building, a new shade structure, safety surface, fence and access to existing adjacent playground at Nob Hill Elementary School, the refurbishment of the existing aluminum & concrete perimeter fence, and ADA compliance.

SW 36th Street Improvements | Davie, Florida | Project Manager
The project, 3,300-foot in length, was designed as a two (2) lane divided boulevard from College Avenue to SW 76th Avenue within a 75-foot public right-of-way width. In connection with this improvement, parts of SW 36th Street, owned by Nova Southeastern University, was dedicated to Davie.

Parkland Library Expansion | Parkland, Florida | Senior Engineer
The size of the expansion was 6,900 square feet, a separate space for children and families, a multi-purpose program area, and fit within the existing footprint owned by the city. Craven Thompson provided professional Surveying, Landscape Architecture and Civil Engineering Services for the project.

DEA South Florida Laboratory | Miami-Dade County, Florida | Civil Project Manager
Responsible for designing and permitting the civil engineering for the DEA Facility, a 57,000 S.F. build to suit DEA Laboratory for the GSA on a GSA preselected site encompassing 9.14 acres.

Temporary Fire Station 13 | Fort Lauderdale, Florida | Senor Engineer
Craven Thompson provided Civil Engineering, Planning, and Landscape Architecture Services for the new Fire Station No. 13 in the City of Fort Lauderdale located at 2871 East Sunrise Boulevard. The new fire station replaces the existing fire station on the same site. The proposed station will be approximately 10,000-12,000 square feet with three bays housing twelve fire fighters.



Luis Pimentel, P.E.

Civil / Transportation / Roadway / Drainage and Stormwater

Mr. Pimentel is a Civil Engineer with over nineteen years of experience in the Municipal Engineering field. Mr. Pimentel has worked on projects ranging from roadway improvements to citywide infrastructure improvement projects. He has experience with permitting agencies such as Miami Dade County Water and Sewer Department, Broward County Health Department, and Broward County Environmental Protection and Growth Management Department.

Professional Registrations

- State of Florida Professional Civil Engineer No. 86616 (2019)

Education + Training

- Bachelor of Science, Civil Engineering, Florida International University (2008)

Years of Experience

- Total: 19; With Firm: 11

Relevant Experience:

Seminole Hollywood Reservation Stormwater Master Plan | STOF Hollywood Reservation, Florida | Project Manager - Craven Thompson developed a stormwater master plan inclusive of data collection, basin delineation, stormwater modeling and analysis, alternative development and evaluation, and a prioritized capital improvement plan (CIP) that considered existing and future land uses as well as future environmental conditions, including the impacts of sea-level rise and global warming.

Seminole Tribe of Florida New Community Center | Hollywood Reservation | Project Manager - Currently designing the civil components for the new Community Center facility in the Hollywood Reservation. The site will contain a multistory Community Center building and an aquatics facility. Civil design includes preparation of Demolition, Erosion Control, Stormwater and Utility plans. Also includes preparing and processing permit applications.

Ranches Neighborhood Drainage Improvements | Parkland, Florida | Project Manager
Mr. Pimentel developed and stormwater model, and designed improvements for the Ranches Neighborhood in Parkland, Florida. Improvements included: dredging of existing canals, new culverts, new catch basins and associated piping, control structures, and a new stormwater pumping station tributary to the Hillsboro Canal. Craven Thompson performed surveying services, stormwater modeling, drainage design, and permitting services for the project. Environmental permitting is through Broward County who has delegated authority from the SFWMD.

Miami Gardens Livable Neighborhoods Vista Verde Phases 1C, 1D, 2, & 3 | Miami Gardens, Florida | Civil Engineer. Assisted in the design and permitting of stormwater improvements for multiple areas within the Vista Verde neighborhood in the City of Miami Gardens. Improvements included: 7,280 linear feet of storm sewer, 5,640 linear feet of exfiltration trench, 140 drainage structures, 30,050 SY of roadway milling & resurfacing, and 29,900 SY of roadway reconstruction.

NE 191st Street Drainage Improvements | Aventura, Florida | Senior Engineer
Craven Thompson provided surveying and civil engineering for NE 191st Street, from Biscayne Boulevard to NE 29th Avenue. Mr. Pimentel assisted in the design and permitting of stormwater improvements for NE 191st Street between Biscayne Boulevard and NE 29th Avenue. Worked on design plans and stormwater calculations. Processed permit applications with Miami Dade Department of Environmental Resources Management and Miami-Dade County.

Country Club Drive Milling & Resurfacing Project | Aventura, Florida | Civil Engineer
The project included the complete milling and resurfacing of the outside half of right-of-way of Country Club Drive, including milling, asphalt paving, curbing, sidewalk repairs, re-setting brick pavers, handicap ramps, adjusting utilities, pavement markings, grading and restoration.



Gary Tenn, P.E.

Civil / Transportation / Roadway / Drainage and Stormwater

Mr. Tenn has been responsible for civil engineering design and project management of numerous public sector infrastructure projects throughout South Florida. His engineering experience and oversight of public sector projects including various disciplines such as roadway, drainage and water & sewer aspects of the projects. Mr. Tenn has 44 years of experience in civil engineering and is a registered Professional Engineer in Florida. This experience includes 36 years of project management, design and permitting for projects in South Florida.

Professional Registrations

- Professional Engineer State of Florida No. 50588 (1996)

Education + Training

- Bachelor of Science, Civil Engineering, University of Windsor, Ontario, Canada
- (1979)

Years of Experience

- Total: 44; With Firm: 11

Affiliations

- American Society of Civil Engineers, Member (ASCE)
- Florida Engineering Society, Member (FES)
- Florida Engineering Society-Class 1 FES/FICE Leadership Institute

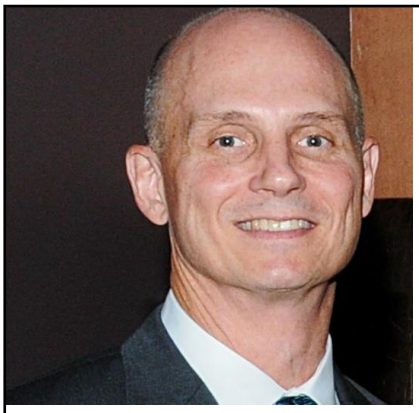
Relevant Experience

Central Broward Water Control District – District Engineer | Davie/Southwest Ranches/Cooper City, Florida | Mr. Tenn serves as the District Engineer for the Central Broward Water Control District (CBWCD). In this capacity, he reviews and recommends approval of all drainage projects within the CBWCD; review variance requests; serves on the Development Review Committee; attend Board meetings; and prepares construction plans for capital improvement projects. Services to the District include plan and Constructability Review; engineering studies and reports; plan review, surveying; design & permitting for capital improvement projects; construction services; inspection services; and meeting attendance.

Eastside Master Infrastructure Project, Phases 2 & 3 | Davie Florida | Project Manager
Mr. Tenn managed the design and permitting of the project which consisted of 340 acres of infrastructure rehabilitation. The basic infrastructure work consisted of watermain, sanitary sewer, and storm sewer. The drainage/roadway work consisted of 22,763 LF of roadway reconstruction, 41,000 SY of swale regrading, 18,940 linear feet of storm sewer, 12,450 SY of sidewalk, 7,400 SY of driveway restoration, 146 storm structures, 3 outfalls, and 1 control structure. The water distribution included 14,800 LFof 6" main, 5,075 LF of 8" main, 5,140 LF of 12" main, abandon and grout 11,450 LF of existing watermain in place, 50 fire hydrants, 154 gate valves, and 40,400 LF of water service piping on private property. The sanitary improvements included 11,455 LF of 8" pipe, 40 sanitary manholes, and 2,945 LF of 16" forcemain.

NW 10th Avenue LAP Improvements | Oakland Park, Florida | Project Manager
Local Agency Program (LAP) funded project that completed the pedestrian and bike lane connectivity within the City's west end located between NW 38th Street and Prospect Road. The project also included installation of streetscape and irrigation system. Mr. Tenn coordinated and administered the LAP processing on behalf of the city and designed and permitted the drainage improvements and the roadway modifications to accommodate the bike lane and pedestrian-cyclist shared path for the three-quarter mile roadway improvements. He coordinated the work of the electrical and landscape architectural consultants as part of his project management duties and oversaw construction administration and observation for the project.

SW 48th Avenue Complete Streets Project | City of West Park, Florida | Project Manager
Bicycle Pedestrian Infrastructure project that provides pedestrian and bike lane connectivity within the City between Countyline Road and Pembroke Road. The project includes installation of on-street bike lanes, improved sidewalks, adjustment of the roadway drainage system, milling and re-surfacing of the roadway and installation of streetscape and irrigation system. Mr. Tenn coordinated and administered the project design and permitting for the Broward Transportation Surtax Capital Projects.



Tim Hall, P.E.

Civil / Drainage and Stormwater

With over 36 years of experience, 29 years within South Florida, Mr. Hall has an extensive and diverse project history. His experience includes master planning, modeling, preparation of construction documents, permitting, and construction administration for numerous water distribution, sewer collection, storm water management, overhead conversion, and land development projects.

Professional Registrations

- Professional Engineer State of Florida No. 50588 (1996)

Education + Training

- Bachelor of Science, Civil Engineering (Structural Emphasis), University of Maryland (1987)

Years of Experience

- Total: 36; With Firm: 18

Relevant Experience

City of Fort Lauderdale, Undergrounding of Utilities Continuing Services | Fort Lauderdale, Florida - In 2009, under former employer, Keith and Schnars, was Program Lead working with City staff to craft and implement the current ordinance and undergrounding program. Worked with the various neighborhoods facilitating undergrounding of utilities through special assessment. Met with communities and Franchise Utilities to identify specific project parameters. Discussed issues such as coordination of utilities, understanding of FP&L tariff and requirements thereof, assistance in drafting proper ordinance, cost estimates, and understanding of special assessment procedures and requirements.

El Dorado Neighborhood Drainage Improvements | Plantation, Florida | Project Manager
Craven Thompson provided surveying, analysis, assessment construction documents and permitting, bidding assistance, and CEI services. The neighborhood is 123 acres in size, Improvements included: 3,072 LF of swale re-grading, 1,963 LF of storm pipe removal, the installation of 930 LF of 15” diameter storm sewer, 160 LF of 18” diameter storm sewer, 768 LF of 24” diameter storm sewer, 105 LF of 30” diameter storm sewer, and the installation of 48 of 30” diameter ADS drainage structures.

Golden Shores Utility Undergrounding | Sunny Isles Beach, Florida - Overhead conversion project for 225-home residential community in Sunny Isles Beach. As design lead, coordinated program from inception to construction. Project involved undergrounding of overhead electrical, telephone, and cable services as well as new streetlights. Required coordination of survey and as-builts, solicitation and coordination of Franchise Utility designs, preparation of construction documents, participation in bid process, and construction phase services.

Golf Estates Neighborhood Drainage Improvements | Plantation, Florida | Project Manager
Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and CEI services. The neighborhood is 355 acres in size. Improvements included: 1,000 LF of swale regrading, 913 LF of storm pipe removal, the installation of 532 LF of 15” diameter storm sewer, 352 LF of 18” diameter storm sewer, 29 LF of 72” diameter storm sewer, the dredging of 4,875 LF of existing canal, the installation of 28 of 30” diameter ADS drainage structures. Restoration of the disturbed right-of-way areas was also included.

Broward County Convention Center Expansion & Hotel | Fort Lauderdale, Florida | Project Manager
Mr. Hall was tasked with preparing schematic designs. Schematic design includes preparation of a single Site Plan Submittal package. In an effort to advance site approvals, the client divided the work into two separate Site Plan Submittals, the West Expansion and Remainder of Site. This project involves a 525,000 square foot expansion to the Convention Center representing the first phase of a multi-phase masterplan. In addition to the Convention Center, the County constructed a hotel and related site improvements with the 40-acre parcel. The initial task involves refinement of the Concept Masterplan. The project involves design services for an 800-key Hotel, with 73,000 square feet of meeting space, 23,900 square feet of restaurants, bar and retail, 11,000 square feet of spa and fitness, and open plaza area.



Fareez Abrahim, E.I.

Civil / Transportation / Roadway / Drainage and Stormwater

Mr. Abrahim has over twelve years of experience in the field of civil engineering. Shis specific focus is in the field of environmental, wastewater and hydraulic engineering.

Professional Registrations

- State of Florida Engineering Intern

Education + Training

- Florida International University, Bachelor of Science in Civil Engineering (2014)

Years of Experience

- Total: 12; With Firm: 10

Relevant Experience:

Central Broward Water Control District - District Drainage Engineer | Davie / Southwest Ranches / Cooper City, Florida - Mr. Abrahim assists the District Engineer for the Central Broward Water Control District (CBWCD). In this capacity, he reviews all drainage projects under the supervision of the District Engineer. When needed he attends Board meetings, and prepares construction plans for capital improvement projects. Craven Thompson services to the District include plan and Constructability Review, engineering studies and reports, plan review, surveying, design & permitting for capital improvement projects, construction services, inspection services, and meeting attendance.

Surface Water Management Permit Application Review | All STOF Reservations | Project Manager - Mr. Abrahim assists with the review of surface water management applications on behalf of the STOF at all Seminole reservations since 2014.

Park East Neighborhood Drainage Improvement Project | Plantation, Florida | Civil Engineer
Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services for the Park East Neighborhood. The neighborhood is 620 acres in size and is bounded by the West Sunrise Boulevard to the north, the Florida Turnpike to the west, State Road 7 to the east, and West Broward Boulevard to the south. Restoration of the disturbed right-of-way areas was also included.

Prospect Road: Andrews Avenue Plaza and Parking Lot Renovations | Oakland Park, Florida | Civil Engineer
The Prospect Road - Andrews Avenue Plaza project involves reconstruction of current drainage systems and resurfacing improvements to the parking area of the plaza as part of a roadway corridor improvement and beautification criteria. Responsibilities included water quality calculations, exfiltration trench design, and preliminary cost estimates.

Plantation Gardens and Historical Area Water Main Rehabilitation | Plantation, Florida | Civil Engineer
This project included the demolition of existing utilities, installation of water main and roadway/right-of-way restoration. Craven Thompson & Associates, Inc. provided mobile LiDAR surveying, design, permitting as well as Resident Project Representative services for 33,200 linear feet of water main, the installation of 41 new fire hydrants, and the installation of 270 new water services.

Hallandale Beach Sidewalk Improvements | Hallandale Beach, Florida | Civil Engineer
This project involves the completion of the existing sidewalk network and install ADA compliant ramps within the neighborhood located between NW 8 Avenue and NW 5th Terrace. Responsibilities included design of new sidewalks as well as reconstruction, compliance of ADA ramps, and re-grading of affected swale areas.

WTP Security, Paving & Drainage Improvements | Lauderhill, Florida | Civil Engineer
This project involves security improvements from the Wastewater Treatment Plant located in the City of Lauderhill. In addition to security improvements, the project consisted of sealcoating and new striping for exiting asphalt surfaces as well as reconfiguration of swales and flumes. Project engineer responsibilities included site visits, plan modifications and reviewing shop drawings.



CERTIFICATIONS

Certification
Florida PE LIC. #73944

EDUCATION

Civil Engineering
University of South Florida
Tampa, Florida

QUALIFICATIONS

- Leadership NACTO 2018
- Founder Mobility Cohort, Florida Bicycle Month, and VZFLA
- WPBGo TMA Committee Board
- NACTO National Standards Working Group
- Palm Beach TPA - Former Chair of the Palm Beach TPA Citizen Advisory Committee
- Palm Beach TPA - Vice Chair Board Member for Transportation Disadvantage Local Coordination Board
- NCUTCD Council Member - NACTO Delegation
- NCUTCD Markings Committee
- NCUTCD Technical Committee - Pedestrian and Advisory Bike Lane

Uyen Dang, PE

Senior Transportation Engineer

WORK EXPERIENCE

Years of Experience: 20+

Uyen Dang is a professional engineer with over 20-year experience in transportation, streetscape, and livable communities. She was the City Traffic Engineer for the City of West Palm Beach and oversaw all transportation elements including transformative projects such as the Clematis Street Streetscape project and the Reimagine of Rosemary Square. She led in the City's adoption of the City's multimodal transportation program including the WPB Bicycle Masterplan, Vision Zero program, smart parking technology and the micromobility program.

Uyen helped define the term "Mobility" through a range of transportation planning efforts such as the WPB Mobility Study, Downtown Parking Study, the Okeechobee Corridor Study, and the proposed ITC Mobility Hub. She provided leadership in securing over $50M federal grants and established a transportation capital improvement program of over $150M of roadway infrastructure improvements through the City's Public Works Bond and the 1% Sales Tax Referendum. She is part of Leadership NACTO, serves as chair of the Palm Beach TPA Citizen Advisory Committee, board member of the Palm Beach Transportation Disadvantaged LCB, and a delegate of the NCUTCD.

Roadway Design:

- 25th Street Lane Repurposing
- Broadway Lane Repurposing
- 49th Street Complete Streets Implementation
- Okeechobee Median Conceptual Design
- Mercer Avenue Complete Streets
- Parker Avenue Complete Streets
- Lake Avenue Phase 1, 2 and 3
- Pine Terrance Drainage Improvements
- Executive Center Bike Lane
- Winter Haven Intersection Improvements
- 7th Street Advisory Bike Lane
- South Olive Bike Lane
- North Shore Neighborhood Improvements
- Executive Center Drive Bike Lane
- Monceaux Road Bike Lane
- Roosevelt Estates Improvements
- Gregory Road Traffic Calming
- Forest Hill Blvd. Traffic Calming
- Washington Road Resurfacing Project
- Putnam Ranch Road Resurfacing Project
- Puritan and Pilgrim Road Resurfacing Project
- Martin Luther King, Jr. Blvd. Extension

Transportation Planning

- Downtown WPB AV Pilot
- Broward EVCI
- WPB Transit Expansion - rideWPB
- IRC Bike Masterplan Update
- City of Tamarac Multimodal Study
- NoRa Transportation Demand Management (TDM) Plan
- CITT TDM/TMA Implementation
- Mobility Studies (Longwood, Saint Augustine, Lake Park, Saint Lucie, Cape Coral, and Palm Springs)
- South Cape Parking Study
- Saint Augustine Mobility and Curb Management Plan
- Vision Zero Action Plan (Palm Springs, Opa-Locka, West Palm Beach, Miami Lakes and Wellington)
- Quiet Zones Establishment and Affirmation (West Palm Beach and Riviera Beach
- Hallandale Beach NW 8th Ave. Complete Streets Implementation
- City of Boynton Beach Seacrest Corridor Plan
- Jefferson Terminal District Safety Analysis
- WPB Safe Systems Rail Safety Planning



Marilyn Ventura, EIT

Project Engineer

CERTIFICATIONS

Certification

Engineer In Training Certification (EIT) #1100026239

EDUCATION

B.S., Civil Engineering

Florida International University
Miami, FL

B.S., International Affairs

Florida State University
Tallahassee, FL

EXPERTISE

- Quick Build Design
- Transportation Planning
- Roadway Design
- Cost Estimating
- Permitting
- ADA Accessibility & Design
- AutoCAD 2023
- Government Relations
- Bilingual (Spanish)

AFFILIATIONS

- American Society of Civil Engineers (ASCE)

WORK EXPERIENCE

Years of Experience: 2+

Marilyn is an EIT focused on civil design. She spent the early part of her career in Seville, Spain where she developed an interest in transit and city transportation. Marilyn is currently working on signing and pavement marking designs, culvert design, photometrics design, and civil site design.

Quick Build Design

Poinsettia 2-Way Cycle Track **2024**
West Palm Beach, Florida
Marilyn is the project engineer for the Poinsettia Ave 2-Way Cycle Track project, spanning from US-1 to 36th Street, will undergo a transformation from a traditional on-street bike lane to a two-way cycle track. The quick-build approach ensures efficient implementation, adhering to MUTCD standards for safety and design. DDEC conducted data analysis, including crash assessments, will inform the project, and warrant analysis for all-way stop conditions will enhance safety at intersections.

Matilda Street 2-Way Cycle Track **2024**
Miami, Florida
Marilyn is the project engineer for the Matilda Street 2-Way Cycle Track project, spanning from Grand Ave. to Bird Ave. converting the one way street to a parking protected cycle track. North of Oak Ave. the proposed design was neighborhood bike way network.

Conceptual Design

Okeechobee Lane Repurposing Downtown West Palm Beach **2023**
West Palm Beach, Florida
Marilyn is the project engineer for the Okeechobee Blvd. Lane Repurposing Project in Downtown West Palm Beach from Tamarind Ave. to Flagler Drive. This concept for lane repurposing is to reduce travel lane distance to create an urban cycle track along the corridor.

Flagler Drive Greenway Conceptual Layout **2024**
West Palm Beach, Florida
Marilyn is the project engineer for the Your Waterfront, Your Way project to develop concepts of a lane repurposing to support economic growth in Downtown West Palm Beach. The concept is the expanded multiuse path for the East Coast Greenway, a 2-way cycle track design and intersection layout.

Complete Streets

Parker Avenue Complete Streets (LAP) **2022 - 2023**
West Palm Beach, Florida
The Parker Avenue Complete Streets project consists of total reconstruction of the City's multimodal network connection from Forest Hill Boulevard to Southern Boulevard to provide Complete Streets. The typical sections included separated bicycle lanes or multiuse paths, milling and resurfacing, signing, pavement markings, irrigation, landscaping, drainage improvements, and pedestrian lighting. Marilyn prepared signing and pavement markings plans, conducted site visits, and assisted in preparing the engineer's estimate for the LAP Project.

25th Street Lane Repurposing **2023 - 2025**
West Palm Beach, Florida
Marilyn is the project engineer preparing roadway and signing and pavement markings plans for the 25th Street Lane Repurposing LAP project. DDEC the program manager for the City of West Palm Beach grant services in preparing all plans, specifications, and bidding support for the life of the project including in preparing all contract requirements for other consultants.



EDUCATION

Computer Science

Instituto Universitario de Tecnologia Antonio Jose De Sucre

EXPERTISE

3D Visualization	100%
Urban Design	100%
Bike/ped	90%
Wayfinding	100%
Web Design	95%
Print Media	100%

SKILLS

- 3D Rendering
- Architectural Design
- Visualization
- Concept Design

PUBLICATIONS

- a.2X Editor's Choice – evermotion.org
- b.2X -Cgsociety.org
- c.3X cg-node.com
- SketchUp 2014 for Architectural Visualization

Orlando Toro

Senior Designer/Visualization

WORK EXPERIENCE

Years of Experience: 20+

With 20+ years as a versatile design professional, Orlando applies his creative talents across urban planning, 3D architectural visualization, and UI/UX design. His urban projects have earned recognition for revitalizing public spaces. As a 3D artist, he has achieved acclaim for architectural visualizations on leading industry sites. He brings this same artistic eye to UI/UX, crafting highly intuitive and visually appealing digital products. Orlando's diverse background allows him to approach both physical and digital design with an interdisciplinary perspective, blending aesthetics and functionality. His multifaceted expertise makes him a dynamic talent able to traverse urban, 3D, and UI/UX spheres.

NW/SW 8th Avenue Complete Streets Project
Hallandale Beach, Florida
Orlando created 3D rendering and project typical sections for the proposed concept. He also helped with community engagement by creating the branding, project website, survey, flyers and other elements needed for the community enagement efforts.

City of Tamarac Multimodal Study
Tamarac, Florida
Orlando was responsible for creating all design elements for the public information plan including the project website, all social media marketing materials, branding, logo design, and print media.

7th St. Multimodal Bridge
West Palm Beach, Florida
Orlando developed the conceptual design for 7th St. multimodal bridge to connect the Historic Northwest Neighborhood over the FEC railroad to the newly planned NORA District, as well as the micromobility hub and public space design to provide basic amenities for the adjacent community. Orlando served as the creative lead and visual designer for the bridge and program designer for the micromobility hub at the base of the bridge.

Parker Avenue Complete Streets (LAP)
West Palm Beach, Florida
Orlando serves as the creative lead in the redesign of the Parker Ave. Rehabilitation Project. Orlando developed concepts to define the purpose and need for active transportation along Parker Ave,. from Forest Hill Blvd. to Nottingham Blvd.

Main Street Complete Streets Implementation Plan
Atlantic Beach, Florida
Orlando served as the transportation designer in the typical design for the Main Street Complete Streets Project. The Main Street Corridor is a local collector road on the West End of the City of Atlantic Beach.

NoRa Mobility Hub
West Palm Beach, Florida
Orlando developed concepts for a mobility hub in a newly established mixed-use redevelopment district in the heart of Downtown West Palm Beach. The team provided implementation strategy, which included the mobility hub design, to expand mobility services and connectivity to Downtown West Palm Beach.



Phuong Dinh

Community Outreach Specialist

EDUCATION

Business Administration

Florida Atlantic University

EXPERTISE

- Stakeholder Identification and Analysis
- Public Meeting Facilitation
- Digital Engagement Strategies
- Conflict Resolution
- Data Collection and Analysis
- Project Management
- Strategic Communication
- Relationship Building

SKILLS

- Excellent verbal and written communication
- Active listening and empathy
- Event planning and coordination
- Social media and digital platform management
- Data visualization and presentation
- Adaptability and problem-solving

WORK EXPERIENCE

Years of Experience: 1+

Phuong, brings fresh perspective and innovative ideas as a recent business management graduate from Florida Atlantic University. During her academic career, Phuong developed strong organizational and interpersonal skills through marketing internships with the Javits Center in New York City, where she coordinated and facilitated client meetings, organized stakeholder and vendor contact lists, and created and generated social media content for events. Phuong combines her business acumen with genuine passion for community development, leveraging digital engagement tools and her understanding of local dynamics to connect with diverse stakeholders and ensure inclusive community participation in municipal initiatives.

The Seacrest Corridor Plan **2025 - Current**
Boynton Beach, Florida
Phuong is responsible for community engagement efforts for the Seacrest Boulevard corridor project spanning from Woolbright Road to Boynton Beach Boulevard, coordinating with local businesses, residents, and community organizations to ensure inclusive participation throughout the planning process. She will conduct regular site visits along the Seacrest Boulevard corridor to document existing conditions, identify stakeholder concerns, and maintain ongoing communication with affected property owners and community members. Her responsibilities include developing and implementing a comprehensive social media strategy to keep the public informed about project updates, community meetings, and opportunities for input regarding the Seacrest Boulevard improvements.

Village of Palm Springs VZAP **2025 - Current**
Palm Springs, Florida
Phuong played a key role in developing the Village of Palm Springs Vision Zero Action Plan, where she compiled and analyzed traffic safety data to identify high-risk corridors and intersections. Using advanced publishing software, she designed a visually compelling final report that effectively communicated complex safety statistics and intervention strategies to both technical and non-technical audiences. She incorporated GIS mapping, infographics, and professional layouts to transform raw data into actionable insights that guided the Village's safety improvement priorities.

Boca Raton Mobility Public Engagement - Addison Mizner Elementary **2025**
Boca Raton, Florida
Phuong developed specialized marketing materials tailored specifically for young participants. She designed colorful, age-appropriate informational boards featuring engaging visuals and simple explanations about transportation safety, pedestrian awareness, and bicycle rules. The highlight of her contribution was an innovative "Transportation Safety Passport" booklet that guided children through interactive learning stations where they collected stamps while absorbing critical safety information.

Florida Bicycle Month **2025**
Boca Raton, Florida
During Florida Bicycle Month, Phuong developed comprehensive content and executed a strategic social media campaign that ran throughout March. She created engaging blog posts highlighting bicycle safety, infrastructure improvements, and community cycling events across the region. In collaboration with the City of Boca Raton, Phuong effectively marketed their bicycle repair workshops ("Bike Fixit" events) through targeted digital promotion and print materials.

Resume



Donata Williams, P.E., S.I., MBA, LEED AP, CM-BIM, F.R.S.E.
Managing Principal

PROFESSIONAL EXPERIENCE

Ms. Williams is a Structural Engineer with more than 22 years' experience in analysis, design, and construction management of various types of structures for the governmental, commercial, aviation, educational, and residential sectors. She utilizes various computer aided analysis and design tools such as Ram Structural System, Ram Concept, Ram Elements, Tekla Structural Designer Adapt, PCA Walls, AutoCAD, and Revit Structure. Ms. Williams is a LEED Accredited Professional. She worked on one of the first LEED certified buildings in Florida and several other buildings which have obtained certification such as FLL Terminal 4, Broward Transit's Ravenswood Maintenance facility, and the City of Miramar Police Headquarters. She was one of the first 3 people in the state of Florida to receive her CM-BIM certification. Ms. Williams has served on the board for the South Florida Chapter of the Florida Structural Engineers Association since 2012 and currently serves on the state board as well. She currently serves as Vice Chair for the Miami-Dade Board of Rules and Appeals

YEARS' EXPERIENCE :

22

EDUCATION

Masters of Business Administration
University of Florida / 2011

M.S. in Architectural Engineering
with a Structures Concentration
N.C. Agricultural & Technical
University / 2002

B.S. in Civil Engineering
University of Florida / 2000

PROFESSIONAL REGISTRATION

Registered Professional Engineer:

Florida	67337
North Carolina	036136
New York	093022-1

Special Inspector of Threshold Buildings - FL SI 7018699
LEED Accredited Professional CM-BIM Certification

PROFESSIONAL AFFILIATIONS

(FSEA) Florida Structural Engineers Association
(AISC) American Institute of Steel Construction
(NOMA) National Organization of Minority Architects

SAMPLE PROJECT EXPERIENCE:

- **Golden Isle Park, Hallandale Beach:** Project Manager and Special Inspector for 25,000 sq. ft. tennis facility that includes offices, lockers, concessions, and a pro shop as well as three surrounding single-story buildings. Structural systems included steel joists, structural steel beams and columns, and reinforced masonry. Assisted the City of Hallandale with additional inspections for light pole bases and other site equipment foundations during the pandemic.
- **Bluesten Park, Hallandale Beach:** design services for 50,000 sq. ft. community center, that includes a gymnasium along with five surrounding single-story buildings that ranged from 400 to 2,000 sq. ft. Structural systems included steel joists, structural steel beams and columns, tilt up panels and reinforced masonry walls. (*)
- **Foster Park Community Center, Hallandale Beach:** Project Manager and Special Inspector for a new one-story Community Center building with approximately 9,130 sq. ft. to house a banquet hall, library, classroom, a small gymnasium and support spaces. Structural system included CMU, bar joist, composite bar joist and cold form steel trusses. Approximately half of this one-story building was designed for a future second floor.(*)
- **SFRTA (Tri-Rail) Operations Building, Pompano Beach, FL**: Project Manager for an approximately 79,000 sq. ft. three-story, office building constructed of architectural precast, precast joists and soffit beams, and cast-in-place concrete columns, and masonry shear walls and miscellaneous bearing walls. LEED Gold certified. (*)
- **Parkland West Fire Station, Parkland, FL**: Project Manager for this $3.1 million, 11,000 sq. ft. new fire station facility with offices for the city of Parkland building department; designed using BIM by Ms. Williams who led the team of engineers and technicians. (*)
- **Urban League of Broward County Community Empowerment Center - Fort Lauderdale :** Project Manager & Special Inspector for this two-story 30,000 sq ft building. The multi-purpose facility houses new offices for the Broward County Urban League, as well as large meeting rooms and training rooms. The building also includes a two-story space with allowance for future 2nd floor addition. (*)

(*) with another firm

Resume



WORLDWIDE ENGINEERING

Nitin Ranadive, P.E.
Principal

PROFESSIONAL EXPERIENCE

Mr. Ranadive has nearly four decades of experience in structural engineering, project management, planning and engineering design for a variety of projects. His qualifications include public and private commercial, institutional and industrial projects. He has led project teams in the design of conventional and post-tensioned concrete, composite and structural steel, cold formed steel bearing walls and wood structure projects. His expertise encompasses the design of new structures and the restoration and conversion of existing structures.

His qualifications enable him to develop and manage design teams that provide elegant and innovative solutions to challenging structural projects.

YEARS' EXPERIENCE:

39 Years

PROFESSIONAL REGISTRATION

Registered Professional Engineer:
Florida: PE 81459
Maryland: PE44838
Arizona, Texas

EDUCATION

University of Maryland, *Master of Science*, Civil Engineering; (Specialization in Structural Engineering)

Indian Institute of Technology, Mumbai, India, *Bachelor of Technology,* Civil Engineering

Project Experience:

- **City of Miramar, Community and Cultural Amphitheater**; Cultural Amphitheater Complex with 1,500 non-permanent seats and a lawn seating capacity of 2,500 under canopy structure; site includes a memorial wall, pedestrian pathways, food truck and vendor areas; stage, dressing rooms, electrical, data room, restrooms of approx. 5,000 SF and a tensile canopy of approx. 18,000 SF.
- **Tradewinds Park, Coconut Creek** (in permitting stage): Design services for large Broward County park which contains equestrian facilities. Project will add animal barn with educational arena, welcome center, open-air event venue, gatehouses, picnic shelters, interactive water fountain, windmill, landscaping, wayfinding signage, site connections and other features necessary to execute the county' s masterplan for the park.
- **Doral Glades Park,** Doral – 25 acre park featuring nature center, walking trails, basketball court, multi-use field, playgrounds, indoor multi-purpose rooms, tennis courts, outdoor pavilions, restrooms.
- **Florida International University, (FIU) Wellness Center**, Miami. 60,000+ SF expansion of existing south campus Wellness and Recreation Center: new 3-court basketball/volleyball gymnasium, new free weight and cardio areas, indoor racquetball court and running track; lounge and office space.
- **School District of St. Lucie County Administrative Building**, Port St. Lucie; 106,000 SF, three story new office building, hardened for Risk Category III. Houses administrative offices and serves as headquarters for the district.
- **Sunrise Senior Center**, Sunrise. - Additions and renovations including several new rooms (fitness/game/craft/computer/kitchen) Renovation of community room. Evaluation of existing roof and structure for installation of new rooftop units. Designed supporting structure including columns, footing, and roof connections to support the rooftop units.
- **City of Plantation Fire Stations–** Project manager for design/construction of Fire station # 2 and Fire station #5.
- **Broward Sheriff's Office Training Center,** Fort Lauderdale **-** 104,000 sq. ft. design-build project located at the Broward Sherriff's Office Public Safety Complex. 4-story training center building with attached 7-story parking garage. Admin offices, auditorium, classrooms, fire rescue simulation labs, indoor firearm ranges, etc.



Amy L. Champagne-Baker, PE
President
Electrical Engineer

Quantum Electrical Engineering, Inc.
5571 N. University Dr Suite 101
Coral Springs, FL 33067

Mobile: (561) 308-3526
Office: (954) 359-5810
Email: AChampagne@Q-E-E.com

Education
Clarkson University, Potsdam, NY
Bachelor of Science
Electrical Engineering – 1997

Professional Registration
Registered Electrical Engineer
Florida – No. 73735

Registered Electrical Engineer
Connecticut – No. 27854

Registered Electrical Engineer
US Virgin Islands – No. 1291E

Professional Memberships
LEED-AP
IES
NFPA

Tools
AutoCAD, MicroStation, SKM Power Tools™ for Windows DAPPER, CAPTOR, AGI

Professional Experience
Hillers Electrical Engineering Inc
June 1997 – December 2019

Quantum Electrical Engineering Inc
May 2014 – Present

Professional Summary

Amy Champagne-Baker is a 23-year Professional Engineer experienced in electrical design and construction management, with an extensive background completing various electrical engineering projects throughout the state of Florida. Amy strives to be an innovator who excels in the challenge of accurate solutions for difficult situations in the design and implementation of electrical systems. Throughout her career she takes great pride in being a well-rounded and reliable leader with outstanding interpersonal and communication skills who is driven to develop and grow within a challenging and rewarding environment.

Amy has developed and implemented successful programs and projects that delivered cost reductions that lead to increased overall customer satisfaction. As a detail-oriented and focused individual she has a passion to collaboratively work with multidisciplinary engaged teams to deliver time sensitive programs while maintaining priorities and achieving project expectations.

Her work in electrical design and construction management experience includes project management, installation observation, shop drawing submittal review, testing, startups and construction observation of high, medium and low voltage distribution systems. Amy's detailed experience extends into Solid Waste projects, FDOT roadways, air carrier and general aviation airports, parking and site lighting, interior and exterior lighting systems, fire alarm and security system infrastructure, camera systems, normal and stand by emergency generation systems and power.

Technical expertise includes electrical design, lighting calculations, estimating, project budgeting, contract administration, scheduling, staffing, resource allocation, subcontracts, submittals, purchasing, client/owner interaction, cost analysis, labor tracking, quality, value engineering, change orders, invoicing and project close out.

Project Experience

CITY OF POMPANO BEACH DISTRICT 2 ROADWAY LED LIGHTING CONVERSION

Provided photometric calculations for new FPL street lighting conversion project for the City of Pompano for 3000 light fixtures. Included light layout of the replacement of existing lighting system Collier, Liberty Park, Cresthaven, Highlands, Kendall Green, and Old Pompano neighborhoods.

FORT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT - TERMINAL 4 GATE REPLACEMENT WESTERN (WP403) & EASTERN (WP407) EXPANSION *

This Project included design services for the new Terminal 4 Gate Replacement Project at Ft. Lauderdale-Hollywood International Airport. The project included the demolition of the existing Concourse H at Terminal 4 along with the design of a new 14 gate replacement, while keeping the existing Terminal operational to International passengers. The design was broken into Western and Eastern phases, WP403 & WP407 respectively. The Project included onsite verifications, testing and calculations where Amy was responsible for designing all power, control and lighting systems, lightning protection systems, connections to baggage systems, data communication, 4160V Emergency power expansion, apron lighting, TSA and US Customs areas. Through this project all power and lighting systems were evaluated, redesigned, and upgraded.

PALM BEACH INTERNATIONAL AIRPORT THIRD LEVEL TICKETING INTERIOR IMPROVEMENTS PHASE 2*

Project included the design of the replacement of Lighting for the Third Level ticketing including relocation of existing fire alarm, relocation of existing Public address system while maintaining full use of the ticketing level. Included new conduit and wiring systems, fire alarm panel replacements, and programming of existing computer reporting system.

QUANTUM
Electrical Engineering, Inc.



James W. Kappes, PE
Project Manager
Electrical Engineer

Quantum Electrical Engineering, Inc.
5571 N. University Dr. Suite 101
Coral Springs, FL 33067

Mobile: (561) 289-7380
Office: (954) 359-5810
Email: jkappes@q-e-e.com

Education
Florida Atlantic University, Boca Raton, FL
Bachelor of Science
Electrical Engineering – 2005

Professional Registration
Registered Electrical Engineer
Florida – No. 71499

Tools
AutoCAD, SKM Power Tools™ for Windows DAPPER, CAPTOR, AGI

Professional Experience

United States Coast Guard
Chief Warrant Officer, Retired
August 1997-September 2018

Hillers Electrical Engineering, Inc.
August 2005 – March 2020

Quantum Electrical Engineering, Inc.
April 2020 – Present

Professional Summary

James Kappes is a 15-year Professional Engineer in electrical design and construction management, with an extensive background completing various electrical engineering projects throughout the State of Florida. He brings outstanding leadership and communication skills to any design team that was cultivated through his 21 years of military experience. James strives to be an innovator who excels in finding the elegant solution for difficult problems in the design and implementation of electrical systems.

James understands the importance of time commitments and has developed and implemented successful programs and projects, to improve efficiency, reduce costs and increase overall customer satisfaction. As a detail-oriented and focused individual he has a passion to work effectively with multidisciplinary engaged teams to deliver time sensitive programs while maintaining priorities and achieving project expectations.

His work in electrical design and construction management experience includes project management, utility coordination, shop drawing submittal review, testing, startups and construction observation of medium and low voltage distribution systems. James's experience extends into electrical system studies, lighting systems, lighting control systems, fire alarm systems, emergency generation systems, FDOT roadway lighting systems, air carrier and general aviation airports terminal/concourse and airfield systems.

Technical expertise includes electrical design in medium and low voltage systems, lighting design/calculations, fire alarm design, short circuit/device coordination/arc flash studies, estimating, utility coordination, project management, submittal reviews, purchasing, client/owner interaction, third party review, value engineering, change orders, and project close out.

Project Experience

BELVEDERE HEIGHTS PHASE 2 ROADWAY LIGHTING
Provided design of new LED roadway lighting system for three streets in Belvedere Heights neighborhood. Included light layout, underground design. photometric calculations, voltage drop calculation, and electrical service coordination.

PALM BEACH INTERNATIONAL AIRPORT – CONSTRUCT GOLFVIEW INFRASTRUCTURE
Performed electrical design and construction services for 1.1 miles of new roadway lighting for Golfview Roadways. Included FP&L, AT&T, Comcast and FiberNet overhead/underground relocation, new lift station, roadway photometrics, roadway lighting systems, new conduit and conductor systems and electrical service points.

CITY OF MIAMI BEACH – NEIGHBORHOOD NO.1/BISCAYNE POINT
Performed electrical design and construction services for 6 miles of new roadway lighting for Biscayne Point. Included roadway photometrics, roadway lighting systems, new conduit and conductor systems and electrical service points.

CITY OF AVENTURA – BISCAYNE BLVD (US1) ROADWAY LIGHTING
Performed electrical design and construction services for replacement of the 2.5 miles of Biscayne Blvd (US1) Roadway Lighting System in the City of Aventura. The existing lighting system was comprised of cobra head fixtures on aluminum light poles that did not fit with the City's Architectural Scheme. Included roadway photometrics, roadway lighting systems, new conduit and conductor systems and electrical service points.

PORT EVERGLADES – MCINTOSH ROADWAY IMPROVEMENTS
Performed electrical design and construction services for 1.2 miles of new roadway lighting for McIntosh Road. Included FP&L overhead/underground relocation, roadway photometrics, roadway lighting systems, new conduit and conductor systems and electrical service points.

RAJ KRISHNASAMY, P.E.

President, Principal Engineer

38 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis 1995

BS in Civil Engineering, Christian Brothers University 1987

Diploma, Electronic Engineering, Malaysian Air Force Institute, 1984

Professional Organization and Registration

Professional Engineer: Florida, 53567

Water Well Contractor, Florida, 11346

Certified OSHA Supervisor

Certified Environmental Consultant

Professional Experience

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of TSFGeo, is a Florida Registered Geotechnical Engineer with over 38 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. His experience consists of successfully completing over 7,500 public and private projects. He serves as Project Manager for continuing contracts with over 20 Florida public agencies. He has a history of repeatedly retaining those contracts through successful, cost-effective, and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him the "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

Relevant Project Experience

Coconut Creek Interchange Modifications, Broward County, Florida. Mr. Krishnasamy is currently the Principal-in-Charge of the Geotechnical Engineering Services for the Coconut Creek Interchange Modification. The project consists of making improvements to the existing roadway.

Lyons Road and Winston Park Boulevard Intersection Improvements, Coconut Creek, Florida. Mr. Krishnasamy is currently the Principal-in-Charge of the Construction Materials Testing Services for intersection improvements at Lyons Road and Winston Park Boulevard. Services included sampling and laboratory testing. A TSFGeo Senior Engineer is available for review of daily reports, handle project coordination and attend meetings, as necessary.

Copans Road Wastewater Replacement Project, Coconut Creek, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Services for Copans Road Wastewater replacement project. The project consisted of replacing the existing force main extending from Sample Road along Lyons to Copans Road and from Copans Road to Florida's Turnpike for a length of about 11,500 linear feet. Provided a geotechnical engineering report which included evaluations and recommendations regarding excavations, trench backfill and lateral Earth pressures.

Tradewinds Park North, Coconut Creek, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for Tradewinds Park North improvements. The project consisted of improvements to the gatehouse, open venue building, welcome center, animal barn, general store, driveway and drainage areas. Provided a geotechnical engineering report which included evaluations and recommendations regarding site preparation, shallow foundations, asphalt and rigid concrete pavement, engineering inspections and construction considerations regarding excavations.

KUMAR VEDULA, P.E.

Principal Geotechnical Engineer

29 Years Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BE in Civil Engineering, Andhra University, 1992

Professional Organization and Registration

Professional Engineer 54873

American Society of Civil Engineers, Past President (Broward Branch)

Professional Experience

Mr. Kumar Vedula, P.E., Principal Engineer of TSFGeo, is a Florida Registered Professional Engineer, has over 29 years of experience providing engineering services for a wide variety of geotechnical projects involving foundation design, slope stability analysis, WEAP analysis and interpreting PDA reports, excavation support, and construction inspection. Mr. Vedula's extensive experience includes foundation inspections (shallow and deep foundations), soil modification (dynamic compaction, stone columns), preloading, excavations, backfilling, and post construction monitoring. He has served as a principal inspector on numerous surcharging and settlement evaluations of organic laden soils assignments. His project experience includes 300+ geotechnical engineering studies for various projects types including parks, piers, shoreline stabilization, dredging, bridges, roadways, utilities, high rise buildings, schools, and government facilities. Mr. Vedula has authored, and co-authored papers published in national and international publications.

Relevant Project Experience

Coconut Creek Interchange Modifications, Broward County, Florida. Mr. Vedula is currently the Principal Engineer for the Geotechnical Engineering Services for the Coconut Creek Interchange Modification. The project consists of making improvements to the existing roadway.

Copans Road Wastewater Replacement Project, Coconut Creek, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Services for Copans Road Wastewater replacement project. The project consisted of replacing the existing force main extending from Sample Road along Lyons to Copans Road and from Copans Road to Florida's Turnpike for a length of about 11,500 linear feet. Provided a geotechnical engineering report which included evaluations and recommendations regarding excavations, trench backfill and lateral Earth pressures.

Tradewinds Park North, Coconut Creek, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for Tradewinds Park North improvements. The project consisted of improvements to the gatehouse, open venue building, welcome center, animal barn, general store, driveway and drainage areas. Provided a geotechnical engineering report which included evaluations and recommendations regarding site preparation, shallow foundations, asphalt and rigid concrete pavement, engineering inspections and construction considerations regarding excavations.

Wynmoor Circle, Coconut Creek, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Services for the pavement evaluation of Wynmoor Circle. Provided a geotechnical engineering report which included evaluation of existing pavement and pavement cores.

Village of Marbella, Coconut Creek, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for development in Village of Marbella. The development consisted of 3- to 5-story multifamily apartment buildings, club house, a pool and respective parking and driveways. Provided a geotechnical engineering report which included evaluations and recommendations regarding preliminary foundations, ground floor slabs, utilities, construction excavation and site preparation procedures.

❖ CATEGORY 4: LANDSCAPE ARCHITECTURAL SERVICES

PROFESSIONAL RESUMES



Scott Peavler, P.L.A.

Landscape Architecture

Mr. Peavler's responsibilities include site planning, landscape and hardscape design, tree removal and relocation plans in AutoCAD and presentation graphics, utilizing knowledge of local and state regulations involved in land development on a range of projects. Coordinating with Clients, City officials, and other consultants to obtain project input and approvals.

Professional Registrations

- Professional Landscape Architect, State of Florida No. LA66669976 (2008)

Education + Training

- Bachelors of Landscape Architecture, Kansas State University (2005)

Years of Experience

- Total: 20; With Firm: 16

Relevant Experience

NE 14th Avenue Streetscape Improvements | Hallandale Beach, Florida | Landscape Architect - Mr. Peavler assisted in the Landscape/streetscape design for the NE 14th Avenue Streetscape Improvements. The project corridor is approximately 3,400 linear feet. The project includes Mill and overlay entire roadway (including pavement markings); on east side of NE 14th Avenue, mill and overlay off-street parking (including pavement markings) and provide new Type 'D' curbed landscape bulb-outs to delineate parallel parking

Jaco Pastorius Park Expansion, Gateway & Fountain | Oakland Park, Florida | Landscape Architect - This project involved the expansion of the park The expansion included the implementation of a grass parking lot that will be used for overflow parking during the City's annual festivals that are held at Jaco Pastorius Park. Parking, fencing, sidewalk connections, and park signage were provided for the community garden / farming facilities.

Miramar Historical Area Complete Streets Project, Phase II | Miramar, Florida | Lead Landscape Architect Craven Thompson was selected by the City of Miramar to survey, design, permit, and provide construction services for Phase II of their Historical Area Complete Streets Project. The project includes surveying, landscape and engineering design, permitting and construction services for complete streets bounded by Pembroke Road to the north, County Line Road to the south, SW 62nd Avenue to the west, and State Road 7 to the east. The project includes six (6) streets in the Historical Area. The improvements include sidewalks, ADA ramps, crosswalks, pedestrian level lighting, landscaping and hardscape.

The Township Buffer | Coconut Creek, Florida | Project Manager - The Township Buffer Restoration project is a 5-year multi-phase project to reestablish and improve The Township's buffers along the main arterial roadways in the City of Coconut Creek, as well as the major internal neighborhood roads within The Township. Along with the prepared construction documents, the design project included a comprehensive set of guidelines to provide direction for the buffer restoration, which was developed through coordination with City Staff and The Township.

Landscape Peer Plan Review | Coconut Creek, Florida | Review Landscape Architect - Mr. Peavler serves as reviewer of all DRC submittals on behalf of the city which include landscape and hardscape elements.

Vista View Park Splashpad | Broward County, Florida | Landscape Architect - Craven Thompson provided professional consulting landscape architectural services for the design of a splash pad at Vista View Park. We were a sub-consultant to Thompson & Associates under a contract with Broward County Parks and Recreation.

Davie CRA SW 41st Place Parking Lot Improvements | Davie, Florida | Landscape Architect
Provided landscape services which included landscape design, and preparation of construction documents for the CRA Parking Lot located behind the businesses on Davie Road, including landscaping, irrigation, and pervious pavement improvements.

Mailman Segal Center Playground | Davie, Florida | Project Manager - Landscape Architect
Craven Thompson prepared a design for the Mailman Segal Center which is a preschool and early development center. The playground design is based on an open play theme with a focus on nature and organic materials. Without prescribed play/climbing equipment the series of activities revolve around a weaving path, interactive stream bed, & artistic natural play.



Nicole Pastre, P.L.A.

Landscape Architecture

Ms. Pastre's responsibilities include site planning, landscape and hardscape design, tree removal and relocation plans in AutoCAD and presentation graphics, utilizing knowledge of local and state regulations involved in land development on a range of projects. Coordinating with Clients, City officials, and other consultants to obtain project input and approvals. Has direct client contact. Preparation of color renderings of landscape plans for presentations.

Professional Registrations

- Professional Landscape Architect, State of Florida No. LA6667397 (2018)

Education + Training

- Bachelor of Landscape Architecture, University of California, Davis (2005)

Years of Experience

- Total: 19; With Firm: 5

Relevant Experience

Monarch Lakes Park, Phase II | Miramar, Florida | Project Landscape Architect - Project consists of a custom splash pad design, picnic shelter addition and parking lot expansion for an existing park for the City of Miramar. Landscape architectural services include site planning, hardscape and splash pad design, landscape design and code compliance.

Crescent Creek Homeowner's Association, Landscape Buffer Improvements | Coconut Creek, Florida | Landscape Architect - Project consists of improving the streetscape and landscape buffer along the front of an existing single-family development by implementing additional trees, palms, accent plantings and shrub beds along the street for beatification and code compliance.

Mara Berman Giulianti Park | Hollywood, Florida | Landscape Architect
Redesign and update of a popular community park and playground in the City of Hollywood to incorporate amenities such as a new, accessible playground, a walking/jogging trail, a splash pad, a new picnic shelter and potential dog park.

City of Pompano Beach Streetscape Improvements | Pompano Beach, Florida | Landscape Architect
Project entailed beautification, increasing walkability and safety along two busy streets in Pompano Beach, NE 33rd Street and East McNab Road. Provided tree protection and disposition plans, landscape design and irrigation design, including permitting through the City. Worked closely with the City Project Manager and the City Urban Forester to develop project design intent and obtain site plan approval.

Stunson Nature Trail Viewing Platform | Oakland Park, Florida | Landscape Architect
Developed construction documents for the installation of a wooden viewing platform and boardwalk within the Stunson Nature Trail Park. Project included landscape design, hardscape design and details for the platform and boardwalk system.

SW 48th Avenue Complete Streets Project | West Park, Florida| Project Landscape Architect
The project involves approximately 7,600 linear feet of right-of-way (not including Mary Saunders Park). Improvements that may be included are as follows: paving (milling & resurfacing and reconstruction), complete street elements, such as textured pavement, raised crosswalks, raised intersections, and speed lumps, ADA compliant sidewalks, bicycle lanes, street trees, landscaping, limited irrigation, signage, drainage and pavement marking & signage. This is a Broward County Surtax Project.

Plantation Landscape Peer Plan Review | Plantation, Florida - Review Landscape Architect
Ms. Pastre provides landscape consulting services in regard to Landscape plan reviews for the City of Plantation. The services provided include full landscape reviews, Tree Removal/ Relocation reviews, and other additional landscape matters as they pertain to City landscape codes.

Sawgrass WWTP Irrigation Design | Sunrise, Florida | Landscape Architect
Ms. Pastre prepared irrigation plans and specifications for the Wastewater Treatment Plant.



Erik W. Schofield, P.L.A.

Landscape Architecture

Mr. Schofield's responsibilities involve management of multiple projects and ensuring deliverables are completed in a timely fashion to meet expected project deadlines. Erik is involved in all project phases from schematic design, entitlements, construction documentation / permit, and construction administration.

Professional Registrations

- Professional Landscape Architect, State of Florida No. LA66667682 (2023)

Education + Training

- Bachelor of Landscape Architecture, University of Florida (2002)

Years of Experience

- Total: 25; With Firm: 2

Affiliations

- American Society of Landscape Architects
- United States Building Council Leadership in Energy and Environmental Design (LEED)

Relevant Experience

Solterra | Sunrise, Florida | Landscape Architect - Presently providing Landscape Architectural services for a 160-acre master planned residential community on a former golf course in the City of Sunrise.

Westerra | Sunrise, Florida | Landscape Architect - Presently providing Landscape Architectural services for an 11-acre master planned mixed use development located in the City of Sunrise. This project includes a proposed air training facility and an 8-story hotel as part of Phase 1.

Davie Rodeo | Davie, Florida | Landscape Architect - Presently providing Landscape Architectural services for a six-story mixed-use multifamily development proposed on two adjacent sites totaling 4 acres in the Town of Davie.

Casa Palma | Coconut Creek, Florida | Landscape Architect
Provided landscape architectural services for a 25-acre high-end apartment community in the City of Coconut Creek, Florida. Managed project from schematic design through construction completion.

Residences at Plantation | Plantation, Florida | Landscape Architect
Provided landscape architectural services for a mixed-use development on a 5-acre site consisting of a six-story residential tower and bank proposed in the City of Plantation, Florida. Managed project from schematic design through construction completion.

The Collection at Vanderbilt | Naples, Florida | Landscape Architect
Provided landscape architectural services for a large high-end retail commercial development in Naples, Florida. Managed project from schematic design through construction completion.

London Square | Miami, Florida | Landscape Architect
Provided landscape architectural services for a large commercial development in Miami, Florida. Managed project from schematic design through construction completion.

Monarc at Met 3 | Miami, Florida | Landscape Architect
Provided landscape architectural services for a mixed use residential high-rise apartment tower in Miami, Florida. Managed project from schematic design through construction completion.

Luzano Apartments | Pompano Beach, Florida | Landscape Architect
Provided landscape architectural services for a 28-acre apartment community in the City of Pompano Beach, Florida. Managed project from schematic design through construction completion.

The Pearl at Dadeland | Miami, Florida | Landscape Architect
Provided landscape architectural services for a high-end mid-rise apartment building in Miami, Florida. Managed project from schematic design through construction completion.

Mariner's Club | Key Largo, Florida | Landscape Architect
Provided landscape architectural services for a luxury multi-family resort-style residential development in Key Largo, Florida. Managed project from schematic design through construction completion.



Nathan A. Raimondo

Landscape Architecture

Mr. Raimondo has operated as project manager to oversee and contribute to production work of construction documents and deliverables. Conducted tree surveys using GPS handheld data equipment, as well as tree sampling and inventory. Coordinated with clients and municipal reviewers to ensure designs were in compliance with local regulations and zoning conditions.

Key contributor in specialized projects with the Defense Logistics Agency Fire Protection Group. These contributions ranged from significant on-site field project mapping exercises. This field work provided the critical data used to develop floor plans and three-dimensional models of various military facilities and structures.

Education + Training

- Bachelor Degree in Landscape Architecture, University of Georgia, College of Environment & Design, Athens, GA (May 2011)
- HOPE Scholarship Recipient: 2006 - 2010, University of Georgia, College of Environment & Design, Athens, GA (2006-2010)

Years of Experience

- Total: 13; With Firm: 3

Computer Skills

- AutoCAD, LandFX, Revit, Sketchup, Adobe Photoshop/InDesign, Microsoft Word, Excel, PowerPoint

Relevant Experience

Shotgun Road Subdivision | Davie, Florida | Landscape Designer
Designed tree protection plans and full landscape construction document packages for a 151 single family home development. Amenities include a multi-use path with bench seating, horse trails, a playground, and decorative landscaped berms along the entry drive.

Golden Shores Urban Trail | Sunny Isles Beach, Florida | Landscape Designer - Conducted on-site tree inventory and analysis to aide in the design of a multi-use urban trail. Construction details included a concrete path with trail markings, a decorative pedestrian crosswalk, and wooden privacy fencing.

Aviara West | Pompano Beach, Florida | Landscape Designer
Assisted with the design and development of tree protection, landscape, and site plans for a multi-family residential community. Amenities included a walking trail, pool deck with hot tub, and a dog park. CPTED (Crime Prevention Through Environmental Design) Plans were also developed to ensure safety, security, and proper maintenance of the site.

Sunset Strip Passive Park | Sunrise, Florida | Landscape Designer
Facilitated in the design of tree disposition, hardscape and landscape plans, as well as the development of construction documents for a residential passive park. Site amenities included a looping walking trail with bench seating, bike racks and bike repair station, decorative fencing with entry gates, and entry monument sign. Coordinated with Florida Power & Light to ensure access to overhead powerlines and additional utilities.

NSU Soccer Stadium Improvement Plans | Davie, Florida | Landscape Designer
Coordinated with the civil engineering team to provide site improvement plans to upgrade the former Miami Dolphins training facility to a women's professional soccer field. Improvements included building renovations with outdoor open plaza, bleacher seating to accommodate 5,000 attendees, portable concession area, additional sidewalks to improve pedestrian circulation, and access to event spaces.

Monterra Phase II | Cooper City, Florida | Landscape Designer
Responsible for conducting site visits to verify tree inventory, analysis, and boundary tree impacts for the development of a self-storage commercial center. Coordinated with architects, civil, and electrical engineers to develop site and full landscape plan documents.

BP 595 Logistics Center | Davie, Florida | Landscape Designer
Provided illustrative renderings, tree protection and relocation plans, as well as full landscape plans for the redevelopment of a catering/ event facility to a warehouse/ distribution center. Collaborated with municipal reviewers to provide plans that meet and exceed local code requirements.



Amani Robinson, ASLA

Landscape Architecture

Mr. Robinson is experienced in development of construction technical drawings hardscape, landscape and irrigation packages for a wide variety of residential, commercial and industrial projects. He is also adept in construction administration services including site visits and coordination meetings, permitting, and substantial completion certifications.

Education + Training

- Master of Landscape Architecture and Environmental Design, Florida International University (2013-2018)
- FIU Study Abroad Bauhaus Workshop (June 2016)

Years of Experience

- Total: 7; With Firm: 2

Computer Skills

- AutoCAD, Adobe Creative Suite, Microsoft Office Suite, LandFx Suite, ESRI – ArcGIS
- 3D Visualization Modeling: SketchUp, Rhinoceros 3D, Lumion

Relevant Experience

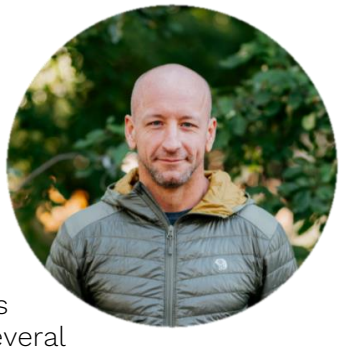
Plantation Midtown | Plantation, Florida | Landscape Designer
Plantation Midtown Square is located in the center of the Plantation Midtown District as a redevelopment of the American Express building site. The commercial portion of the development will consist of two retail buildings of 5,000 square feet each and two prominent corner restaurant/commercial spaces. This innovatively designed development also includes two residential developments, Shalimar Townhomes and Shalimar Apartments as well as a commercial center. Craven Thompson & Associates has provided landscape architectural services from the onset of the project, beginning with the conceptual site plan through design development, site plan approval, construction documents and construction inspection.

Radius at Sawgrass - Westerra | Sunrise, Florida | Landscape Designer
This project is a large multi-use development off of Sunrise Boulevard in Sunrise, Florida. It consists of 750,000 SF of office space; 50,000 SF of commercial space; and 750 residential units. Craven Thompson is assisting with revisions to the Development Agreement, assistance with development of the Master Plan, and specific landscape architecture for the residential portion of the development.

Ponce Park Tower | Coral Gables Historic District | Coral Gables, Florida | Landscape Designer
Inspired by Old Florida and the water gardens and naturalistic settings of Fairchild Botanical Garden, the beauty of the Whimsical Forest will serve as a South Florida iconic urban garden, that welcomes visitors to a lush botanical sanctuary of wonder and amazement, in the heart of the City of Coral Gables. Enveloped within mature specimen trees and an exotic variety of plants, a series of sculptural water gardens are revealed through interconnected meandering paths made up of native stone. Offering an enriched, self-indulging, biophilic experience, the multi-sensory garden will serve as the perfect place to relax and re-energize the soul from daily urban city life, while learning and coming in close contact with nature.

Live! Spa Properties | Broward County | Pompano Beach, Florida | Landscape Designer
Project Design focuses on the re-entitlement of a 94 Acre existing lot located within a master development and the development of an Amazon Distribution and Storage Facility. Project parameters center around two large industrial facilities a delivery station and a sortation facility located on two lots, to be developed in two phases. The proposed development makes use of the large vehicular use area by providing electric vehicle stations throughout the site to comply with new EV regulations for City of Pompano Beach. Due to the large lot size, there were various amounts of ecological factors that affected the landscape design, such as extensive amounts of existing vegetation as well as needing additional variances. Primary landscape design focus was applied to responsibly restoring the sites overall canopy coverage due to the provided program of the proposed development. Over 1,300 proposed trees were proposed by the landscape team to establish a network of vehicular islands, retention and detention facilities and perimeter landscape buffers to provide a natural touch in an industrial setting.

Hines Inc



James Nathan Hines
BA Oxon, C.I.D, CLIA
Hines Inc
President/Principal

Summary

Nate Hines graduated from the University of Oxford receiving a first-class designation for his senior thesis. While living in the UK, Nate managed several international projects in London, the Mediterranean, and the Middle East. Nate is nationally recognized for his work integrating sustainable solutions into the design process of large scale and unique projects by working closely with the planning team during the Design Development phase of a project. As Principal for the Company, Nate takes an active leadership role in the Urban Land Institute (Young Leader), the ASLA, and the Irrigation Association.

Project Experience

Regional/Site Water Resource Planning
Master Planning for Large Residential and Commercial Development
Alternative Water Source Analysis & Development
Managing Public/Private Relationships
Water capture, storage, treatment, & reuse feasibility study

Principal responsibilities include working closely with project owner & design team to develop cost effective, conservation minded approaches to the wise stewardship of irrigation water resources. Additionally, Nate oversees the Hines engineering team during the concept and master plan development of key projects.

Education

2008 - Licensed Texas Irrigator
2006 - Certified Irrigation Designer - Commercial
2004 - University of Oxford
Oxford, UK, BA, Oxon
96-99 - Colorado State University
Fort Collins, CO

Related Skills and Experience

Field experience – water analysis and collection, water quality research, surveying
Proficient in AutoCAD

Professional Organizations

Certified Irrigation Designer (CID)
Irrigation Association, Certified Landscape Irrigation Auditor (CLIA)
American Society of Landscape Architects (ASLA)
Urban Land Institute, Young Leader (ULI)

Hines Inc



Mitch Walker
Hines Inc
Irrigation Specialist

Years of Experience
38+ years

Project Experience
- 2025 To Present – Hines, Inc.
- 1995 To Present - Masuen Consulting LLC
  President of Masuen Consulting LLC - A water management focused design, consulting, and management firm servicing the Golf Course, Landscape, and Agricultural Industries world-wide.
- 1987 to 1995 - Walsuen Enterprises Inc., Sacramento, CA
  President - a Landscape and Irrigation design / build / management / consulting company in Sacramento, CA.

Education
- A.A. Criminology Miami Dade Community College 1980
- B.S. Zoology, emphasis Wildlife Management Humboldt State University 1987
- M.S. Construction Management – Florida International University 2003
- Certified Commercial/Residential/Golf Irrigation Designer (CID) – Irrigation Association # 017369
- Certified Landscape Water Auditor (CLIA) – Irrigation Association #017369
- Certified Golf Irrigation Auditor (CGIA) – Irrigation Association #017369
- Certified Irrigation Contractor (CIC) – Irrigation Association #017369
- Florida State Certified Irrigation Contractor #SCC131152141
- Idaho Public Works Contractor #059125-C-4

Areas of Expertise
- Master Planning and Site Water Management Infrastructure
- Complex Control Systems
- Filtration And Water Quality Issues

Professional Organizations
- Professional Member American Society of Irrigation Consultants (ASIC)
- Corporate Member of The Irrigation Association (IA)
- Environmental Protection Agency (EPA) Water Sense Partner
- Irrigation Design
- Construction Management
- Alternative Water Sources and Supply
- Rainwater, Storm and Condensate Harvesting
- Agricultural Irrigation Water Management and Design
- Urban Land Institute, Young Leader (ULI)

❖ CATEGORY 7: LAND SURVEYING AND GIS MAPPING

PROFESSIONAL RESUMES



Richard Crawford, P.S.M.

Surveying and Mapping

Mr. Crawford has over forty years of experience within the surveying industry. During this time, his experience has grown to include all types of surveys. Richard is well trained and proficient in the processing of survey data collection from a variety of data collection devices, such as GPS, Digital Leveling, and Conventional Total Stations.

Professional Registrations

- State of Florida Professional Surveyor and Mapper No. LS5371
- FAA Remote Pilot with a UAS Rating Certificate No. 3911523 (2016)

Education

- Associates of Science in Land Surveying, Palm Beach Community College (1994)
- Associates of Arts in Architecture, Broward College (1986)

Years of Experience

- Total: 40; With Firm: 4

Affiliations

- Florida Society of Professional Surveyors and Mappers

Relevant Experience

Sanitary Sewer Mapping & GIS, Control Surveying | Fort Lauderdale | Principal Survey Project Manager - Responsible for establishing Primary and Secondary Vertical Control with over 3,000 new benchmarks for Sanitary Sewer Mapping of the City, including As-built/Inventory 5,917 Sanitary Manholes, 190 pump Stations, 15 meters, and 80 miles of force mains and their associated valves.

Florida Department of Transportation (FDOT), District 4 and District 6, Districtwide Miscellaneous Services Contract-South Florida - Project Surveyor. Supervised a wide variety of land surveying assignments throughout Southeast Florida region as a Project Surveyor in responsible charge. Utilized GNSS, and conventional land surveying techniques to perform digital terrain modeling, subsurface utility locations (SUE), boundary determinations, sewage infrastructure analysis, bridge details, control surveys, and right-of-way establishment.

City of Fort Lauderdale GIS and Surveying for Storm Water Master Plan | Fort Lauderdale, Florida | Project Surveyor. Responsible for directing survey data collection, GIS analysis, and assisting others team members. Provided oversight for field data acquisition of storm water infrastructure attributes needed to populate an existing GIS Database.

Dania Pointe | Dania Beach, Florida | Project Surveyor
Construction of 101+ acres of infrastructure, roadways and buildings, retail and residential, as-builts of the same. Project cost - $1 Billion.

Broward County UAZ 110/111 & 113 Water Sewer Improvements 113B | Lauderhill, Florida
Project Surveyor/Field Coordinator. Mapping, Field Coordination, Survey Data Processing. Responsible for establishing Primary and Secondary Vertical Control for Drone Mapping including flying, and processing drone data.

Citywide Benchmarks | City of Pompano Beach, Florida | Principal Survey Project Manager
Responsible for establishing Primary and Secondary Vertical First Order Control to establish new city benchmarks to support a Storm Drainage Study.

Potable Water System GIS, &Surveying | Fort Lauderdale | Craven Thompson is the prime consultant for the Water Consent Order Mapping project, City Project No. 12729. The Project consists of accurately remapping the City's Water System and correcting the City's GIS. The Project includes 750+ miles of water mains 4" and larger, 19,000+ valves, 6,200 fire hydrants, 250 air release valves, and 62,600 meters.

Broward County Convention Center Expansion & Hotel| Broward County, Florida
Project Surveyor/Field Coordinator. Mapping, Field Coordination, Survey Data Processing This project involves a 525,000 square foot expansion to the Convention Center representing the first phase of a multi-phase masterplan. In addition to the Convention Center, the County intends to include construction of a hotel and related site improvements with the 40-acre parcel.



Raymond Young, P.S.M.

Surveying and Mapping

Mr. Young has forty-four years of experience surveying in South Florida. He has performed both field and office work on a variety of projects both large and small. He is experienced in all aspects of surveying including boundary, topographic, construction layout, ALTA mortgage, as-built, control and location surveys.

Professional Registrations

- State of Florida Professional Surveyor and Mapper No. LS5799

Affiliations

- Florida Society of Professional Surveyors and Mappers

Years of Experience

- Total: 44; With Firm: 32

Relevant Experience:

Main Street Topographic & Boundary Survey and Wetlands Delineation | Coconut Creek, Florida | Surveyor - This project involved a Wetlands Delineation, Boundary and Topographic Surveys for the Main Street Development in Coconut Creek, Florida. Craven Thompson walked the wetland perimeter of the wetland with JJ Goldasich and Associates to stake the limits of the existing wetlands, and returned to survey and define those limits.

L-12 Canal ROW Annexation Easement Sketch & Legal Description | Greenacres, Florida | Land Surveyor - Assisted in the preparation of a sketch and description for a portion of the LWDD L-12 canal right of way between Raulerson Drive and Military trail as part of the effort to annex the property. This task included preparing the sketch and description and calculating the area of the property description.

Prospect Road Plaza Boundary & Topographic Survey | Oakland Park, Florida | Land Surveyor
Mr. Young prepared a boundary and topographic survey of the above property, based on a legal description provided by the City of Oakland Park. The survey consists of the two (2) separate undesignated tracts of land approximately 1.5 acres each, being contiguous with and lying south of North Andrews Gardens.

Fire Station 87 Boundary & Topographic Survey | Oakland Park, Florida | Land Surveyor
Craven Thompson performed a Boundary & Topographic Survey for the City of Oakland Park on the Fire Station 87 site. This included setting and/or recovering boundary monumentation, and the location of all aboveground visible improvements including buildings, pavement, walkways, slabs, fences, utilities, trees, and signs, locating of all aboveground and visible utilities features on, or immediately adjacent to the site, including trees (4" diameter at breast height), and topography including spot elevations on the site on an approximate one hundred (100) foot grid around the property.

Hydrographic and Stormwater Infrastructure Survey | Greenacres, Florida | Surveyor
Along with our sub-consultant, we created a survey from high-resolution, low-level LiDAR and ground surveying. The survey included roadways and canal cross-sections for proposed drainage improvements. Also, included Right-of-way surveys, storm drains, canals and ditches along 1st Street in the Original Section area of the City of Greenacres and a portion of Lake Worth Canal E-3 (cross sectioned).

As-Built Survey of Security Gate | Southwest Ranches, Florida | Land Surveyor
Craven Thompson & Associates prepared an as-built survey of a portion of the boundary of the Town of Southwest Ranches, along SW 207th Terrace and SW 54th Place. The purpose of this survey was to determine the relationship of the security gate operating equipment, to the dedicated right-of-way for SW 207th Terrace, and the location of the existing guardrail, and its relationship to the dedicated right-of-way for SW 54th Place.

Aquatic Center Boundary and Topographic Survey | Deerfield Beach, Florida | Land Surveyor
Craven Thompson prepared a topographic survey of the Aquatic Center parking facilities in Deerfield Beach, located adjacent to Deerfield Beach Middle School. The location of aboveground visible improvements for the topographic survey included pavement, slabs, fences, trees and utility features was based on existing as-built survey and LIDAR data



John Pryce, P.S.M.

Surveying and Mapping

Mr. Pryce is an experienced surveyor with over thirteen years surveying in both field and office work on a variety of projects.

Professional Registrations

- State of Florida Professional Surveyor and Mapper No. LS7412

Education

- Bachelors of Science in Geomatics Engineering, University of Florida, Fort Lauderdale Campus (2008-2010)
- Associates of Arts-Math in Geomatics Engineering, Broward College

Years of Experience

- Total: 13; With Firm: 12

Affiliations

- Florida Society of Professional Surveyors and Mappers

Relevant Experience:

Stormwater GIS/Data Collection Project | North Miami Beach, Florida | Surveyor/GIS – The City is divided into six (6) zones and that structure/pipe data was collected within each zone and identified by zone and structure numbers. GIS data was collected and processed utilizing the City's existing Unit ID naming system in the geodatabase. The Craven Thompson data was collected by a Unique ID. Craven Thompson provided the city with a copy of the updated geodatabase with all the proposed data fields to be collected for review. The GIS data collected consisted of: Structure type (junction, inlet, control structure, drainage well): Pipes: Culvert, Outfalls, Headwalls & Seawalls.

Green Meadow Drainage Survey | Southwest Ranches, Florida | Surveyor / GIS - Craven Thompson & Associates set the survey control and Lidar targets and provided XYZ coordinates to our subconsultant that drove the 2 miles of roadway with a Riegl VMX Mobile Lidar Mapping System to collect high accuracy LiDAR point clouds for use in as-built mapping. They processed the point clouds holding our Lidar targets to control horizontal and vertical positioning,

Miramar Historical Areawide Drainage & Watermain Improvements Phase IV | Miramar, Florida | Surveyor/GIS - Historic Miramar Areawide Drainage, Phase IV, is approximately 298 acres in area, and located in the general area bounded by SW 64th Avenue to the east, County Line Road to the south, Florida Turnpike to the west and Miramar Parkway to the north.

Fort Lauderdale Stormwater Master Plan GIS & Survey | City of Fort Lauderdale, Florida | Surveyor/GIS Performed surveying, and an As-built/Inventory 5,400 Stormwater Features for GIS City-Wide Stormwater Model. The city was flown with high density aerial LiDAR to a vertical accuracy of 0.15 feet across the entire City. From the Lidar we created a 2-foot grid Digital Elevation Model of the ground for modeling drainage flow. This required a GPS Control Network, and 309 ground control for the flight, performed over 5,000 verification shots on hard surfaces at major roadways across the city. The second part of this survey was to collect and evaluate 5,400 storm structures with Rims, Inverts, Pipe Size, material, and research As-built records of the city in the Stormwater system and provide the data in ArcGIS Geodatabase conforming to their GIS Model Schema.

Seminole Hollywood Reservation Stormwater Data Collection/GIS | Hollywood, Florida | Surveyor /GIS - The Hollywood Seminole Reservation is generally bounded by Stirling Road on the north and by Sheridan Street on the south and includes the Hard Rock Hotel and Casino which is located north of Stirling Road. The east and west boundaries are formed by existing residential neighborhoods in the City of Hollywood. Craven Thompson updated the Tribe's stormwater GIS information through entering as-built data, and surveying the hundreds of stormwater/drainage structures located on the reservation. Craven Thompson acquired accurate horizontal and vertical information on every stormwater/drainage feature on the Tribe's Hollywood Reservation. During the data collection phase, the GPS locations of structures, canals, retention areas and ditches were captured with X-Y-Z coordinate values in the data collector. In addition, details such as pipe sizes, material, inverts, weirs, and structure condition were obtained in the field.



David Reyes

Surveying and Mapping

Mr. Reyes has significant surveying and mapping experience in Florida. He has extensive private and public sector project experience including design, construction engineering inspection (CEI), construction, global positioning systems (GPS), geographic information systems (GIS), right-of-way control. In addition, he has extensive knowledge of digital terrain modeling and has prepared numerous digital terrain models used in engineering design for quantity calculations.

Registrations / Certifications

- Certified Survey Technician Level III, Florida (2003)
- FDOT Maintenance of Traffic, Florida

Continuing Education

- FDOT Intermediate Work Zone Traffic Control Refresher (2005)

Years of Experience

- Total: 35; With Firm: 11

Affiliations Memberships

- CAICE Users Group
- Florida GPS Users Group
- Florida Local Users Group
- MicroStation Community
- Secretary, Florida Surveying & Mapping Society, Broward Chapter (2004)

FDOT Work Type Codes

- 8.1 Control Surveying
- 8.2 Design, Right-of-Way Construction Survey
- 8.4 Right-of-Way Surveying

Relevant Experience

Lake Worth Beach Infrastructure 2020 Master Plan - Year 1 Survey | Lake Worth Beach, Florida - Field Coordinator for Field Operations and Senior CAD Technician, GPS Network data collection and adjustment, coordination of field crews, Mobile LiDAR computer extraction for topographic survey for right-of-way.

Central Broward Water Control District GIS & Survey | Davie, Florida | Survey Technician/GIS Specialist - The survey work included: establishing a GPS geodetic Control Network for horizontal and vertical positioning for the entire west basin; locating and cross-sectioning all 37 Canals (500 cross-sections); locating & verifying all sizes and material of 400 culverts; providing over 6,000 elevations; entering all survey data into Autodesk Storm & Sanitary Analysis Project; and exporting into EPA PC SWMM software for modeling.

Palm Beach County Biotechnology Research Park Topographic and Boundary Survey | Palm Beach County, Florida - Mr. Reyes coordinated survey field efforts and assisted in office calculations for the topographic and boundary survey associated with this development. for infrastructure development of this 1,920-acre mixed-use development originally located in northwestern Palm Beach County.

Hallandale Beach Citywide LiDAR, Surveying & DTM | Hallandale Beach, Florida | Field Coordinator for Field Operations and Senior CAD Technician, GPS Network data collection and adjustment, coordination of field crews, Mobile LiDAR computer extraction for citywide master plan.

Fort Lauderdale Stormwater Master Plan GIS & Survey | Fort Lauderdale, Florida
Performed surveying, and an As-built/Inventory of 5,400 Stormwater Features for GIS City-Wide Stormwater Model. From the LiDAR we created a 2-foot grid Digital Elevation Model of the ground for modeling drainage flow. This required a GPS Control Network, and 309 ground control for the flight, performed over 5,000 verification shots on hard surfaces at major roadways across the City of Fort Lauderdale. The second part of this survey was to collect and evaluate 5,400 storm structures with Rims, Inverts, Pipe Size, material, and research As-built records of the City in the Stormwater system and provide the data in ArcGIS Geodatabase conforming to their GIS Model Schema.

Town Hall Boundary and Topographic Survey | Southwest Ranches, Florida
Mr. Reyes assisted with the preparation of the boundary and topographic survey, a boundary plat, plat revisions, and certified corner records for the Southwest Ranches Town Hall Parcel. This included recovery and/or setting of the existing boundary and/or right-of-way monumentation, establishing two (2) site benchmarks on, or adjacent to the property, locating of all existing aboveground visible improvements within the survey limits.

Paul Engle, PSM

Survey Manager, VA#0403003704 FL # LS5708

paul.engle@inframap.net | O: 561 586-0790 | D: 561 818-8770



YEARS OF EXPERIENCE
30+ years

YEARS WITH INFRAMAP
1+

PROFESSIONAL LICENSES
Professional Surveyor & Mapper, FL #LS5708
First licensed 1992

Virginia Licensed Surveyor #0403003704
First licensed 2025

RELEVANT COURSEWORK
Survey I, Survey II, Survey II, Roads and Highways, Legal Descriptions and Legal Concepts

ABOUT

Mr. Engle is a Virginia and Florida licensed professional surveyor with more than three decades of experience in land surveying, general civil engineering, utility engineering, and project management. As a previous owner of two professional survey firms, Paul has overseen numerous projects including large route surveys for engineering design purposes, construction surveys for multiple multi-million-dollar facilities, boundary surveys, topographic surveys, ALTA/ACSM surveys, specific-purpose surveys, hydrographic surveys, layout and as-built utilities, and various other survey projects. He is proficient with AutoCAD Civil3D and managing/processing data.

RELEVANT EXPERIENCE

George Billie Road Soft Digs, Broward County, Florida
As subconsultant to Carnahan Proctor & Cross, InfraMap performed SUE services in support of the George Billie Road Soft Digs project on the Seminole Heights Reservation. The InfraMap team completed 21 QLA test holes, confirming the finite location, material, and condition for each hole. In addition, InfraMap provided all MOT services in accordance with Manual on Uniform Traffic Devices requirements. Mr. Engle served as Survey Manager, providing the professional review, judgement and oversight for this project. All data was collected processed according to ASCE 38 standard. All deliverables were completed on time and within budget.

Dates: 01/2025. Value: $16,275.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale.
All data was collected and processed according to ASCE 38 standard. Mr. Engle served as Survey Manager providing professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882.

Victoria Park Stormwater Project Phase I; Ft. Lauderdale, Florida
As subconsultant to Hazen and Sawyer, InfraMap performed QLB utility designation and completed 60 QLA test in the neighborhoods Progresso Village, Victoria Park, and the SE Isles. All data was collected and processed according to ASCE 38 standard. Mr. Engle served as Survey manager, providing professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Phase I Dates: 8/2024 – 10/2024. Phase II planned for 2025. Phase I Value: $54,271. Phase II Value TBD

New High Service Pump Station at Fiveash WTP, Ft. Lauderdale, Florida
Professional Survey Manager: As subconsultant to Arcadis, U.S., InfraMap provided QLB utility designating and survey as well as and completed 24 QLA for the test holes city of Ft. Lauderdale. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Dates: 9/2024 – 11/2024. Value: $28,401.

ANDRES GARCIA
Project Manager, Senior Utility Location Manager

agarcia@inframap.net | O: 561 586-0790 | C: 561 315-5714



YEARS OF EXPERIENCE
26+ years

EDUCATION
AS - Palm Beach State College, Palm Beach, FL

PROFESSIONAL CERTIFICATIONS
Certified Utility Location Manager

Certified Technical Locator & Instructor

ATSSA, Traffic Control Supervisor Certification

Confined Space Entry Training Program

FUCC Utility Coordination/ CSX Roadway Worker Protection Annual Certification

PROFESSIONAL AFFILIATIONS
ASCE UESI – Broward County Chapter – Board Secretary

American Society of Civil Engineers, Construction Institute – Member

ABOUT

Mr. Garcia is SUE Project Manager for InfraMap's Miami Gardens and West Palm Beach locations. He is proficient in managing all SUE quality levels and is highly familiar with the ASCE Standards 38.02 and 38.22. As SUE Project Manager, Andres' duties include but are not limited to client communication, project estimation, schedule management, obtaining utility records and ROW permits, coordinating MOT/traffic control, supervising field crews, collecting field data, and assuring QA/QC of the field work to comply with clients' standards for all deliverables. Mr. Garcia is an accomplished survey party chief with experience in Total Station survey and data collector knowledge (electronic field book, TDS functions, and three wire bench runs and GPS/RTK on several designating and utility locating projects). Mr. Garcia has completed SUE projects in Florida, Georgia, Virginia, South Carolina and Alabama.

RELEVANT EXPERIENCE

Design of the Southport 24' FM to Glades Booster PS; City of Port St. Lucie, Florida
SUE Project Manager: As subconsultant to Kimley-Horn, InfraMap performed SUE services in support of planned improvements for a new 24" force main to divert up to 4 million gallons per day from the Southport Booster Pump Station to the Glades Wastewater Booster Pump Station. Mr. Garica oversaw the QLB designation of 72,000LF and the completion of 45 QLA test holes. All data was collected and processed according to ASCE 38 standard. Final deliverables (to date) were provided to the client on time and within budget. Dates: 5/2022 - 3/2023. Value $116,978.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida SUE Project Manager: As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882.

Palm Beach Lakes Service Road Subsurface Utility Engineering Services; West Palm Beach, Florida SUE Project Manager: As subconsultant to McMahon & Associates, InfraMap performed SUE services in support of phase one of a planned inter-connection of Canal to Australian Ave. Mr. Garcia oversaw QLB utility targeting and the completion of 61 QLA test holes. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882.

George Billie Road Soft Digs, Broward County, Florida
As subconsultant to Carnahan Proctor & Cross, InfraMap performed SUE services in support of the George Billie Road Soft Digs project on the Seminole Reservation. Mr. Garcia served as SUE Project Manager, under which the InfraMap team completed 21 QLA test holes, confirming the finite location, material and condition for each hole. In addition, InfraMap provided all MOT services in accordance with Manual on Uniform Traffic Devices requirements. All data was collected and processed according to ASCE 38 standard. All deliverables were completed on time and within budget. Dates: 01/2025. Value: $16,275.

❖ CATEGORY 10: CONSTRUCTION ENGINEERING INSPECTION (CEI)

PROFESSIONAL RESUMES



Brian Tull

Construction Engineering Inspection

Mr. Tull is a Construction Manager with twenty-five years of field experience in all phases of construction on governmental projects. His management responsibilities include coordination of project / construction activities. This involves the monitoring, coordinating, & overseeing of project / construction activities from the design phase to construction completion.

Professional Registrations

- FDEP Stormwater, Erosion & Sedimentation Control Inspector, No. 43752
- Certified for Troxler Nuclear Testing (2009)
- United States Navy - Mechanical and Safety Inspector on F-14 Tomcat Aircraft
- Philips and Jordan Underground Utilities Superintendent for Army Corp of Engineers

Years of Experience

- Total: 25; With Firm: 18

Relevant Experience:

Utility Analysis Zone Improvement Program (UAZ) 122 | Broward County, Florida | Construction Manager - UAZ 122 is a one hundred and sixty (160) acre area in the City of Lauderdale Lakes, Florida. The water distribution system improvements included 11,190 linear feet of 6” main, 10,875 linear feet of 8” main; 5,205 linear feet of 10” main; 3,690 linear feet of 12” main; 630 linear feet of 16” main, abandonment and grouting of 25,435 linear feet of existing watermain, and the construction of 66 water services. Craven Thompson modeled the systems using SewerCAD and WaterCAD as well as creating the construction documents, permitting, assisting with bidding and CEI services for the infrastructure rehabilitation projects.

Westside Drainage Infrastructure Improvements | Davie, Florida | Construction Manager - The storm drainage trunk line, and discharge are connected to the CBWCD N-7 Canal via one (1) new control structure. The project required an ICPR stormwater modeling analysis. The storm sewer was 3,225 linear feet, the exfiltration trench was 1,270 linear feet, the roadway, 6,100 linear feet, and the sidewalk 2,300 linear feet.

Eastside Master Infrastructure Project, Phases 2 & 3 | Davie, Florida | Construction Inspector
Mr. Tull provided construction inspection services for the project which consisted of approximately 340 acres of infrastructure rehabilitation The basic infrastructure work consisted of watermain, sanitary sewer, and storm sewer. The drainage/roadway work consisted of 22,763 linear feet of roadway reconstruction, 41,000 square yards of swale regrading, 18,940 linear feet of storm sewer, 12,450 square yards of sidewalk, 7,400 square yards of driveway restoration, 146 storm structures, 3 outfalls, and 1 control structure. The water distribution included 14,800 linear feet of 6" diameter main, 5,075 linear feet of 8" diameter main, 5,140 linear feet of 12" diameter main, abandon and grout 11,450 linear feet of existing watermain in place, 50 fire hydrants, 154 gate valves, and 40,400 linear feet of water service piping on private property. The sanitary improvements included: 11,455 linear feet of 8" diameter pipe, 40 sanitary manholes, and 2,945 linear feet of 16" diameter forcemain.

SW 36th Street Improvements | Davie, Florida | Senior Construction Inspector - The project consisted of roadway, roadway drainage, utility & landscape/ hardscape improvements to SW 36th Street in Davie, Florida. The existing roadway section was expanded form 22’ to 25’ wide. SW 36th Street was designed as a two-lane divided boulevard from College Avenue to SW 76th Avenue within a 75-foot public ROW width.

River Oaks Neighborhood Drainage Improvements | Fort Lauderdale, Florida | Construction Manager Improvements included 12,677 linear feet of swale re-grading, 5,346 linear feet of storm pipe removal, removal of 251 storm structures, the installation of 90 linear feet of 15” storm sewer, 4,374 linear feet of 18” storm sewer, 4,675 linear feet of 24” storm sewer, 1,771 linear feet of 36” storm sewer, 145 linear feet of 48” storm sewer, 3,129 linear feet of 66” storm sewer, 1,056 linear feet of 72” storm sewer, 2,640 linear feet of 24” exfiltration trench, 236 drainage structures, two (2) STORMCEPTER water quality structures, one (1) TIDEFLEX backflow prevention valve, and 4,219 linear feet of sidewalk. The project also included one small duplex stormwater pump station, and one large stormwater pump station.



Jeffery LaBelle

Construction Engineering Inspection

Mr. LaBelle has over forty-five years of experience in the construction industry with experience as a CEI Senior Roadway Inspector in major roadway in FDOT District 6 and District 4 projects. Mr. LaBelle recently completed the HEFT Resurfacing and Safety Improvement project.

Years of Experience

- Total: 45; With Firm: 11

Registrations / Certifications

- TIN# L14042158
- CTQP Asphalt Paving Level 1&2
- CTQP Drilled Shaft Inspection
- CTQP Earthwork Construction Inspection Level 1&2
- CTQP QC Manager
- CTQP Final Estimates Level 1&2
- CTQP Concrete Field Tech 1
- CTQP FDOT Concrete Field Inspector Specification
- IMSA Traffic Signal Insp. Level 1
- ACI Conc. Field Tech. Grade 1
- Boart Longyear-Nuclear
- Density Gauge
- IMSA Traffic Signal Tech. Level II
- Nuclear Gauge Radiation Safety
- Hazmat Certification
- FDOT Advanced Temporary Traffic Control
- Critical Structures Const. Issues
- MSE Wall Inspector
- Auger Cast Pile

Relevant Experience:

Utility Analysis Zone (UAZ) 108 | Lauderdale Lakes, Florida | Construction Manager - The sanitary collection system consisted of: 26,875 linear feet of 8" gravity main, 1,395 linear feet of 10" gravity main, 2,790 linear feet of 12" gravity main, 1,530 linear feet of 6" force main, 3,630 linear feet of 8" force main, 1,350 linear feet of 10" force main, 1,140 linear feet of 16" force main, 452 service laterals, and two lift stations. The water distribution system improvements included: 24,560 linear feet of 6" main, 8,450 linear feet of 8" main, 6,300 linear feet of 10" main, 975 linear feet of 12" main, 150 linear feet of 16" main, 1,425 linear feet of 20" main.

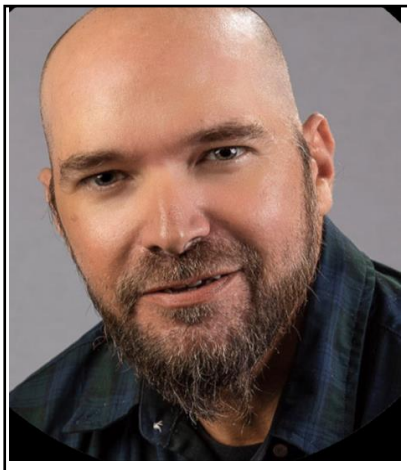
Miramar Parkway Construction from I-75 to Flamingo Road | Miramar, Florida | Senior Roadway Inspector - Responsible for verifying quantities and construction inspection of reconstruction of two plus miles of a six-lane facility including a large diameter arch plate culvert, fabric formed canal revetment, subsoil excavation, bike lanes, sidewalk, drainage system, asphalt paving, street lighting, signalization, landscaping, irrigation system, signing and pavement markings.

Sunrise Boulevard from Hiatus Road to Pine Island Road | Broward County, Florida | Project Administrator - Responsible for responding to RFI's and plan interpretation. Widening and overbuild of an existing four-lane divided facility to a six-lane divided facility, including sidewalk, subsoil excavation, drainage, signalization, street lighting, landscaping, irrigation and signing & pavement markings.

NW 21st Avenue from NW 19th Street to Oakland Park Boulevard | Broward County, Client: Broward County | Project Administrator - Responsible for responding to RFI's, Change Orders, Pay Requests plan interpretation, field inspections for this project involving the reconstruction of the existing three-lane facility, including bike lanes, sidewalk, 8-inch ductile iron (DIP) water main, 6-inch force main, drainage system including jacked 72-inch RCP under the CSX R/R, asphalt paving, street lighting, upgrading the signalization system, landscaping, irrigation system, signing and pavement markings.

I-595 Express Corridor Improvement ($1.25 B) P3 Project | Broward County, Client: FDOT District 4 | Senior Asphalt Inspector - Florida Department of Transportation $1.25 Billion I-595 Express Lanes PPP (Public/Private Partnership). As a Senior Asphalt Inspector, worked on this project in all five segments A, B, C, D, E. His responsibilities include asphalt pavement verification testing on the roadway, and contractor adherence to the contract documents &specifications.

Biscayne Boulevard Force Main Project, NE 105th St to NW 116th St | North Miami, Client: City of North Miami | Senior Inspector - City of North Miami, Construct 1.3 miles of 12-inch DIP force main. Field observations of force main construction and witness pressure tests.



Marshall Shedio

Construction Engineering Inspection

Mr. Shedio is a Senior Resident Project Representative with twenty-eight years of experience in all phases of construction inspections on residential, commercial, and governmental projects. Responsibilities include provide overall supervision of project construction ensuring compliance with the contract requirements.

Professional Registrations

- FDOT Advanced MOT
- FDOT Asphalt Level 1 & 2
- FDOT Earthwork Level 1 & 2
- SFWMD Storm Water Prevention
- CTQP TIN # S300541743380
- FDOT Field Inspector Level 1

Years of Experience

- Total: 28; With Firm: 4

Relevant Experience:

Greenacres Sidewalk Improvements | Greenacres, Florida | Construction Inspector - The primary intent of the project was to connect various segments of sidewalk at locations throughout the City of Greenacres. This work also required adjustment of pavement adjacent to new walks at intersections as well as ADA railing and ramps for walks. Pavement marking and signage of paved areas was included in this work. Additionally, grading of swales and embankments along roadsides and the placement and establishment of new sod.

El Dorado Neighborhood Drainage Improvements | Plantation, Florida | Construction Inspector - Craven Thompson provided surveying, analysis, assessment, construction documents and permitting, bidding assistance, & CEI. The neighborhood is 123 acres in size, Improvements included: 3,072 linear feet of swale re-grading, 1,963 linear feet of pipe removal, 930 linear feet of 15” storm sewer, 160 linear feet of 18” storm sewer, 768 linear feet of 24” storm sewer, 105 linear feet of 30” storm sewer, and installation of 48 - 30” ADS drainage structures.

Plantation Golf Estates Neighborhood Drainage Improvements | Plantation, Florida | Construction Inspector Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services for the Plantation Golf Estates Neighborhood. The neighborhood is 355 acres in size and is bounded by the El Dorado Neighborhood to the southwest, West Broward Boulevard to the north, the Plantation Park Neighborhood to the east, and West Broward Boulevard to the south. Improvements included: 1,000 linear feet of swale re-grading, 913 linear feet of storm pipe removal, the installation of 532 linear feet of 15” diameter storm sewer, 352 linear feet of 18” diameter storm sewer, 29 linear feet of 72” diameter storm sewer, the dredging of 4,875 linear feet of existing canal, the installation of 28 of 30” diameter ADS drainage structures. Restoration of the disturbed right-of-way areas was also included.

Plantation Isles Neighborhood Drainage Improvements | Plantation, Florida | Construction Inspector
Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services for the Plantation Isles Neighborhood. The neighborhood is 448 acres in size and is bounded by Peters Road to the north, the Florida Turnpike to the east, Royal Palm Estates to the west, and I-595 to the south. Improvements included 3,150 linear feet of swale re-grading, 5,359 linear feet of storm sewer removal, removal of 161 storm drainage structures, the installation of 2,217 linear feet of 15” diameter storm sewer, 471 linear feet of 18” diameter storm sewer, 429 linear feet of 24” diameter storm sewer, 576 linear feet of 30” diameter storm sewer, 828 linear feet of 36” diameter storm sewer, 321 linear feet of 42” diameter storm sewer, 101 linear feet of 48” diameter storm sewer, 116 linear feet of 72” diameter storm sewer the removal and replacement of 5 outfalls, and the installation of 160 of 30” diameter ADS drainage structures. The project also included C.I.P.P. lining of: 1,213 linear feet of 12” diameter storm sewer, 3,488 linear feet of 15” diameter storm sewer, 1,839 linear feet of 18” diameter storm sewer, 487 linear feet of 21” diameter storm sewer, 1,540 linear feet of 24” diameter storm sewer, 244 linear feet of 30” diameter storm sewer, 482 linear feet of 42” diameter storm sewer, and pipe bursting consisting of: 93 linear feet of 12” diameter pipe with 15” pipe, 56 linear feet of 15” diameter pipe with 18” pipe, and 166 linear feet of 21” diameter pipe with 24” pipe. Restoration of the disturbed right-of-way areas was also included.



Craig Lusthaus

Construction Engineering Inspection

Mr. Lusthaus inspection responsibilities have included design plan review, minor design of civil plans and calculations, review and approve all as-built drawings, review and approve all contract change orders, continued persistent follow-up/formal meetings with city, state and county agencies to ensure compliance with agency engineering protocols, expediate and facilitate all permits within time guidelines with subject.

Years of Experience

- Total: 30; With Firm: 11

Education

- Santa Fe Community College, Gainesville, Florida
- Broward Community College

Registrations / Certifications

- FDEP Stormwater Erosion & Sedimentation Control Inspector, No. 36242
- National Stormwater Center - Certified Stormwater Inspector Construction, Certification No. 7444

Relevant Experience:

Historical Area Neighborhood Drainage Improvements | Plantation, Florida | Construction Inspector - Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services. The neighborhood is 325 acres in size. Improvements included 1,000 linear feet of swale re-grading, 1,276 linear feet of storm pipe removal, the installation of 245 linear feet of 15" diameter storm sewer, 415 linear feet of 18" diameter storm sewer, 616 linear feet of 24" diameter storm sewer, 2 outfall replacements, the installation of four 30" diameter ADS drainage structures, and one 5' drainage structure.

Kimberly Boulevard Complete Streets Project | North Lauderdale, Florida | Construction Inspector for 1.2 miles of roadway, bicycle lane, median enhancements, a roundabout, landscaping, hardscape and lane reduction for an existing four-lane roadway subject to speeding and traffic accidents between autos, pedestrians, and bicyclists, Craven Thompson provided survey, civil engineering, landscape architecture and construction engineering and inspection. This is a Broward County Surtax Project.

Plantation Golf Estates Drainage Improvements | Plantation, Florida | Construction Inspector
Craven Thompson provided surveying, analysis, assessment for repair/replacement of existing storm water management systems, preparation of construction documents and permitting, bidding assistance, and construction services for the Plantation Golf Estates Neighborhood. The neighborhood is 355 acres in size and is bounded by the El Dorado Neighborhood to the southwest, West Broward Boulevard to the north, the Plantation Park Neighborhood to the east, and West Broward Boulevard to the south. Improvements included 1,000 linear feet of swale re-grading, 913 linear feet of storm pipe removal, the installation of 532 linear feet of 15" diameter storm sewer, 352 linear feet of 18" diameter storm sewer, 29 linear feet of 72" diameter storm sewer, the dredging of 4,875 linear feet of existing canal, the installation of 28 of 30" diameter ADS drainage structures. Restoration of the disturbed right-of-way areas was also included.

Historic Miramar Areawide Drainage Improvements Project - Phase IV | Miramar, Florida | Construction Inspector. Approximately 298 acres in area, and is located in the general area bounded by SW 64th Avenue to the east, County Line Road to the south, Florida Turnpike to the west and Miramar Parkway to the north. Craven Thompson prepared an *ICPR computer model* to analyze the stormwater for the area. Many of these grass swales had been filled in by residents to create landscape areas thus reducing storage and the effectiveness of percolation. Inlets and outfalls were limited in this area of the project. The improvements constructed to alleviate the flooding included: 85,942 linear feet of re-graded swales, 205 new drainage structures, 17,598 linear feet of valley gutter, 3,000 linear feet of 15" diameter RCP storm sewer, 19,141 linear feet of 24" diameter exfiltration trench, pavement milling and overlay, 8 outfall replacement/rehabilitations, driveway removal and replacement, pavement marking & signage, and various other right-of-way restoration improvements



Section 5

Relevant Completed Project Experience

RELEVANT COMPLETED PROJECT EXPERIENCE

TECHNICAL QUALIFICATIONS AND EXPERTISE FOR EACH DISCIPLINE

We have provided the following services to numerous clients including surveying, civil site/facilities engineering, roadway design, complete streets/streetscapes, traffic calming, roadway beautification, neighborhood improvements, landscape architecture, park planning & design, urban design, surveying, stormwater & drainage improvements, stormwater master plans, water and sanitary sewer, G.I.S., and CEI services.

❖ Civil, Transportation/Roadway, Drainage and Stormwater/CEI

For the disciplines of Civil, Transportation/Roadway, and Drainage and Stormwater and CEI, Craven Thompson has twenty-three civil engineers, which includes eleven (11) registered professional engineers (PEs), two construction managers and six construction inspectors. The group of engineers proposed for this contract average thirty (30) years of experience in these fields. Moreover, these same engineers average over seventeen (17) years of that experience working at Craven Thompson. These engineers are all cross trained in each of these three civil engineering related disciplines. Our construction engineering inspection personnel assigned to this contract average thirty-two (32) years of experience in construction inspection and management, with eleven (11) years with Craven Thompson.

Examples of recent Civil/Site engineering projects includes: Broward County Courthouse, U.S. Courthouse, Broward County Convention Center Expansion and Hotel, Palm Beach South County Courthouse, Fort Lauderdale Temporary Fire Station 13, Parkland Fire Station 42, Davie Shenandoah Fire Station, Parkland Library Expansion, Bluesten Park, Veterans Memorial Park, Sunrise Sportsplex, Monarch Lakes Park – Phase II, Nob Hill Soccer, Cypress Preserve Park, Caporella Park, and Dillman Trail. We have also worked on the Royal Palm Park, Jaco Pastorius Park, Urban Art Park, and Stunson Trail projects.

Some of our more recent transportation/roadway projects includes: SW 30th Street Improvements, Davie (Surtax), Hollywood Boulevard Conceptual Roadway Improvements, Hollywood, SW 48th Avenue Complete Streets Project, West Park (Surtax), Swain Boulevard Complete Streets Project, Greenacres, Orange Drive Corridor Improvements, Davie (Surtax), SW 36th Street Improvements, Davie, NW 10th Avenue Improvements (LAP), Oakland Park, Kimberly Boulevard Complete Streets Project, North Lauderdale (Surtax), and Miramar Historic Area Complete Streets Project, Phase II, Miramar

We are qualified with FDOT in:

3.1 Minor Highway Design
3.2 Major Highway Design
7.1 Signing, Pavement Marking & Channelization
8.1 Control Surveying
8.2 Design, Right-of-Way, & Construction Surveying
8.4 Right-of-Way Mapping
10.1 Roadway Construction Engineering Inspection
15.0 Landscape Architect

With regards to Drainage and Stormwater, we provided design engineering, permitting and CEI services in Greenacres for the Original Section Drainage Project, Phases 1 through 6; and in Davie

for the Westside Drainage Improvements and the Eastside Master Infrastructure Improvements, Phases 2 & 3. Craven Thompson serves as the District Drainage Engineer for the Central Broward Water Control District (CBWCD) and the Tindall Hammock Soil Conservation and Irrigation District.

We also recently completed the Historic Miramar Areawide Drainage Improvements, Phase IV, the River Oaks Neighborhood Drainage Improvement Project, and the Durrs Neighborhood Drainage Project in Fort Lauderdale, Park East Neighborhood Drainage Improvements, Historic District Neighborhood Drainage Improvements, and the Plantation Isles Neighborhood Drainage Improvements, Royal Palm Estates Neighborhood Drainage Improvements, El Dorado Estates Neighborhood Drainage Improvements, Plantation Golf Estates Neighborhood Drainage Improvements projects in Plantation.

We have completed stormwater master plans in Aventura, North Miami Beach, the Seminole Hollywood Reservation, and the Easter C-11 Basin Study and the Western C-11 Basin Study for the Central Broward Water Control District (CBWCD).

Craven Thompson has completed a large number of water system, reuse main, and sanitary system collection and transmission system projects including numerous sections of the Utility Zone Analysis (UAZ) Program (UAZs 108, 122, 123, 124, & 308, including roadway reconstruction, water distribution & transmission, wastewater collection and transmission, and septic tank elimination, and lift stations):

Some examples of our water and wastewater experience includes: Broward County Water and Wastewater Services District 3C Improvements - including water distribution & transmission, and wastewater collection and transmission, City of Hollywood ICW Force Main Horizontal Directional Drilling (HDD) Project, Chatham Hill Watermain Infrastructure Upgrades, Boca Villas Watermain Infrastructure Upgrades, Boca Woods and Winfield Park Infrastructure Upgrades, Lake Worth Beach 2” Watermain Replacement Program, City of Fort Lauderdale Pump Station A-13 and Force Main Redirect, City of Greenacres 10th Avenue North Sanitary Sewer, City of Oakland Park Bid Packs 3 & 10 Watermain Replacement, City of Hollywood Watermain Replacement Program and Septic Tank Conversion, and Davie Eastside Infrastructure Phases 2 & 3.

Engineering for lift stations includes such projects as: Lift Stations: W-14, A-6, E-08, E-02, for the City of Hollywood; Lift Stations 74 & 75 for the City of West Palm Beach; Lift Stations: 50B, 50B1, 50B3, 50C, 50C1, 224, 226, 24E1, 22, 30E, 30T, 30U and 50K2 for Broward County Water and Wastewater Services; Pump Station A-13 for the City of Fort Lauderdale, Pump Station 8 for the City of Hallandale Beach and Lift Stations: A2, C1, 5 & 8 for the City of Oakland Park.

❖ Landscape Architecture

For the discipline of Landscape Architecture, Craven Thompson has three registered landscape architects. The landscape architecture personnel proposed for this contract average seventeen (17) years of experience providing landscape design services with five (5) years of experience with Craven Thompson.

Examples of recent landscape architecture related projects includes: two complete streets projects in Oakland Park (NE 34th Court & NE 38th Street), the Miramar Historical Area Complete Streets Project - Phase II, the Kimberly Boulevard Complete Streets Project in the City of North Lauderdale, and are working on the Swain Boulevard Complete Streets Project for the City off Greenacres, and SW 48th Avenue Complete Streets Project for the City of West Park.

We have finished a number of streetscape and traffic calming projects including NE 5th Avenue Streetscape & Reconstruction (Oakland Park); 6th Avenue South Streetscape; North Miami Roadway Intersection Traffic Calming (3 intersections); the Floranada Road Traffic Calming Project (Oakland Park); 6th Avenue South, and the NE 14th Avenue Streetscape Project. In addition, we have just completed the conceptual design for Hollywood Boulevard Corridor Improvements (South 28th Avenue to and including Hollywood Circle).

Craven Thompson median beautification projects include Oakland Park Boulevard Median Beautification; Powerline Road Median Enhancements; Hallandale Beach Boulevard Median Beautification, and we are working on the Miramar Parkway & Miramar Boulevard Median Enhancements. Our experience also includes the Miami Springs Citywide ADA Ramp Improvements, and the Hallandale Beach CDBG Sidewalk Improvements Project. Our experience includes many additional roadway and landscape architectural projects over the past five (5) years.

Recently completed or current park projects include: 12th Street Park, Sunrise, Bluesten Park, Hallandale Beach, Cypress Preserve Park, Sunrise, Golden Isles Tennis Center, Hallandale Beach, Caporella Park, Tamarac, Jaco Pastorius Park, Oakland Park, Monarch Lakes Park, Phase II, Miramar, Nob Hill Soccer Park, Sunrise, Veterans Park, Sunrise, Oak Hammock Park, Sunrise, Sunrise Sportsplex, Sunrise, Veterans Park, Sunrise, and Urban Art Park, Oakland Park

❖ Surveying and Mapping

Craven Thompson has four registered professional surveyor and mappers, and eighteen additional staff including surveying technicians, GIS specialists and survey field crew personnel. Our surveyors and mappers proposed for this contract average thirty-three (33) years of experience in this field, including fifteen (15) years with Craven Thompson.

Some examples of our surveying experience includes: Northlake outfall into the SFWMD Canal for the Town of Lake Park, Surveying all of City of Hollywood's tidal drainage structures, Hydrographic survey for City of Greenacres, North Miami Beach Stormwater Data Collection Project, City of Fort Lauderdale Stormwater Master Plan - GIS and Survey, Filmore Street, Hollywood, LW 220 Master Plan Survey, Lake Worth Beach, Watermain Program Route Surveys, Hollywood, SW 190th Avenue Topographic Survey, Southwest Ranches, City of Fort Lauderdale Sanitary Sewer System GIS and Data Collection Project, City of Fort Lauderdale City-Wide Water System GIS and Surveying Project, Margate Canal Survey, Hallandale Beach Citywide Survey, Boat Ramp Survey, Sunrise, Lauderdale Lakes City Wide Canal Survey, Seminole Tribe of Florida Hollywood Reservation Data Collection and GIS Project, Mainstreet Wetlands Limits Survey, Coconut Creek, Central Broward Water Control District GIS and Surveying for the Western C-11 Basin, Gladiator Lake Survey, Greenacres, SW 188th Avenue Topographic Survey, Southwest Ranches, Town Hall Survey, Southwest Ranches, NE 167th Street topographic Survey, North Miami, and many more.

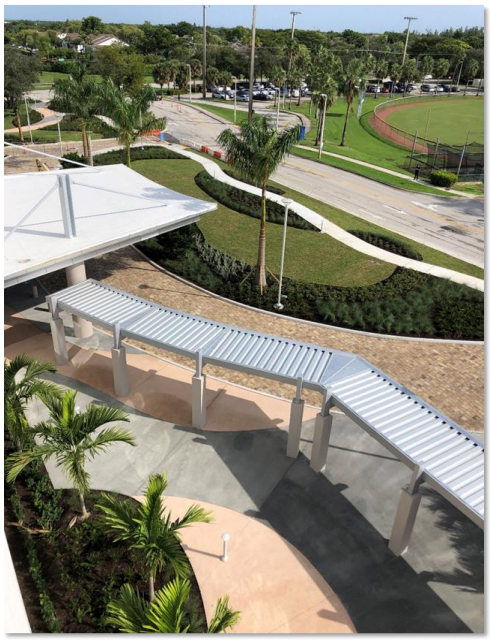
RELEVANT PROJECT EXPERIENCE

CATEGORY: CIVIL ENGINEERING

Project No. 1: Nova Southeastern University Dental Drop Off

Client Contact

Mr. Randall Seneff, Executive Director
Nova Southeastern University
Design & Construction
3301 College Avenue
Davie, Florida 33314
Phone: (954) 262-8805 / rseneff@nova.edu



Description of Work: Craven Thompson & Associates provided professional Services for the Nova Southeastern University Health Professions Division (HPD) drop-off reconfiguration. The scope included the design of a new drop-off area along the east side of the dental building, filling in the existing canal, relocating the sidewalk from the dental building to SW 30th Street to the east side of canal, and reconfiguring the north side of the dental building. This scope of services included the surveying, civil engineering & landscape architectural design and construction engineering inspection (CEI) for the improvements on the site.

Initial Construction Estimate: $2,750,225.00

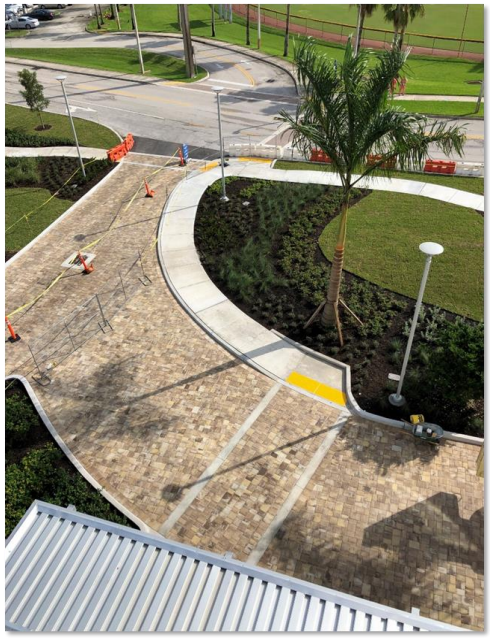
Initial Contract Award: $2,439,900.00

Total Change Orders: No Change Orders

Total Value of Change Orders: $0.00

Initial Design Fees: $130,876.00

Change orders to design contract and dollar value: No COs to design fees; $0.00



Project No. 2: Bridge Point 595 Warehouses, Davie, Florida

Client Contact

Mr. Brian Latta, Vice President of Development
Bridge 595, LLC
201 S. Biscayne Blvd., Suite 2601
Phone: (305) 796-5616 / Email: blatta@bridgedev.com

Description of work: Located at 2650, and 2700-2750 Bridge Way, Davie Florida 33314. The project is generally located at the SW corner of I-595 and the Turnpike along the west side of Reese Road. The site consists of three (3) warehouse buildings on thirty-four (34) acres of land. The improvements included access drives, sidewalk, parking lots, loading areas, detention areas, storm sewer, water, sewer and landscaping. Craven Thompson performed surveying, civil engineering and landscape architecture services

Initial Construction Estimate: $40 Million (including buildings)

Initial Contract Award: $40 Million

Total Change Orders: No Change Orders

Total Value of Change Orders: $0.00

Initial Design Fees: $270,000.00

Change orders to design contract and dollar value: $0.00







Project No. 3: Dillman Trail Improvements, Greenacres, Florid

Client Contact

Mr. Ibrahim Younis, PMP, Public Work Construction Manager
City of Greenacres
5750 Melaleuca Lane
Greenacres, Florida 33463
Phone: (561) 790-6191 / Email: iyounis@greenacresfl.gov

Description of Work: Dillman Trail was a Palm Beach County TAP (Transportation Alternatives Project) funded FDOT LAP project through the City of Greenacres as the local agency for a 3,964 linear foot meandering 12' wide multi-use pathway and associated drainage swale, landscape, and irrigation system running north south connecting pathways between State Road 882 Forest Hill Boulevard and Dillman Road. The project required careful coordination with Lake Worth Drainage District as the project runs along and adjacent to the LWDD OPC canal. During the LAP process, Craven Thompson worked with Ramon Alvarez and Mya Williams with FDOT on the project. Craven Thompson provided Surveying, Landscape Architecture, Irrigation, Civil Engineering and electrical services for the Dillman Trail Linear Pathway.

Initial Construction Estimate: $856,329.00

Initial Contract Award: $893,639.00

Total Change Orders: 0 Change Orders

Total Value of Change Orders: $0.00

Initial Design Fees: $113,500.00

Change Orders to Design Contract and Dollar Value: No COs to design fees; $0.00





Project No. 4: Stunson Nature Trail and Viewing Platform, Oakland Park, Florida

Client Contact

Ms. Charlene Montgomery, Assistant Director
City of Oakland Park
Engineering & Construction Management
5399 North Dixie Highway, Suite 3
Oakland Park, Florida 33334
Phone: (954) 630-4426
Email: Charlene.Montgomery@oaklandparkfl.gov

Description of Work: The City of Oakland Park recently converted an underutilized piece of land used primarily for the storage of stormwater runoff into a park demonstrating the region's various ecological zones with the use of plant selection and educational signage. The site continues to support stormwater runoff but now connects a string of County and City parks, further providing open space and natural habitats for the community. Stunson Nature Trail is located in the Royal Palm Acres Neighborhood in the City of Oakland Park. Craven Thompson provided surveying, civil engineering, landscape architectural services. Park improvements include:

- Created an educational experience along a walking trail that emphasizes the primary environmental zones
- Enhanced wetland area
- New landscaping and irrigation
- Creation of earthen berms
- Decorative fence with landscape buffer along NE 38th Street



Initial Construction Estimate: $450,820.00 (Nature Trail), $110,912.00 (Platform)

Initial Contract Award: $450,105.00 (Nature Trail), $101,241.00 (Platform)

Total Change Orders: 1 Change Order for Nature Trail, 1 Change Order for Platform

Total Value of Change Orders: $24,079.00 (Nature Trail), $19,767.00 (Platform)

Initial Design Fees: $106,230.00 (Nature Trail)

Change Orders to Design Contract and Dollar Value: No COs to design fees; $0.00



Project No. 5: Utility Analysis Zone (UAZ) 122, Lauderdale Lakes, Florida

Client Contact

Mr. Mike Hagerty, PE, LEED AP, Engineering Unit Supervisor
Broward County Water & Wastewater Services
2555 W. Copans Road
Pompano Beach, Florida 33069
(954) 831-3217 / Email: mhagerty@broward.org

Description of Work: Utility Analysis Zone (UAZ) 122 is a one hundred and sixty (160) acre area bounded by the SFWMD C-13 Canal to the north, NW 47th Avenue to the east, West Oakland Park Boulevard to the south and the Florida Turnpike to the west in the City of Lauderdale Lakes, Florida. The project included the construction of a sanitary sewer collection system consisting of:

- 19,345 linear feet of 8" gravity main
- 1,350 linear feet of 10" gravity main
- 4,800 linear feet of 8" force main
- 105 service laterals

The water distribution system improvements included:

- 11,190 linear feet of 6" main
- 10,875 linear feet of 8" main
- 5,205 linear feet of 10" main
- 3,690 linear feet of 12" main
- 630 linear feet of 16" main
- abandonment and grouting of 25,435 LF existing watermain
- construction of 66 water services

In addition, the project involved 30,600 linear feet of roadway reconstruction along with right-of-way restoration. Craven Thompson surveyed the project area, modeled the systems using SewerCAD and WaterCAD as well as created the construction documents. Craven Thompson & Associates, Inc. provided surveying, water & wastewater modeling, civil engineering, and construction engineering inspection (CEI) services.



Initial Construction Estimate: $15,125,153.00

Initial Contract Award: $12,854,328.00

Total Change Orders: 8 Change Orders

Total Value of Change Orders: $1,074,436.00

Initial Design Fees: $2,818,348.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00

RELEVANT PROJECT EXPERIENCE

CATEGORY: TRANSPORTATION / TRAFFIC / ROADWAY PROJECTS

Project No. 1: Chickasaw Road Improvements, Greenacres, Florida

Client Contact

Mr. Carlos I. Cedeno, Public Works Director
City of Greenacres
5750 Melaleuca Lane
Greenacres, Florida 33463
Phone: (561) 642-2074 / Email: ccedeno@greenacresfl.gov

Description of Work: Chickasaw Road project included the complete reconstruction of 1,607 linear feet of roadway, replacement of the roadway drainage system, and piping of the LWDD L-11 canal from Jog Road to just past the end of Chickasaw Road approximately 1,528 linear feet. Craven Thompson worked with the City of Greenacres and Lake Worth Drainage District initially to establish the initial basic design requirements and concepts to meet both entities requirements. One of the difficulties of this project was to account for all the existing drainage connections from adjacent properties that drained to the canal in the existing condition and also to make sure the new drainage system for the roadway could work for both entities. Craven Thompson performed surveying, civil engineering and construction engineering inspection (CEI) services.

Initial Construction Estimate: $3,785,920.00

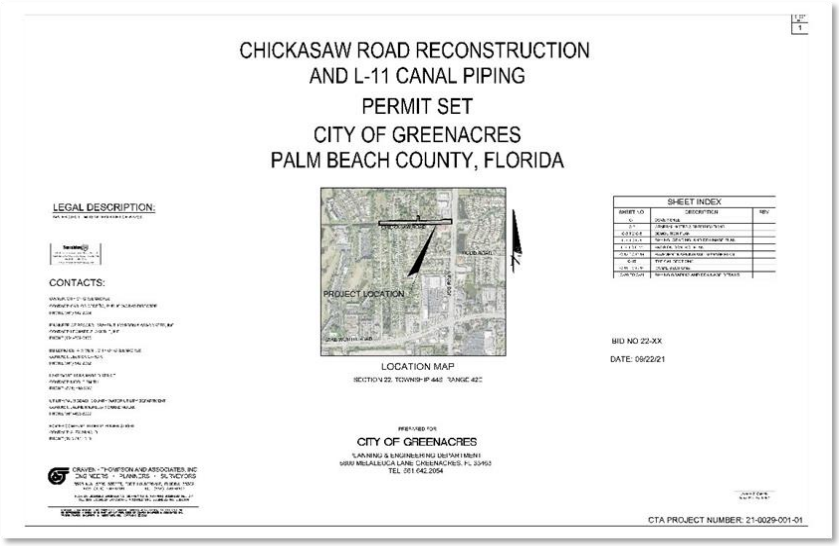
Initial Contract Award: $3,459,619.00

Total Change Orders: 5 Change Orders (3 COs were credits, and 2 COs were additions)

Total Value of Change Orders: (-) $8,800.00

Initial Design Fees: $57,490.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 2: Kimberly Boulevard Complete Streets Project, North Lauderdale, Florida

Client Contact

Mr. Samuel May, Public Works Utilities Director
City of North Lauderdale
701 SW 71st Avenue
North Lauderdale, Florida 33068
Phone: (954) 597-4756 / smay@nlauderdale.org

Description of Work: The project is known as the Kimberly Boulevard Complete Streets Project from State Road 7 to Rock Island Road. The total length of roadway is 5,900 linear feet and consists of four total lanes, two eastbound and two westbound with a landscaped median. The improvements included roadway reconstruction, milling & overlay, safety enhancements including modifying existing sidewalk access ramps for ADA compliance, the construction of a roundabout at SW 64th Terrace, the addition of traffic calming devices, curbing of identified existing medians, drainage modifications, and the reduction from two to one lane both eastbound and westbound plus the addition of bicycle lanes in each direction from SW 70th Avenue to SW 10th. The existing pavement displayed alligator cracking, block cracking, transverse cracking and rutting at many locations within the project limits. Craven Thompson along with geotechnical sub-consultant, Absolute Civil Engineering Solutions, performed and evaluated cores of the existing pavement to determine the proper repair method. As a result of this, various segments were completely reconstructed while others were simply milled and overlayed. Craven Thompson provided surveying, landscape architecture, civil engineering services, and construction engineering inspection (CEI) for this Surtax project.

Initial Construction Estimate: $1,983,827.00

Initial Contract Award: $2,071,382.00

Total Change Orders: 3 Change Orders -added 4,800 LF of D curb to all medians - $95,000; watermain replacement (unforeseen underground conditions) - $90,000; asphalt price increase and asphalt leveling as contract was 2021, finished in 2024 – Covid era - $220,000, pavement marking & signage $50,000

Total Value of Change Orders: $497,797.00

Initial Design Fees: $202,210.00

Change orders to design contract and dollar value; No COs to design fees, $0.00



Project No. 3: Oakes Road Extension, Segment A, Davie, Florida

Client Contact

Mr. Jonathan Vogt, P.E., Town Engineer
Town of Davie
6591 Orange Drive
Davie, Florida 33314
Phone: (954) 797-1137 / Email; Jonathan_vogt@davie-fl.gov

Description of work: The roadway design includes approximately 850 linear feet of roadway. The project limits are Oakes Road right-of-way from Davie Road to the lift station located at the intersection of SW 61st Avenue and SW 36th Court; Davie Road for 100 feet south of Oakes Road to 100 feet north of Davie Road. The proposed section for the extension of Oakes Road is the same as the existing except for the 29' of pavement will consist of 2-12' drive lanes and a 5' bike lane along the north side, with drainage inlets along the northern curb and gutter. The roadway extension was constructed to connect Davie Road to the Davie Business Center. Runoff from the site was directed to the Dimar Rock Pit via a canal along the south side of Oakes Road that connects to a THISCD canal which discharges to the rock pit. Craven Thompson & Associates, Inc. provided surveying, civil engineering, landscape architecture, and construction engineering inspection (CEI) services.





Initial Construction Estimate: $618,088.00

Initial Contract Award: $636,391.00

Total Change Orders: 1 Change Order (a deduction)

Total Value of Change Orders: (-) $50,541.00

Initial Design Fees: $77,250.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00

Project No. 4: Miramar Historical Area Complete Streets, Phase II, Miramar, Florida

Client Contact

Salvador Zuniga, P.E., City Engineer
City of Miramar
Engineering & Strategic Development
2200 Civic Center Place
Miramar, Florida 33025
Phone: (954) 602-3323 / Email: sezuniga@miramarfl.gov

Description of Work: Craven Thompson & Associates was selected by the City of Miramar to survey, design, permit, and provide construction services for Phase II of their Historical Area Complete Streets Project. The project included surveying, landscape and engineering design, permitting and CEI services for complete streets bounded by Pembroke Road to the north, County Line Road to the south, SW 62nd Avenue to the west, and State Road 7 to the east. The project included eight (8) streets in the Historical Area. The improvements include sidewalks, ADA ramps, crosswalks, pedestrian level lighting, landscaping and hardscape. The City of Miramar received a grant through the Broward Redevelopment Program for the improvements.

Initial Construction Estimate: $1,839,363.00

Initial Contract Award: $1,908,694.00

Total Change Orders: No Change Orders to this contract

Total Value of Change Orders: $0.00

Initial Design Fees: $149, 634.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 5: NW 10th Avenue Roadway LAP Improvements, Oakland Park, Florida

Client Contact

Mr. Chris Lips, P.E., Assistant Public Works Director
City of Oakland Park
5100 NE 12th Terrace
Oakland Park, Florida 33334
Phone: (954) 630-4441 / chrisl@oaklandparkfl.gov

Description of Work: The scope of work included design of 2,900 linear feet of roadway, landscaping, irrigation, photo-metrics, coordination, drainage, LAP services, etc. for the NW 10th Avenue Roadway Project from Park Lane West (NW 33rd Street) to Prospect Road, including preparation of contract documents and permitting. The roadway design with all infrastructure adjustments were based on the Conceptual Design Plans prepared by Craven Thompson and approved by the City of Oakland Park. Generally, improvements include the addition of bike lanes, curbing, six (6) foot wide sidewalk on the west side of the roadway, landscaping and irrigation system, swale and street lighting improvements.

Initial Construction Estimate: $985,220.00

Initial Contract Award: $908,653.00

Total Change Orders: 2 Change Orders

Total Value of Change Orders: $39,122.00

Initial Design Fees: $221,172.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



RELEVANT PROJECT EXPERIENCE

CATEGORY: LANDSCAPE ARCHITECTURE

Project No. 1: Stunson Nature Trail and Viewing Platform, Oakland Park, Florida
Client Contact
Ms. Charlene Montgomery, Assistant Director
City of Oakland Park
Engineering & Construction Management
5399 North Dixie Highway, Suite 3
Oakland Park, Florida 33334
Phone: (954) 630-4426 / Charlene.Montgomery@oaklandparkfl.gov

Description of Work: The City of Oakland Park recently converted an underutilized piece of land used primarily for the storage of stormwater runoff into a park demonstrating the region's various ecological zones with the use of plant selection and educational signage. The site continues to support stormwater runoff but now connects a string of County and City parks, further providing open space and natural habitats for the community. Stunson Nature Trail is located in the Royal Palm Acres Neighborhood in the City of Oakland Park. Craven Thompson provided surveying, civil engineering, l***andscape architectural services***. Park improvements include:

- Created an educational experience along a walking trail that emphasizes the primary environmental zones
- Enhanced wetland area
- New landscaping and irrigation
- Creation of earthen berms
- Decorative fence with landscape buffer along NE 38th Street

Initial Construction Estimate: $450,820.00 (Nature Trail), $110,912.00 (Platform)

Initial Contract Award: $450,105.00 (Nature Trail), $101,241.00 (Platform)

Total Change Orders: 1 Change Order for Nature Trail, 1 Change Order for Platform

Total Value of Change Orders: $24,079.00 (Nature Trail), $19,767.00 (Platform)

Initial Design Fees: $106,230.00 (Nature Trail)

Change Orders to Design Contract and Dollar Value: No COs to design fees; $0.00



Project No. 2: Landscape Plan Review Services, Coconut Creek, Florida

Client Contact

Ms. Liz Aguiar, Assistant Director
Sustainable Development Department
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063
Phone: (954) 973-6756 / LAguiar@coconutcreek.net

Description of Work: Craven Thompson & Associates provides the City of Coconut Creek landscape consulting services in regard to ***Landscape plan reviews***. The services provided include full DRC reviews, Administrative Approval reviews, Tree Removal / Relocation reviews, and other additional landscape matters as they pertain to City landscape codes.

Initial Construction Estimate: Not Applicable to Construction

Initial Contract Award: Not Applicable to Construction

Total Change Orders: Not Applicable to Construction

Total Value of Change Orders: Not Applicable to Construction

Initial Design Fees: Varies depending on number of tasks and time spent. Had contract since 2012.

Change orders to design contract and dollar value: Not Applicable



Project No. 3: Kimberly Boulevard Complete Streets Project, North Lauderdale, Florida

Client Contact

Mr. Samuel May, Public Works Utilities Director
City of North Lauderdale
701 SW 71st Avenue
North Lauderdale, Florida 33068
Phone: (954) 597-4756 / smay@nlauderdale.org





Description of Work: The project is known as the Kimberly Boulevard Complete Streets Project from State Road 7 to Rock Island Road. The total length of roadway is 5,900 linear feet and consisted of four total lanes, two eastbound and two westbound with a landscaped median. The improvements included roadway reconstruction, milling & overlay, safety enhancements including modifying existing sidewalk access ramps for ADA compliance, the construction of a roundabout at SW 64th Terrace, the addition of traffic calming devices, curbing of identified existing medians, drainage modifications, and the reduction from two to one lane both eastbound and westbound plus the addition of bicycle lanes in each direction from SW 70th Avenue to SW 10th. The existing pavement displayed alligator cracking, block cracking, transverse cracking and rutting at many locations within the project limits. Craven Thompson along with geotechnical sub-consultant, Absolute Civil Engineering Solutions, performed and evaluated cores of the existing pavement to determine the proper repair method. As a result of this, various segments were completely reconstructed while others were simply milled and overlayed. Craven Thompson provided surveying, ***landscape architecture***, civil engineering services, and construction engineering inspection (CEI) for this Surtax project.

Initial Construction Estimate: $1,983,827.00

Initial Contract Award: $2.071,382.00

Total Change Orders: 3 Change Orders -added 4,800 LF of D curb to all medians - $95,000; watermain replacement (unforeseen underground conditions) - $90,000; asphalt price increase and asphalt leveling as contract was 2021, finished in 2024 – Covid era - $220,000, pavement marking & signage $50,000

Total Value of Change Orders: $497,797.00

Initial Design Fees: $202,210.00

Change orders to design contract and dollar value; No COs to design fees, $0.00

Project No. 4: Nova Southeastern University Dental Drop Off

Client Contact

Mr. Randall Seneff, Executive Director
Nova Southeastern University
Design & Construction
3301 College Avenue
Davie, Florida 33314
Phone: (954) 262-8805 / rseneff@nova.edu

Description of Work: Craven Thompson & Associates provided professional Services for the Nova Southeastern University Health Professions Division (HPD) drop-off reconfiguration. The scope included the design of a new drop-off area along the east side of the dental building, filling in the existing canal, relocating the sidewalk from the dental building to SW 30th Street to the east side of canal, and reconfiguring the north side of the dental building. This scope of services included the surveying, civil engineering ***& landscape architectural design*** and construction engineering inspection (CEI) for the improvements on the site.

Initial Construction Estimate: $2,750,225.00

Initial Contract Award: $2,439,900.00

Total Change Orders: No Change Orders

Total Value of Change Orders: $0.00

Initial Design Fees: $130,876.00

Change orders to design contract and dollar value; No COs to design fees; $0.00









Project No. 5: Veterans Memorial Park, Sunrise, Florida

Client Contact

Mr. Earl Prizlee, PE, Capital Projects Director
City of Sunrise, Public Works Division
Capital Projects Section
777 Sawgrass Corporate Parkway
Sunrise, Florida 33325
Phone: (954) 888-6002 / eprizlee@sunrisefl.gov

Description of work: In a series of new or renovated passive parks in the City of Sunrise, Veteran's Memorial Park stands resolute in distinction. Anchoring the park at its center is a large hand carved Pennsylvania granite monument. Circulating the park are companion monuments, one for each branch of the U.S. Military branches. In addition, there is an iconic 14,000 square foot playground and plans to expand the park with an obstacle course similar to those used in military training. Following concept design and project bidding; Craven Thompson became responsible for construction administration and observation. Craven Thompson performed ***landscape architecture*** and civil engineering services for the project.



Initial Construction Estimate: $4,500,000.00

Initial Contract Award: $4,068,357.00

Total Change Orders: 4 Change Orders (1 deduction and 3 additional - netted

Total Value of Change Orders: (-) $ 3,040.00

Initial Design Fees: $97,890.00

Change orders to design contract and dollar value; No COs for design fees: $0.00





RELEVANT PROJECT EXPERIENCE

CATEGORY: SURVEYING AND MAPPING

Project No. 1: Fire Station 87 Boundary & Topographic Survey, Oakland Park, Florida

Client Contact

Casey Graham
Director, Engineering & Building Services
City of Oakland Park
1101 NE 40th Court
Oakland Park, Florida 33334
Phone: (954) 630-4414 / CaseyG@oaklandparkfl.gov

Description of Work: Craven Thompson performed a boundary & Topographic Survey for the City of Oakland Park on the Fire Station 87 site. This included setting and/or recovering boundary monumentation, and the location of all aboveground visible improvements including buildings, pavement, walkways, slabs, fences, utilities, trees, and signs, locating of all aboveground and visible utilities features on, or immediately adjacent to the site, including trees (4" diameter at breast height), and topography including spot elevations on the site on an approximate one hundred (100) foot grid around the property.

Initial Construction Estimate: Not Applicable

Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $33,081.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 2: Basin 5 Sluice, Sunset lakes Flood Gate (Honey Hill Road), South Broward Drainage District

Client Contact

Mr. Luis Ochoa, Director
South Broward Drainage District
6591 SW 160th Avenue
Southwest Ranches, Florida 33331
Phone: (954) 680-3337 / Email: Luis@SBDD.org

Description of Work: Craven Thompson & Associates performed a topographic survey to capture survey data for the Basin 5 Sluice gate in the C-9 Canal located on Honey Hill Road in Miramar, Florida. The survey included recovery of sufficient existing boundary and/or right-of-way monumentation; locations of all aboveground and visible improvements, identified all existing easements and reference recorded documents; Existing trees, three (3) inches in diameter and above, at four (4) feet above the ground were located and identified; performed topographic spot elevations; Surveys were in the horizontal projection: State Plane, Florida East Zone, NAD 83(2011), US Survey feet; Survey drawings were prepared in AutoCAD Civil 3D, Version 2022. In May 2025, Craven Thompson updated the existing 2024 survey and extended the canal cross-sections across the full width of the C-9 Canal

Initial Construction Estimate: Not Applicable

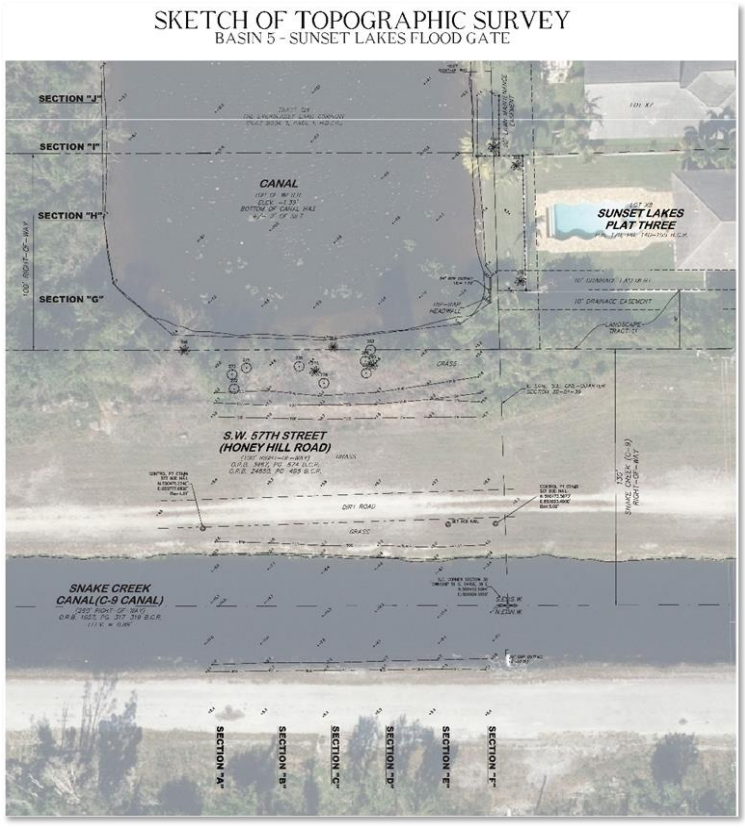
Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $7,000.00

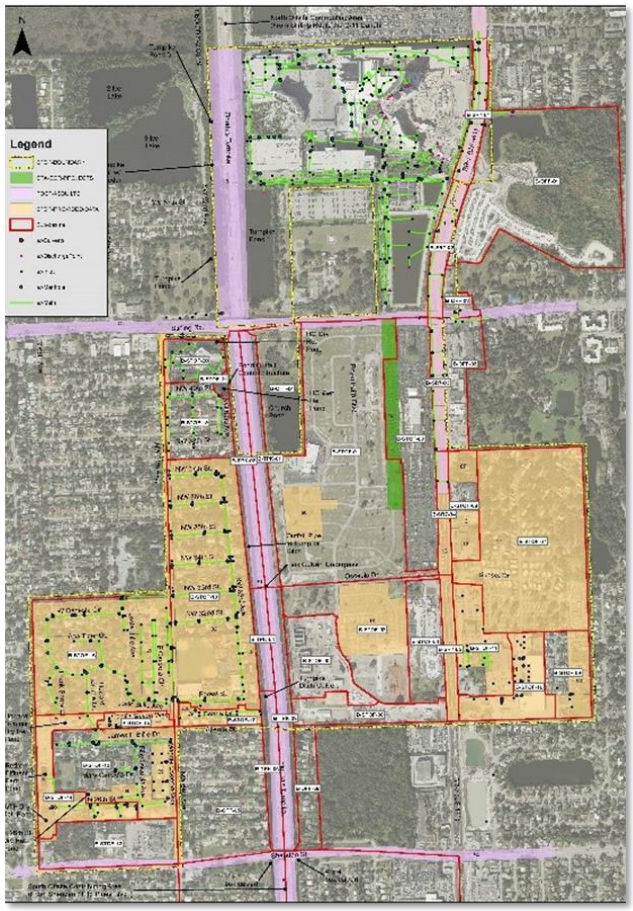
Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 3: Hollywood Seminole Reservation Stormwater Data Collection / GIS

Client Contact

Mr. Ranthus Fouch, PE, Senior Civil Engineer
Seminole Tribe of Florida
Public Works Department
5700 Griffin Road, Suite 200
Davie, Florida 33314
Phone: (954) 203-1034 / ranthusfouch@semtribe.com



Description of work: Hollywood Seminole Reservation is generally bounded by Stirling Road on the north and by Sheridan Street on the south and includes the Hard Rock Hotel and Casino which is located north of Stirling Road. The east and west boundaries are formed by existing residential neighborhoods in the City of Hollywood. Craven Thompson updated the Tribe's stormwater GIS information through entering as-built data, and surveying the hundreds of stormwater/drainage structures located on the reservation. Craven Thompson acquired accurate horizontal and vertical information on every stormwater/drainage feature on the Tribe's Hollywood Reservation. We reviewed existing storm sewer surveys and as-builts that could assist with GIS location and with this information our survey crew measured each structure to get accurate horizontal and vertical information for the Tribe's GIS system. During the data collection phase, the GPS locations of structures, canals, retention areas and ditches were captured with X-Y-Z coordinate values in the data collector. In addition, details such as pipe sizes, material, inverts, weirs, age, and structure condition were obtained in the field. We modified the Tribes' GIS database to include new relevant information and to include all information from the data collection efforts and condition assessment

Initial Construction Estimate: Not Applicable

Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $120,360.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00

Project No. 4: Citywide Potable Water System GIS & Surveying, Fort Lauderdale, Florida

Client Contact

Ms. Ingrid Kindbom, Program Manager
City of Fort Lauderdale
101 NE 3rd Avenue, Suite 1420
Fort Lauderdale, Florida 33301
Phone: (954) 828-6178 / ikindbom@fortlauderdale.gov

Description of Work: Craven Thompson & Associates, Inc. was the prime consultant for the Water Consent Order Mapping project, City Project No. 12729. The Project consisted of accurately remapping the City's Water System and correcting the City's GIS. The Project included 750+ miles of water mains 4" and larger, 19,000+ valves, 6,200 fire hydrants, 250 air release valves, and 62,600 meters. Craven Thompson subcontracted with 10 different Survey firms to accomplish this project. Eight of the ten firms are doing Survey & SUE work and mapping all the mains, 8" in diameter and larger, together with all the valves, hydrants, and air release valves. The other two survey firms and one of the SUE firms located all 62,000 water meters. Craven Thompson subcontracted for all the roads (700 miles) within the water service area to be mapped with mobile LiDAR to and accuracy of +/- 0.5 feet. Craven Thompson also subcontracted for the City's water service area to be flown with aerial photogrammetry and aerial LiDAR to and accuracy of +/- 0.5 feet.

Initial Construction Estimate: Not Applicable

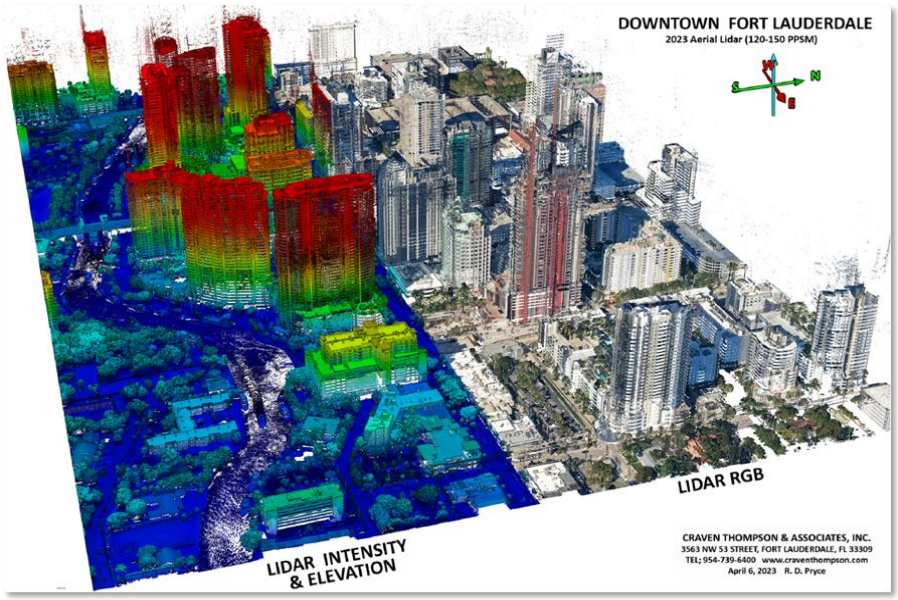
Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $6,299,880.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 4: United States Courthouse Boundary & Topographic Survey, Fort Lauderdale

Client Contact

Mr. James Creel, Chief Preconstruction
Brasfield & Gorrie, LLC
941 West Morse Blvd., Suite 200
Winter Park, Florida 32789
Phone: (205) 714-1564 / Email: jcreel@brasfieldgorrie.com

Description of Work: The new 10-Story, 252,000 square foot United States Courthouse will be built on a 3.5-acre site located on the northeast corner of SE 3rd Avenue and SE 11th Street. Craven Thompson prepared a boundary & topographic survey of the site. The ALTA was prepared in AutoCAD 2022 format and will meet ALTA/NSPS Minimum Standard Detail Requirements (effective February 23, 2021). The survey included: recovery of sufficient existing boundary and/or right-of-way monumentation to determine the right-of-way lines needed to tie all visible improvements; location of all aboveground and visible improvements, including pavement, pavement markings, slabs, fences, signs, overhead wires, utility poles, trees, and other utility features within the limits of the existing rights of way; spot elevations for engineering design within the property. Elevations cross-sections were taken at 100-foot intervals along the roadway and extended approximately 100 feet outside the right of way. Rims, inverts, and pipe sizes were measured on all sanitary and storm drainage structures found within the project limits. This survey included a review of a Title Commitment for the site and the plotting of encumbrances.

Initial Construction Estimate: Not Applicable

Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $7,037.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



RELEVANT PROJECT EXPERIENCE

CATEGORY: DRAINAGE AND STORMWATER

Project No. 1: Durrs Neighborhood Drainage Project, Fort Lauderdale, Florida

Client Contact

Mr. Juan Carlos Samuel, E.I., Project Manager II
City of Fort Lauderdale, Public Works Department
101 NE 3rd Avenue, Suite 1410
Fort Lauderdale, Florida 33301
Phone: (954) 828-6323 / Email: jsamuel@fortlauderdale.gov

Description of Work: The neighborhood is comprised of approximately 237-acres. Our design included new piping & structures (conveyance system), exfiltration trench, sea level rise - backflow prevention and seawall height. In addition, we designed nutrient separating baffle boxes (NSBB), and STORMCEPTOR water quality structures. Improvements included: 22,506 linear feet of swale re-grading, 29,650 linear feet of storm pipe removal, removal of 260 storm drainage structures, the installation of 13,104 linear feet of 15" diameter storm sewer, 8,358 linear feet of 18" diameter storm sewer, 5,790 linear feet of 24" diameter storm sewer, 1,014 linear feet of 30" diameter storm sewer, 1,794 linear feet of 36" diameter storm sewer, 200 linear feet of 48" diameter storm sewer, 3,500 linear feet of 24" diameter exfiltration trench, the installation of 293 new drainage structures, 3,520 square yards of permeable pavement, two nutrient separating baffle boxes (NSBB), and 31,440 linear feet of sidewalk. Restoration of the disturbed right-of-way areas was also included. Craven Thompson developed construction documents (design, permitting, & construction engineering inspection CEI services) for the neighborhood.

Initial Construction Estimate: $29,981,239.00

Initial Contract Award: $30,640,737.00

Total Change Orders: 8 Change Orders

Total Value of Change Orders: $1,391,780.00

Initial Design Fees: $3,750,926.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00





Project No. 2: Livable Neighborhood Improvement Project, Phases 1D, 2, and 3, Miami Gardens, Florida

Client Contact

Mr. Bernard Buxton-Tetteh, Assistant Public Works Director
City of Miami Gardens
1050 NW 163rd Drive
Miami Gardens, Florida 33169
Phone: (305) 622-8031 / Email: bbuxton-tetteh@miamigardens-fl.gov

Description of Work: The Vista Verde Phase 1D, 2, 3 Improvements project is located within the City of Miami Gardens bordered by NW 213th Street to the north, NW 207th Lane to the south, NW 37th Avenue (Douglas Road) to the east, and a vacant plot of land to the west. This was a drainage improvements project for the City of Miami Gardens.
Improvements included, but are not limited to the following:

- 7,280 linear feet of storm sewer,
- 5,640 linear feet of exfiltration trench,
- 140 drainage structures,
- 30,050 SY of roadway milling & resurfacing,
- and 29,900 SY of roadway reconstruction.

The project involved the design, permitting of Improvements for multiple phases within the Vista Verde neighborhood in the City of Miami Gardens. Craven Thompson processed permit applications with Miami Dade Department of Environmental Resources Management. Prepared bid documents. Craven Thompson provided all of the survey services, all civil engineering, and construction engineering inspection (CEI) for the project.

Initial Construction Estimate: $4,611,006.00

Initial Contract Award: $3,747,900.00

Total Change Orders: 2 Change Orders

Total Value of Change Orders: $165,310.00

Initial Design Fees: $226,369.00

Change Orders to Design Contract and Dollar Value: No Cos for design fees: $0.00



Project No. 3: River Oaks Neighborhood Drainage Project

Client Contact

Mr. Juan Carlos Samuel, E.I., Project Manager II
City of Fort Lauderdale, Public Works Department
101 NE 3rd Avenue, Suite 1410
Fort Lauderdale, Florida 33301
Phone: (954) 828-6323 / Email: jsamuel@fortlauderdale.gov

Description of Work: Craven Thompson was a sub-consultant to Hazen Sawyer for design, permitting, and CEI services for the River Oaks Neighborhood Drainage Improvements in the City of Fort Lauderdale The neighborhood occupies a total area of approximately 218-acres. CTA designed nutrient separating baffle boxes (NSBB), and STORMCEPTOR water quality structures. Improvements included: 12,677 linear feet of swale re-grading, 5,346 linear feet of storm pipe removal, removal of 251 storm drainage structures, the installation of 90 linear feet of 15" diameter storm sewer, 4,374 linear feet of 18" diameter storm sewer, 4,675 linear feet of 24" diameter storm sewer, 1,771 linear feet of 36" diameter storm sewer, 145 linear feet of 48" diameter storm sewer, 3,129 linear feet of 66" diameter storm sewer, 1,056 linear feet of 72" diameter storm sewer, 2,640 linear feet of 24" diameter exfiltration trench, the installation of 236 new drainage structures, two STORMCEPTER water quality structures, one TIDEFLEX backflow prevention valve, and 4,219 linear feet of sidewalk. The project also included one small duplex stormwater pump station, and one large stormwater pump station.





Initial Construction Estimate:
$27,238,459.00

Initial Contract Award: $25,043,981.00

Total Change Orders: 1 Change Order (Included a credit for $670,822.00 for allowances not used, and $670,822 in additional work for a net increase of $0.00

Total Value of Change Orders: $0.00

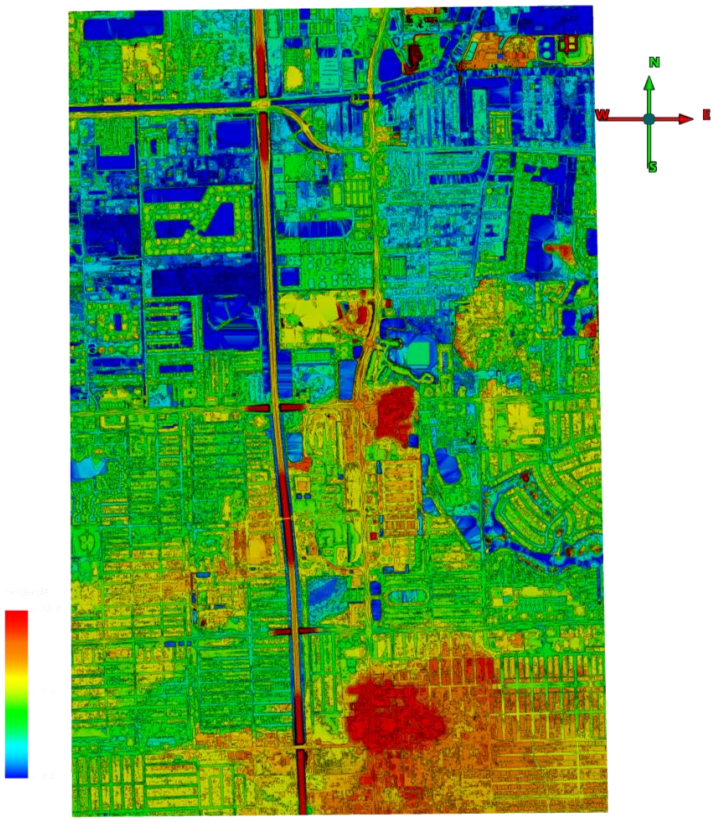
Initial Design Fees: $3,987,820.00

Change Orders to Design Contract and Dollar Value: No Cos for design fees: $0.00

Project No. 4: Hollywood Reservation Stormwater Master Plan

Client Contact

Mr. Ranthus Fouch, PE, Senior Civil Engineer
Seminole Tribe of Florida
Public Works Department
5700 Griffin Road, Suite 200
Davie, Florida 33314
Phone: (954) 203-1034 /
Email: ranthusfouch@semtribe.com



Description of Work: The Hollywood Seminole Reservation is generally bounded by Stirling Road on the north and by Sheridan Street on the south and includes the Hard Rock Hotel and Casino which is located north of Stirling Road. The east and west boundaries are formed by existing residential neighborhoods in the City of Hollywood. Craven Thompson developed a stormwater master plan inclusive of surveying, data collection, basin delineation, stormwater modeling and analysis, alternative development and evaluation, and a prioritized capital improvement plan (CIP) that considered existing and future land uses as well as future environmental conditions, including the impacts of sea-level rise and global warming for the Hollywood, Seminole Indian Reservation. The stormwater master plan developed a level-of-service for existing areas and land uses, identified potential capital projects and prepared associated construction cost estimates, and assisted in planning drainage and density for proposed new developments. The plan identified stormwater/drainage CIP projects for each basin within the reservation as well as a reservation-wide plan.

Initial Construction Estimate: Not Applicable

Initial Contract Award: Not Applicable

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: $636,990.00

Change Orders to Design Contract and Dollar Value: No Cos for design fees: $0.00

Project No. 5: District Engineer – Central Broward Water Control District

Client Contact

Mr. Thomas Good, District Manager
Central Broward Water Control District
8020 Stirling Road
Hollywood, Florida 33024
Phone: (954) 432-5110 / Email: districtmanager@centralbrowardwcd.org

Description of Work: Craven Thompson & Associates has served as the District Engineer for the 22 square mile Central Broward Water Control District (CBWCD) since March 2007. In this capacity, we provide surveying services, we review and recommend approval of all drainage projects within the CBWCD; review variance requests; serve on the Development Review Committee; attend Board meetings; and prepare construction plans for capital improvement projects. Services to the District also include plan and constructability review; engineering ICPR studies and reports; plan review, surveying; design & permitting for capital improvement projects; construction services; inspection services; and meeting attendance.

Initial Construction Estimate: Varies, depending on task being performed

Initial Contract Award: Varies, depending on task being performed

Total Change Orders: Not Applicable

Total Value of Change Orders: Not Applicable

Initial Design Fees: Varies, depending on task being performed

Change Orders to Design Contract and Dollar Value: Not Applicable



RELEVANT PROJECT EXPERIENCE

CATEGORY: CONSTRUCTION ENGINEERING INSPECTION (CEI)

Project No. 1: Durrs Neighborhood Drainage Project, Fort Lauderdale, Florida

Client Contact

Mr. Juan Carlos Samuel, E.I., Project Manager II
City of Fort Lauderdale, Public Works Department
101 NE 3rd Avenue, Suite 1410
Fort Lauderdale, Florida 33301
Phone: (954) 828-6323 / Email: jsamuel@fortlauderdale.gov





Description of Work: The neighborhood is comprised of approximately 237-acres. Our design included new piping & structures (conveyance system), exfiltration trench, sea level rise - backflow prevention and seawall height. In addition, we designed nutrient separating baffle boxes (NSBB), and STORMCEPTOR water quality structures. Improvements included: 22,506 linear feet of swale re-grading, 29,650 linear feet of storm pipe removal, removal of 260 storm drainage structures, the installation of 13,104 linear feet of 15" diameter storm sewer, 8,358 linear feet of 18" diameter storm sewer, 5,790 linear feet of 24" diameter storm sewer, 1,014 linear feet of 30" diameter storm sewer, 1,794 linear feet of 36" diameter storm sewer, 200 linear feet of 48" diameter storm sewer, 3,500 linear feet of 24" diameter exfiltration trench, the installation of 293 new drainage structures, 3,520 square yards of permeable pavement, two nutrient separating baffle boxes (NSBB), and 31,440 linear feet of sidewalk. Restoration of the disturbed right-of-way areas was also included. Craven Thompson developed construction documents (design, permitting, & ***construction engineering inspection CEI services***) for the neighborhood.

Initial Construction Estimate: $29,981,239.00

Initial Contract Award: $30,640,737.00

Total Change Orders: 8 Change Orders

Total Value of Change Orders: $1,391,780.00

Initial Design Fees: $3,750,926.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00

Project No. 2: Chickasaw Road Improvements, Greenacres, Florida

Client Contact

Mr. Carlos I. Cedeno, Public Works Director
City of Greenacres
5750 Melaleuca Lane
Greenacres, Florida 33463
Phone: (561) 642-2074 / Email: ccedeno@greenacresfl.gov

Description of Work: Chickasaw Road project included the complete reconstruction of 1,607 linear feet of roadway, replacement of the roadway drainage system, and piping of the LWDD L-11 canal from Jog Road to just past the end of Chickasaw Road approximately 1,528 linear feet. Craven Thompson worked with the City of Greenacres and Lake Worth Drainage District initially to establish the initial basic design requirements and concepts to meet both entities requirements. One of the difficulties of this project was to account for all the existing drainage connections from adjacent properties that drained to the canal in the existing condition and also to make sure the new drainage system for the roadway could work for both entities. Craven Thompson performed surveying, civil engineering and ***construction engineering inspection (CEI) services.***

Initial Construction Estimate: $3,785,920.00

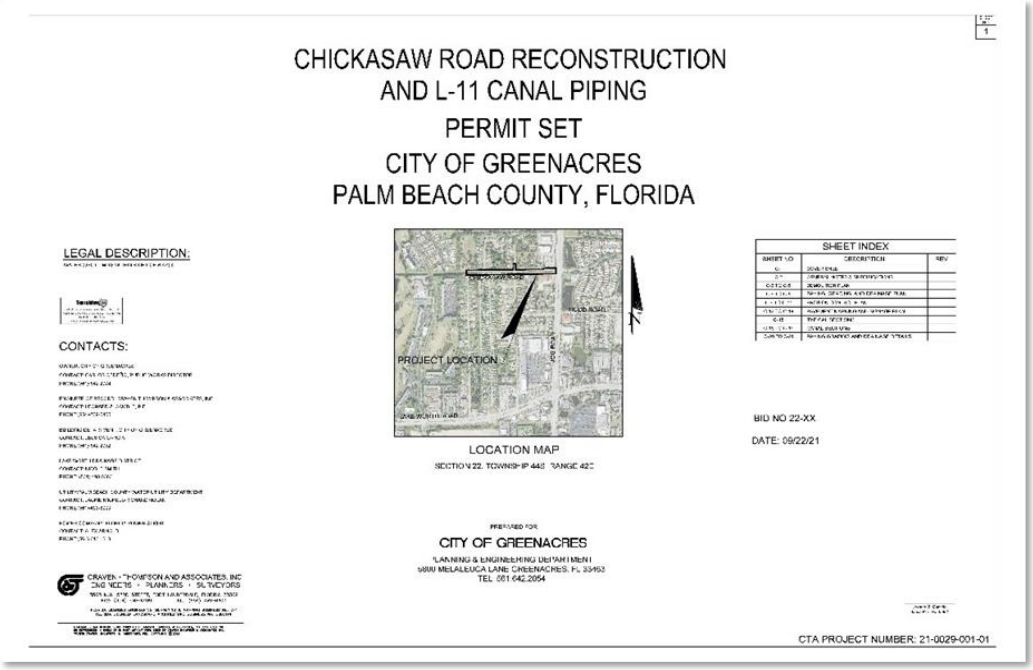
Initial Contract Award: $3,459,619.00

Total Change Orders: 5 Change Orders (3 COs were credits, and 2 COs were additions)

Total Value of Change Orders: (-) $8,800.00

Initial Design Fees: $57,490.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 3: Kimberly Boulevard Complete Streets Projects, North Lauderdale, Florida

Client Contact

Mr. Samuel May, Public Works Utilities Director
City of North Lauderdale
701 SW 71st Avenue
North Lauderdale, Florida 33068
Phone: (954) 597-4756 / Email: smay@nlauderdale.org



Description of Work: The project is known as the Kimberly Boulevard Complete Streets Project from State Road 7 to Rock Island Road. The total length of roadway is 5,900 linear feet and consists of four total lanes, two eastbound and two westbound with a landscaped median. The improvements included roadway reconstruction, milling & overlay, safety enhancements including modifying existing sidewalk access ramps for ADA compliance, the construction of a roundabout at SW 64th Terrace, the addition of traffic calming devices, curbing of identified existing medians, drainage modifications, and the reduction from two to one lane both eastbound and westbound plus the addition of bicycle lanes in each direction from SW 70th Avenue to SW 10th. The existing pavement displayed alligator cracking, block cracking, transverse cracking and rutting at many locations within the project limits. Craven Thompson along with geotechnical sub-consultant, Absolute Civil Engineering Solutions, performed and evaluated cores of the existing pavement to determine the proper repair method. As a result of this, various segments were completely reconstructed while others were simply milled and overlayed. Craven Thompson provided surveying, landscape architecture, civil engineering services, and ***construction engineering inspection (CEI)*** for this Surtax project.



Initial Construction Estimate: $1,983,827.00

Initial Contract Award: $2,071,382.00

Total Change Orders: 3 Change Orders -added 4,800 LF of D curb to all medians - $95,000; watermain replacement (unforeseen underground conditions) - $90,000; asphalt price increase and asphalt leveling as contract was 2021, finished in 2024 – Covid era - $220,000, pavement marking & signage $50,000

Total Value of Change Orders: $497,797.00

Initial Design Fees: $202,210.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00

Project No. 4: River Oaks Neighborhood Drainage Project, Fort Lauderdale, Florida

Client Contact

Mr. Juan Carlos Samuel, E.I., Project Manager II
City of Fort Lauderdale, Public Works Department
101 NE 3rd Avenue, Suite 1410
Fort Lauderdale, Florida 33301
Phone: (954) 828-6323 / Email: jsamuel@fortlauderdale.gov

Description of Work: Craven Thompson was a sub-consultant to Hazen Sawyer for design, permitting, and ***construction engineering inspection (CEI) services*** for the River Oaks Neighborhood Drainage Improvements in the City of Fort Lauderdale The neighborhood occupies a total area of approximately 218-acres. CTA designed nutrient separating baffle boxes (NSBB), and STORMCEPTOR water quality structures. Improvements included: 12,677 linear feet of swale re-grading, 5,346 linear feet of storm pipe removal, removal of 251 storm drainage structures, the installation of 90 linear feet of 15" diameter storm sewer, 4,374 linear feet of 18" diameter storm sewer, 4,675 linear feet of 24" diameter storm sewer, 1,771 linear feet of 36" diameter storm sewer, 145 linear feet of 48" diameter storm sewer, 3,129 linear feet of 66" diameter storm sewer, 1,056 linear feet of 72" diameter storm sewer, 2,640 linear feet of 24" diameter exfiltration trench, the installation of 236 new drainage structures, two STORMCEPTER water quality structures, one TIDEFLEX backflow prevention valve, and 4,219 linear feet of sidewalk. The project also included one small duplex stormwater pump station, and one large stormwater pump station.

Initial Construction Estimate: $27,238,459.00

Initial Contract Award: $25,043,981.00

Total Change Orders: 1 Change Order (Included a credit for $670,822.00 for allowances not used, and $670,822 in additional work for a net increase of $0.00

Total Value of Change Orders: $0.00

Initial Design Fees: $3,987,820.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Project No. 5: Utility Analysis Zone (UAZ) 122, Lauderdale Lakes, Florida

Client Contact

Mr. Mike Hagerty, PE, LEED AP, Engineering Unit Supervisor
Broward County Water & Wastewater Services
2555 W. Copans Road
Pompano Beach, Florida 33069
(954) 831-3217 / Email: mhagerty@broward.org

Description of Work: Utility Analysis Zone (UAZ) 122 is a one hundred and sixty (160) acre area bounded by the SFWMD C-13 Canal to the north, NW 47th Avenue to the east, West Oakland Park Boulevard to the south and the Florida Turnpike to the west in the City of Lauderdale Lakes, Florida. The project included the construction of a sanitary sewer collection system consisting of:



- 19,345 linear feet of 8" gravity main
- 1,350 linear feet of 10" gravity main
- 4,800 linear feet of 8" force main
- 105 service laterals

The water distribution system improvements included:

- 11,190 linear feet of 6" main
- 10,875 linear feet of 8" main
- 5,205 linear feet of 10" main
- 3,690 linear feet of 12" main
- 630 linear feet of 16" main
- abandonment and grouting of 25,435 LF existing watermain
- construction of 66 water services

In addition, the project involved 30,600 linear feet of roadway reconstruction along with right-of-way restoration. Craven Thompson surveyed the project area, modeled the systems using SewerCAD and WaterCAD as well as created the construction documents. Craven Thompson & Associates, Inc. provided surveying, water & wastewater modeling, civil engineering, and ***construction engineering inspection (CEI) services***.

Initial Construction Estimate: $15,125,153.00

Initial Contract Award: $12,854,328.00

Total Change Orders: 8 Change Orders

Total Value of Change Orders: $1,074,436.00

Initial Design Fees: $2,818,348.00

Change Orders to Design Contract and Dollar Value: No COs for design fees; $0.00



Section 6

Project Implementation Strategy and Approach

PROJECT IMPLEMENTATION STRATEGY AND APPROACH

PROJECT MANAGEMENT PLAN

The overall contact manager (as well as the lead engineer for Civil Engineering, Transportation/Roadway, Drainage and Stormwater, and CEI Services) of the contracts under this RFQ will be Patrick Gibney, P.E. Mr. Gibney, a principal of the firm, takes an active role in day-to-day design, permitting and construction services. He is very responsive to his clients, and quick to resolve any issues which may arise. The lead for landscape architecture projects will be Scott Peavler, P.L.A., and the lead for Surveying projects will be Richard Crawford, P.S.M.

In order to keep projects on track and to meet time and budget requirements, Mr. Gibney will be in regular contact with the Town of Pembroke Park representative through various means. We believe that having regular project meetings during the design and permitting process between Town staff and the Craven Thompson team would be mutually beneficial. Within two hours from notification, Craven Thompson team personnel would be available for any meeting. The Craven Thompson team members are readily accessible for meetings, by phone, or via email during regular hours, 7:00 am to 6:00 pm (and outside of regular hours should it become necessary).

Between meetings we will also be in contact by phone and email. Craven Thompson will supply the Town of Pembroke Park with a contact list of team members at the beginning of the project. We will respond to the Town's calls or emails within four hours of receiving them at the latest and sooner if possible. We will be available for emergency (non-scheduled) meetings within a very short notice.

If requested, Mr. Gibney will prepare a project status report which will be transmitted to Town staff. The report will detail tasks completed (and percentages complete of tasks remaining), compliance with the design/permitting schedule, issues with potential impact to project schedule and/or budget, and any comments from agencies having jurisdiction.

Any potential changes to the budget or schedule will be discussed with the Town's representative prior to making changes, if any are made at all. Where certain aspects of the project may contain costs, which are difficult to define, Craven Thompson is experienced in identifying alternatives for costs savings in the event that the project begins to exceed the Town's budget. Craven Thompson will supply recommendations; however, the ultimate decision will remain up to the Town. Comments from agencies having jurisdiction will be forwarded to the Town prior to being addressed by Craven Thompson. In addition, our team will provide the Town with the work product for review at appropriate intervals or whenever requested by the Town. Face-to-face review meetings will occur once the Town has compiled all comments.

Upon being notified by the Town of Pembroke Park of a potential project, Mr. Gibney (Mr. Peavler or Mr. Crawford dependent upon the discipline) will meet with Town representatives to discuss the scope, budget and schedule. Craven Thompson will then prepare a proposal for the specific project. Once the Work Authorization has been signed, implementation will be initiated by Mr. Gibney. He will then initiate an internal meeting to define the scope and budget and assign specific tasks and schedules to each team member. Mr. Gibney (or the other appropriate Lead) will share his ideas as to how to approach the tasks and define the deliverables to the Town. At this point, the Craven Thompson Team will present their intended program to meet the goals, objectives, timelines and budget defined under the Work Authorization.

Craven Thompson will ensure continuity by keeping the same personnel on the project that were originally assigned. We will define a clear and concise project scope with a firm budget, assigned

and well-defined project duties for each team member. Craven Thompson has a clear and concise cost control strategy with project tested implementation strategies, with a highly motivated and enthusiastic project team. As long as we adhere to our strategy, the project will progress on schedule and within budget.

Should Mr. Gibney, Mr. Peavler, or Mr. Crawford be unavailable at any time, the Town may always contact the other members of the team. We will allocate all of the firm's personnel or resources necessary to meet the Town's schedule and/or budget.

Mr. Gibney will remain the point of contact for all projects under this solicitation but will utilize different staff to perform the work necessary to maintain the schedule. All Town of Pembroke Park projects will be of the highest priority and will be handled professionally to achieve the desired outcome. We will pay special attention to meeting the Town's time and budget requirements. Another discipline's project manager or lead professional will be assigned to each task and will answer directly to Mr. Gibney. Project leads, project surveyors, project engineers, project landscape architects, and designers will answer directly to the lead professional assigned to the task.

Craven Thompson has past work experience with all of the subconsultants listed on this RFQ. We are able to manage one or many subconsultants at a time dependent upon the complexity of the project. For example, we managed thirteen subconsultants in the recently completed Fort Lauderdale Water Consent Water System Mapping and GIS.

APPROACH TO CIVIL ENGINEERING SPECIFIC PROJECTS (Includes Civil, Transportation/Roadway, Drainage and Stormwater)

The following is a step-by-step approach to completing a typical design and permit project to provide the Town of Pembroke Park with insight into our general process.

Planning Phase

- **Initial Stages**

Upon being awarded the project by the Town of Pembroke Park, Patrick Gibney, P.E. will meet with the assigned Town staff to determine specific requirements of the project, define the project budget, and will then prepare an understanding of project scope, and a preliminary project timeline. The understanding of project scope and preliminary project timeline will be provided to the Town for review and approval prior to the Craven Thompson internal project "Kick-off Meeting." This "Kick-off Meeting" will occur after the initial project award meeting between Town staff and Mr. Gibney.

At the "Kick-off Meeting", the team will be introduced to the scope, the budget and the timeline. The Project Manager will define the various elements of the projects and describe the quality control/quality assurance requirements at this meeting. Mr. Gibney will periodically review the progress of the project to ensure meeting the project timeline and budget as initially approved by the Town. Mr. Gibney will then update Pembroke Park staff of the progress of the project.

- **Information Gathering and Review**

The Craven Thompson Team will gather as much available information that can be obtained through due diligence. This will include as-builts, atlases, GIS, studies, and past survey information. We will search for existing studies, reports, technical information, and design documents for the existing water mains, sanitary sewers, lift stations, drainage, gas, telephone and

electric. Also, we will seek public and private utility atlases and as-builts for service areas within the specific project limits.

We will review Town specifications, standard details, and project management procedures; agency permitting requirements, determine regulatory agencies having jurisdiction, and their submittal requirements. We will also gather any other available geotechnical and environmental data within the project limits.

- **Surveying Project Limits**

Craven Thompson will prepare a topographic design/specific purpose survey of the project limits. We will perform the survey using traditional surveying methods. Using conventional means, we can set horizontal and vertical control as well as collect topographic and invert information for water valves and hydrants, sanitary manholes, and storm structures. Integrating this information with collected as-built information, a base map will be produced depicting all available aboveground and below ground information. This base map's accuracy is vital in assuring the proposed design has accounted for existing conditions.

This survey would consist of a base map of the project limits, a survey control baseline and survey control points, with both horizontal and vertical coordinate information, in the form of x-y-z coordinates, in State Plane, Florida East Zone, NAD83(90), US Survey Feet format. Craven Thompson can then use the survey control to create a topographic design survey of the full rights-of-way of roadways, extending ten (10) feet beyond the existing rights-of-way lines where accessible. Locations would include all aboveground and visible improvements, including pavement, swales, signs, streetlights, sidewalks, driveways, utility features and trees, three (3) inches in diameter and above, measured at four (4) feet aboveground level. All sanitary and storm sewer structures would include rims, inverts and pipe sizes and directions.

Minimum Technical Requirements for the surveying will be per the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

- **Meetings**



Regular project meetings will be held with Town representatives for all phases of the project. Craven Thompson will facilitate these projects and attendees present at the meetings will be dependent on the phase of the project and the issues to be addressed. These meetings will be focused on adherence to the project timeline, quality control, budget, and also on the resolution of any outstanding issues.

- **Public Outreach (as necessary depending on project scope, complexity and sensitivity)**

The Public Outreach program created and facilitated by Craven Thompson subconsultant DDEC shall be comprised of the following primary elements:

- ✓ Conduct public outreach meetings during the design and construction process to inform the public and solicit comments.
- ✓ Create a project website (or a page for the Town website) so that homeowners can keep up to date on schedules, traffic changes, public meetings, photos showing progress of the

project, safety steps being taken, and the progress. Make it simple and keep it updated on a frequent basis. Link all Facebook and Twitter feed.

- ✓ Prepare a database of landowners, business associations and businesses adjacent to and contiguous with the rights-of-way.
- ✓ Create project Facebook and Twitter accounts. Use them daily with pictures to show progress and if necessary and MOT changes.
- ✓ Create a hotline to make sure that with one phone call, a resident can obtain the information requested or be directed to appropriate Town staff or Mr. Gibney.
- ✓ Schedule a public workshop in the neighborhood to educate the homeowners and get their feedback.
- ✓ Develop a database of the homeowners and stakeholders affected.
- ✓ Create a letter to be mailed, and a follow up flier/door hanger to be hand-delivered to each house with information about the project, and the public meeting early in the project.
- ✓ If needed, signatures can be obtained from resident homeowners acknowledging they understand there will be workmen in their yards, and some landscaping changes may occur. The team member delivering the door hangers can be tasked with this item.
- ✓ Upon completion of the project, create and mail a newsletter with information and pictures to show residents the results. The Town may wish to provide this information to residents who receive their email newsletter.
- ✓ A plan addressing anticipated issues during construction will be presented to the neighborhood involving such topics as road closures, traffic management, public safety issues, access to property, parking, bus routes, safe sidewalk access, routes to schools, construction hours, dust control, noise control, and construction material & equipment storage in the area.

A system for tracking complaints, questions, and comments will ensure that they are directed to the proper entity and satisfactorily addressed in a timely manner. We have found that public inclusion in projects at the beginning avoids animosity at the project completion. The residents and businesses of the affected neighborhoods should receive as much advance information as possible as to the benefits of the improvements, and what will take place during construction in their neighborhood, as they will be directly affected.



Design & Permitting Phase

Craven Thompson will incorporate data gained through agency comments into 30% design plans and calculations. These plans and calculations will be provided for Town review. Craven Thompson will also perform a 30% internal review process.

Town comments will then be incorporated into the plans, which will be further developed into 60% documents. Craven Thompson will process these plans and calculations through an internal review process as well as through Town review. The typical Craven Thompson internal reviews take place at 30%, 60%, 90%, and 100% complete documents.



After incorporation of the Town's 30% comments, Craven Thompson will proceed to completion of 60% design development documents. As with the 30% conceptual documents, the 60% design development documents would then be provided to the Town staff for review and comment. We will proceed to 90% construction documents upon incorporation of the Town's 60% comments. Craven Thompson will prepare the design permit applications and supporting documentation at the 90% construction document stage to assist the Town of Pembroke Park in obtaining the construction permits for the infrastructure improvements from the agencies having jurisdiction.

During this period, Craven Thompson will prepare and submit responses to "Requests for Additional Information" (RAI) relative to the permitting package submitted. Any comments or additional requirements will be incorporated into the design prior to preparing the 100% design documents.

In addition, Craven Thompson will review the project from a "constructability" of design perspective to meet the Town of Pembroke Park's goals and objectives and to maintain a firm grasp on the costs associated with each project. The "constructability" of a design is an important facet to consider during each phase of a design's development. However, when a preliminary design is nearing substantial completion (90% plans), it undergoes an in-house constructability review by our Construction Department. This review specifically ensures that the plans make sense from a construction perspective and is intended to minimize potential problems in the field during construction.

During our various internal review processes, we will also value engineer the project. Value engineering is not simply cutting the cost or scope of a project to reduce budget, it is a creative, organized effort, which analyses the requirements of a project for the purpose of achieving the essential functions at the lowest total costs (capital, staffing, energy, maintenance) over the life of the project.

Our staff of experts has extensive experience providing constructability, bid-ability, and value engineering services to our current and past municipal clients. By providing these services, we have saved cities many thousands of dollars and months of schedule time.

We will meet with Pembroke Park staff to receive their comments on the 90% design submittal. Following the meeting, our team will incorporate the Town's comments and in addition identify any changes required due to agency permit comments. We will then incorporate comments from the Craven Thompson constructability review and make appropriate revisions to the 90% design documents. We will then proceed to complete preparation of the 100% contract documents, technical specifications and bidding documents for the solicitation of competitive bids for the construction of the project.

Close attention to the budgetary constraints will be a primary focus of Craven Thompson. In addition, value-engineering analysis will play a critical role ensuring the most efficient design possible. No work will be added to the project without review and agreement by both the Town of Pembroke Park' staff and Mr. Gibney. Such review will include cost and time impacts to identify

alternative solutions which can maintain the project's budget. Development of a solid budget will be first of foremost importance to the success of the project. Verifying the budget against the agreed upon project scope will establish the baseline cost for construction. Just as in the design controls stated above, no additions to the scope will be made without a review by the Town staff and Mr. Gibney.

Bidding Phase

Craven Thompson will pull all necessary bid documents together to provide to the Town for bidding purposes. We will assist the Town of Pembroke Park by facilitating the pre-bid meeting and responding to questions and requests from the prospective bidders during the bidding phase.

Once bids have been received, Craven Thompson will tabulate the bids and review for completeness & responsiveness. In addition, we will check contractor references and prepare a recommendation to the Town of the lowest responsive qualified bidder. Once the contractor has been selected through the Town Commission, Craven Thompson will work with the Town and contractor to finalize the construction contract. Once the Town has issued a Notice to Proceed for the contract, Craven Thompson will facilitate a preconstruction meeting, which will include the Town, agencies, contractors, and all utilities to identify responsibilities, procedures and processes to be used during construction. The construction schedule will be addressed at this meeting.

Construction Services Phase

Many of the Craven Thompson staff that will be handling the construction related services have been providing these services in South Florida for the past few decades on infrastructure rehabilitation projects. Our Construction Manager, Brian Tull, has personally been providing Construction Services for over twenty-four years. Craven Thompson provides a long and tested resume of implementing these types of projects from planning to final certification. Craven Thompson's construction services team is unmatched for the most experienced managers, public relation staff, field personnel and testing services.

Once the Town of Pembroke Park has issued a Notice-to-Proceed for the contract, Mr. Tull will facilitate a pre-construction meeting, which will include the Town, agencies, contractors, and all utilities to identify responsibilities, procedures and processes to be used during construction. The construction schedule will be addressed at this meeting. During the construction process, Craven Thompson will work with the Town staff and the contractor with the goal to complete the project on time and under budget.

During the first week of construction, Mr. Tull will be on-site interacting monitoring the construction. He will keep in close contact with the Town representatives and provide regular updates on the progress and issues related to the project.



In order to keep the Town of Pembroke Park fully informed, Craven Thompson will generate weekly project status reports. We will communicate directives and clarifications on the project, as necessary. Mr. Tull will play a critical role during the construction process by reviewing the contractors' work and identifying issues when they are discovered. Bi-weekly site meetings will be scheduled and facilitated by the construction manager in order to review the project schedule and to maintain organization and

communication.

In addition, we will:

- Review payment requests and quantities for payment.
- Prepare an itemized unit quantities and unit cost spreadsheet to verify conformance with the contract.
- Review and approve shop drawings.
- Process construction change directives and constructive contract change orders.
- Resolve field issues.
- Review contractor requests for additional information (RAI)
- Set up and attend construction progress meetings.
- Review Maintenance of Traffic (MOT) plans.
- Review and monitor storm water pollution prevention plans (SWPPP).
- Coordinate field and office as built data.
- Monitor testing
- Act as Pembroke Park's owner's representative during the construction process.
- Attend pre-final inspection.
- Prepare a punch-list.

During construction, Mr. Gibney and Mr. Tull will meet with the Town to monitor schedules and budget and assist in the administration of the contract. They will maintain copies of the daily reports, the contractor's progress reports, change order requests, and updated construction schedules. We will maintain a project file throughout the duration of the project, which will be provided to the Town staff upon completion of the project.



Inspection Phase

Craven Thompson will perform the following services for Town of Pembroke Park during the Inspection Phase of the contract:

- Provide periodic field inspections for the construction of the roadway, landscape, sidewalk, hardscape, drainage/stormwater improvements, and right-of-way restoration.
- Conduct on-site reviews and inspections throughout construction.
- Witness and schedule construction testing.
- Prepare inspection and testing reports.
- Prepare daily inspection reports.
- Coordinate as-built data collection with the contractor
- Coordinate weekly as-built plan update.
- Determine if the contractor's work is in substantial conformance with the contract documents.

Final Certification Phase

Craven Thompson will perform the following services for Pembroke Park during the final certification phase of the contract:

- Attend final inspection of the project with applicable governmental agency representatives, contractor, and the Town of Pembroke Park.
- Provide written approval of final payments to contractor.
- Prepare engineering certification letters as required.
- Prepare project completion certification forms and applications and submit all other necessary documents to the governmental authorities to accept the project.
- Sign & seal final record drawings.
- Prepare submittal package to the Town for final approval.

Record drawings will be prepared and submitted to Pembroke Park staff (in AutoCAD format) for their use to incorporate them into the Town database. The Craven Thompson Surveying & GIS Department will prepare the record drawings in conjunction with the contractor.

❖ Approach to Surveying and Mapping Services

Craven Thompson's Surveying/G.I.S. Department consists of four (4) registered Professional Surveyors & Mappers/GIS specialists (PSM's), three (3) technicians, with eight (8) two-man field crews. There is a combined experience of one hundred years in every aspect of the Surveying and Mapping profession between all of the Professional Surveyors and Mappers (PSM) at Craven Thompson. Mr. Richard Crawford, P.S.M. will act as the overall Surveying and Mapping Lead.

Each Surveyor assigned as a lead surveyor will have the responsibility of overseeing the projects assigned to them from start to finish. They will all report to Mr. Crawford on a daily and/or weekly basis depending on the size and scope of the project. They will keep track of the budget, the scope and the timeframe to ensure each project is completed and delivered to the client in an efficient and timely manner. They will keep Mr. Crawford informed on any issues that may come up during the course of performing a survey so that whatever the issue is, it can be resolved quickly to prevent any delays. The PSMs are also the professionals that will sign and seal the survey work that falls under their direct supervision; ensuring their taking ownership and responsibility in regard to the quality and pride of the work performed.



Craven Thompson's Survey department will work closely with the Town of Pembroke Park on each project. Mr. Crawford will call, email, or visit the Town staff as each project is proposed in order to work out the details in the scope and make it clear to both sides. He has the training and experience to assist the Town as much or as little as they want on any type of surveying and/or G.I.S. project providing a clear line of communication in getting things accomplished efficiently and cost effectively.

Our approach in performing any surveying and mapping. task would follow a similar scenario as described below:

Mr. Crawford will be notified by Mr. Gibney of a potential project. He receives the initial scope and follows up with a review of the project on the Property Appraiser's website. He will search for information from recorded plats or other Public Record documents that are quickly available. He will analyze the site through aerial photography using either the Property Appraiser's aerials, Google Earth or Bing websites, or if not satisfied visiting the site in person.

Once the preliminary review is complete, which is usually within the next twenty-four (24) hours, Craven Thompson will prepare a proposal and a list of any questions that we may have for the Town. The preliminary review is the most critical component in delivering a concise proposal that meets the client's needs and expectations. Preliminary review will expedite the process and assist us in understanding the Town's needs and to provide a better end product. Craven Thompson will prepare a written proposal describing in detail the goal, the scope, the procedures, the equipment, the standards (generally Florida Regulations 5J-17.050 - Minimum Technical Standards for Site Surveying & Mapping), the timeframe, the approximate delivery date and the proposed cost.

Upon approval of the project proposal and after receiving the Notice to Proceed, Mr. Crawford will decide which professional surveyor will be assigned to the project. The survey lead will prepare a file with all of the existing records and documents associated with the project uncovered during the preliminary review. He will review the documents and prepare a preliminary calculation sheet piecing together all the documents, the survey control, existing monumentation, area benchmarks, and the steps necessary to guide the survey field crew in performing their work.

The survey crew assigned to a particular project will remain with that project throughout the duration to maintain consistency on the project. They will be better able to understand the project requirements, the project goals, and the information necessary to achieve those goals.

Each day that the survey field crew is on the project, they will be collecting data, identifying and measuring structures, fences, utilities, pavement, trees, (and if necessary, survey boundary monumentation) that will aid in establishing boundaries and limits, and design constraints of the project. The field notes are delivered to a survey lead assigned to the project and are reviewed each day to determine completeness. Once the field crew believes that they have completed the assignment and the survey lead deems their work sufficient, they will be released from the project. During the field work process, the survey lead will be assembling the field notes on a daily basis.

The professional surveyor will finalize the survey drawing and deliver it to another PSM to perform the QA/QC, make suggestions, and provide an objective review of the overall project for completeness and assurance of quality. At this time, the Town will be contacted by Mr. Gibney and a determination made of the number of signed and sealed drawings necessary for submittal.

Specific Survey Project Approaches

Survey Projects involving Field Crews and/or Sub-Consultants:

All of the surveys involving field crews and sub-consultants will follow the above procedures. The types of survey and survey tasks will include:

- ***Topographic Survey, Record As-Built Survey, Specific Purpose Survey:***



We pride ourselves on being on the cutting edge of technology when deciding on which data collection method(s) to use when addressing the needs of our clients as to level of accuracy, cost and timeframe when proposing and executing a project. For these types of surveys, we use conventional data collection methods for smaller projects to be cost effective. For medium and large-scale tasks, we will analyze which method of data collection will be most efficient. These innovative methods would include GPS (Global Positioning System) Fast Static Control Survey and data collection, 3D fixed base Laser Scanning, Mobile LiDAR Scanning, Aerial Photogrammetry, and Aerial LiDAR Scanning. We have the capability to combine these diverse data acquisition methods resulting in quality and cost-effective products.

- ***Sketch & Descriptions and Preparation of Easements:***

Our procedures for preparing sketch & descriptions and easements are virtually identical but dependent on the type of document required. These items are quite similar where a sketch & description could include any type of property, and easements would include a sketch & description of a portion of a certain property covering a utility, access, sidewalk or other type of improvement. The procedure would include reviewing the Town's Detailed Work Authorization; determining the purpose of the sketch & description, research of the property to determine ownership limits which would also establish the limits of the sketch & description and/or easement. All sketch & descriptions are prepared using AutoCAD Civil 3D software. We also strive to prepare the base calculations and final document in the state plane coordinate system thus providing a seamless importation into current databases.

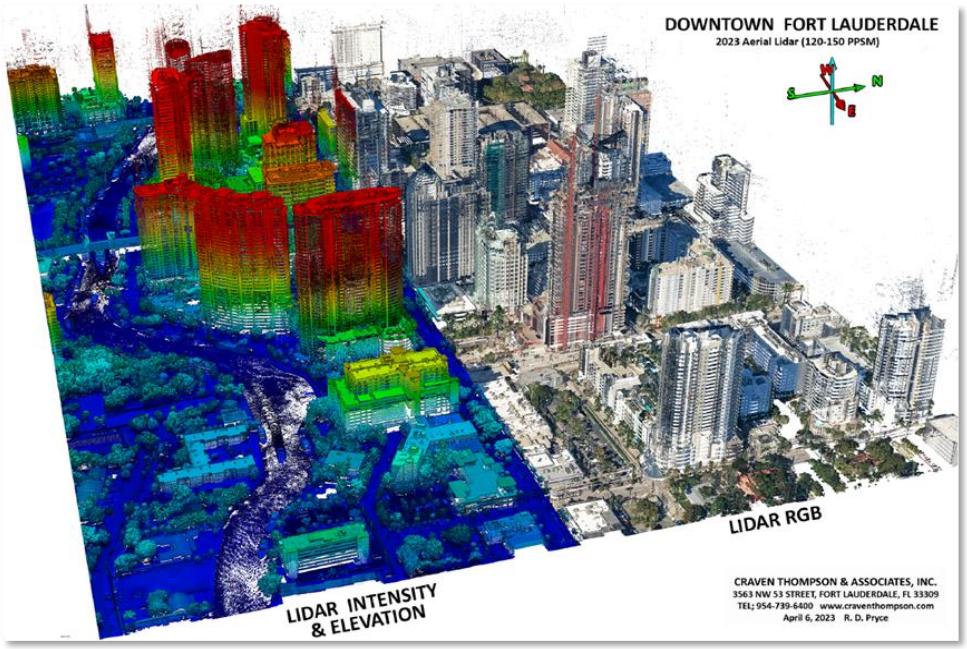
- ***GPS Surveys:***

We use GPS (Global Positioning System) equipment on almost all of the surveys we prepare. This provides unified survey data that is easily brought into GIS databases with little need for adjustment. Our equipment ranges from hand-held models with 3-meter accuracy to the latest survey-grade receivers and base stations with sub-centimeter accuracy. We also manage our own Continuously Operating Reference Station (CORS) located at our office which is partnered with Trimble Navigation. This CORS, along with continually upgrading our field equipment, provides the ability to provide our clients with survey solutions faster, more accurately and at less cost. Types of GPS surveys usually are Project Network Control (field monumentation for localized survey networks) or Regional GPS Survey Control for large scale projects.

- ***Laser Scanning:***

We often use 3D laser scanning to prepare topographic and as-built surveys of roadways, parking lots, buildings, utility plants and interiors of most any structure. The scanner will capture every aspect needed for design purposes in a point cloud of laser data, consisting of millions of 3D points. From this data we are able to prepare an AutoCAD drawing from any aspect in extreme detail in either 2D or 3D formats. This procedure consists of establishing survey control points at strategic locations around the property in an X-Y-Z format. With these control points

set, the 3D scanner can then be positioned on, or near each of these controls and tied down to orientate the laser point clouds collected in the field. Multiple scanning positions are run that capture horizontal and vertical point positions in an X-Y-Z format detailing the facility. Then those scanned points will be registered together to form a seamless overall point cloud of the subject improvements. Each scanner position will capture everything in a 360-degree arc around the scanner in a 100-200-foot radius buffer, above and below the scanner along with digitally registered photographs of each area scanned. These points are then extracted and imported into an AutoCAD Civil3D base for preparation of the drawing.



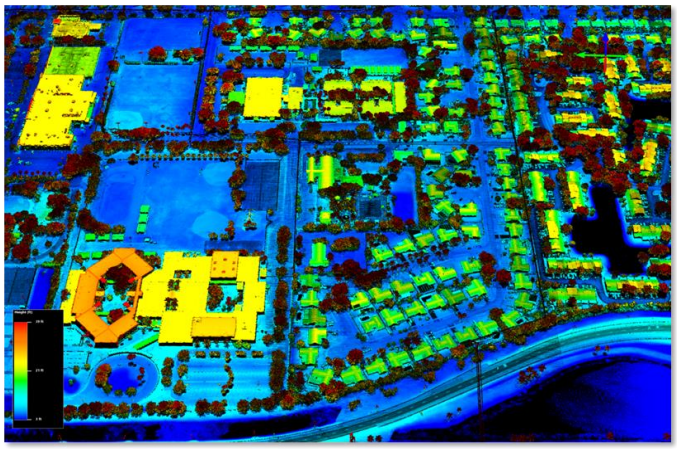
- ***Utilization of Existing Data or Management Systems:***

  Our staff utilizes a multitude of existing data systems to manage different projects. We utilize our accounting system (Deltek 7.5) to manage the budget and the time from individual employees throughout the project, it provides regular updates and alerts by email to run the project efficiently. We utilize ArcGIS to collect existing data from Town, County, and State agencies within the areas we are surveying to help organize and define the limits and the surrounding property information. We use various surveying software and hardware packages to do the Survey field and office operations as cost effectively as possible. And we utilize various governmental sites to access records and plans available for land information.

- ***Canal and Embankments Cross Sections and Profiles (Hydrographic):***

  We use the latest survey-grade sonar equipment integrated with our GPS data collection systems to collect thousands of points in the given body of water. Also, using GPS we collect the embankment topography and then import both sets of data into one seamless 3D drawing. This allows us to then cut cross-sections, profiles at any required position. We can also prepare quantity calculations of the subject site based on this data. The time to collect data and accuracy using our equipment and procedures has been greatly improved over previous standard survey methods.

- ***Right-of-Way Surveys***



Using existing records such as rights-of-way maps, plats, dedications and maintenance maps, we will establish the limits of the corridor and survey the boundaries. The improvements in and adjacent to the right-of-way are then located with either 3D fixed base Laser Scanning, Mobile LiDAR Scanning, Aerial Photogrammetry, or Aerial LiDAR Scanning. We have utilized all of these methods in the past singly or in combination. These methods keep our field crews away from traffic; thereby increasing the safety of our staff and the driving public.

- ***Web/Cloud Based Solution Platforms:***

We use the Trimble Terra-Flex system which is a cloud-based solution that allows the organization and control of the field data collection process. The power behind Terra-Flex is the integration between data collection and Geographic Information System, GIS, through a plug-in within GIS. A geodatabase that is created within GIS full of domains and schemas is uploaded to the cloud-based Terra-Flex system. From there forms are created based on the geodatabase and crafted to fit the constraints of the project complete with drop down menus and check boxes. These forms dictate how the field crews are to perform their surveys and ensure that all necessary information is recorded including multiple pictures of the target objects if desired. The field crews are able to view and edit these forms directly from a cell phone and/or tablet which provides great versatility in the field. These forms are then synced back to the cloud-based Terra-Flex system as soon as the form editing is complete and sends that information straight into the GIS attribute tables in the office where real time processing and analysis can happen.

- ***ALTA Surveys***

Part of the process of the Detailed Work Order will be to make available to the Town the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. We will work with the Town to determine the exact purpose of the survey and tailor the final product that best suits the Town's needs and meet the ALTA/ASPS requirements upon delivery.

- ***Field Reconnaissance:***

Prior to performing field reconnaissance, the Project Lead researches all available record documents such as plats, right-of-way maps, previous surveys, state and county survey resources in and around the subject site. The Project Lead then visits the site. to help determine the level of effort and time it will take to complete the proposed task. Reconnaissance will determine availability of horizontal and vertical control along with any unique characteristics of the property that will affect the Detailed Work Order and Schedule.

- ***Underground Utilities Detection:***

We engage a Subsurface Utility Engineering (SUE) location sub-contractor to designate (paint and flag) the locations of the subject facility. We then horizontally locate the utility and plot on

the base survey. During the design process, once proposed utilities and located, we will then stake the conflict points and locate test holes (vacuum excavation points) performed by the sub-contractor. This data is added to the survey and provided to the design engineer to resolve any issues in the design.

- ***Plat Review Services Including Plan Review Per F.S. Chapter 177:***

  We are currently the plat reviewing surveyors for a number of Cities in South Florida. We have developed a simplified checklist that mirrors Florida Statutes, Chapter 177, Land Boundaries Platting Law. We have also prepared checklists for each Town that directly corresponds with the specific platting code in the Code of Ordinances. These checklists made available to the owner and/or developer (plat applicant) at their initial meeting with the Town greatly increases the completeness and consistency of preliminary and final plats thereby saving time and costs for both the Town and platting client. In conjunction with the checklists, we also prepare red-lined mark-ups of the plats during the office review and field check of monumentation of the plat boundaries. The documents are all then scanned and emailed to the Town and if desired, directly to the platting surveyor thus reducing the paper trail and time it takes to complete the plat process.

❖ Approach to Landscape Architecture

Craven Thompson will develop creative and cost-effective design solutions to any project, whether big or small. We will be expected to perform a wide variety of landscape architectural tasks including urban design, streetscape, parking lot landscape & hardscape, median landscape & hardscape, permit assistance, park design, and landscape architectural contract documents for all types of projects. We have a long history with providing these exact services to many other government entities. Craven Thompson has consistently utilized a predominantly native plant palate and Xeriscape principles thus reducing maintenance and water requirements while still providing a variety of colors and textures to the user. The Craven Thompson Team will emphasize creativity, cost-effective design, management and scheduling techniques which will result in a beautiful, on-time and within budget, final product that will continue to implement the Town's vision for many years to come. Mr. Scott Peavler, P.L.A. will act as the Landscape Architectural Project Manager. He has twenty years of experience in landscape architecture in Palm Beach, Broward, and Miami-Dade Counties.

Although every project is unique in its scope and detail, Craven Thompson implements a similar management approach for all projects. For any given project or task, Craven Thompson will institute the following typical project approach:

- Meet with the Town of Pembroke Park to review project scope, objectives and budget.
- Prepare project design schedule.
- Perform preliminary site investigation of existing conditions.
- Prepare design alternatives with cost opinions.
- Review with Pembroke Park Staff
- Solicit input from public and affected parties through the appropriate Town Staff, as necessary.



- Prepare preliminary design plans.
- Prepare preliminary construction cost opinion with each plans production phase.
- Review preliminary plans with Town Staff
- Modify preliminary design plans and budget as necessary.
- Provide updates to public/affected parties as the Town of Pembroke Park deems necessary.
- Prepare final construction documents.
- Submit and support applications for required government approvals and permits.
- Prepare bid documents.
- Update construction cost opinion.
- Prepare contract documents.
- Provide construction services.
- Shop drawing review.
- Construction observation
- Contract administration
- Review contractor's pay requests.
- Certifications/Project close-out

Mr. Peavler will coordinate directly with Pembroke Park staff on an on-going basis to update them on the status of all landscape projects and provide the work product that is requested or required. Communication methods will include email, telephone, cell phone, and face-to-face meetings and will be tailored to the Town's vision.

Overall, Craven Thompson will work to achieve the following goals:

- Same day response to inquiries.
- Schedule with milestone dates.
- Recovery schedule.
- Explore alternatives during design phase.
- Verify cost opinions with other sources.
- Keep the Town's project manager informed of critical elements.
- Monthly updates
- Direct contact with our project manager and landscape architect lead.
- Preparation of bid documents for construction and landscape projects including detailed scale drawings:.



The Craven Thompson approach will utilize the latest AutoCAD software, using the Town Standards & Guidelines, to create easily clear and concise construction documents including plans and specifications. All projects, no matter what size, require accurate contract documents in order to greatly reduce the possibility of misunderstandings, which could result in a change order. We strive to prepare all construction plans at the same scale for ease in relating the plans to one another. We overlay information, such as existing utilities onto the landscape plans, to identify any conflicting issues.

All of our plans go through a thorough Quality Assurance / Quality Control procedure to make every effort to eliminate errors, additional revisions, and construction delays to the maximum extent possible. Nicole Pastre, P.L.A., will be responsible for quality control for all landscape architecture aspects of Town of Pembroke Park projects.

All of the landscape architecture projects would be designed in accordance with the NatureScape and Xeriscape principals. NatureScape principals have been utilized by the Landscape Architectural Department at Craven Thompson for the last forty-six (46) years, so they are not new.

In summary, these principals include:

- Limited turf areas
- Efficient irrigation
- Soil improvements
- Use of mulches
- Use of low-water demand plants
- Appropriate maintenance

The landscape design philosophy of Craven Thompson is to bring creative, timeless and innovative landscape design solutions to every project. We always take into consideration the maintenance requirements and design for the long-term as well as CPTED (Crime Prevention through Environmental Design) principles to ensure the safety of the public. Our designs always include colorful, texture-rich plantings using a predominantly native plant palate.

Craven Thompson will work closely with Town Staff to prepare landscape designs that are exciting for both the observer and the Town. Following the initial data collection phase, Craven Thompson will prepare conceptual landscape plans for review by the Town. These conceptual plans will be detailed to a 30% level. Once comments are received, the plans will be revised to become the final construction documents, which may or may not include subsequent 60% 90% and 100% submittals, dependent on the complexity of the project.

If required, the plans will be processed through the site plan review process and then bidding documents, including written specifications, will be prepared to be placed out to bid by the Town of Pembroke Park.

Urban Design Plans



Over the past several years, urban design in South Florida has gone through a drastic change. With the introduction of ‘modern urbanism’ the language of development has been changed forever. Suburban communities are now urban; mass transit is being taken seriously; pocket parks and urban oasis are becoming more of a common occurrence and ‘sustainability’ and ‘green buildings’ has entered into Code requirements from many towns and counties.

The Craven Thompson approach to Urban Design Plans builds on three key principles.

- Build on Your Strength
- Create Great Places
- Activate the Street

With every urban design plan, Craven Thompson will review these three key principles to determine how they

can all be met. All three are incredibly important in an urban environment. By building on the strength that is already present in the Town, site or area, by creating a great space that pays attention to the details and by activating the street which provides an undeniable energy, change will be achieved quicker and will be more successful.

In outlining an applicable approach, it is assumed that the task would be to develop general urban design plans for a specific area within Pembroke Park. The final deliverable could possibly be a set of design guidelines for the redevelopment of an area. For this task, the Craven Thompson approach will generally follow these steps:

- Meet with Town Staff to gain initial input on the task at hand and brainstorm first ideas.
- Perform research to determine the strengths present. This will include several site visits and informal discussions with the existing businesses and users.
- Review existing development regulations and programs.
- Develop conceptual ideas for the plan.
- Meet with Town Staff and other stakeholders to review concept plans.
- Re-evaluate and refine the conceptual plans and revise to accommodate concerns and comments.
- Prepare urban design plan.
- Review with Town Staff.
- Finalize urban design plan.
- Present to Town Commission.
- Revise as necessary.
- Present final urban design plan to the Town.

Streetscapes & Median Design:

Streetscapes and medians are extremely important design elements of any redevelopment area. They often set the main impression on someone who is only passing through the Town.



The streetscape projects have involved extensive coordination with residents, staff, engineers and grant funding agencies to bring about the project's success. There are many components within the project requiring coordination and community / stakeholder input that must be carefully coordinated and programmed into the design and project schedule to meet expectations. In addition, we design the streetscape elements in harmony with the existing neighborhood architecture and accentuate the positive themes of the area.

Often overlooked or downplayed, medians actually provide an amazing opportunity to compliment the image and beautification of the municipality while strengthening the branding that the Town of Pembroke Park is nurturing. Our approach begins with creativity in design.

We strive to design a median that would excite and entice each passerby. Even though there are many regulations that govern the design of the median for safety concerns, such as FDOT Index No. 546, there are numerous streetscape enhancements, both softscape and hardscape, which are permitted to be placed within the median given conformance to the safety regulations.

The Craven Thompson approach would generally follow these steps:

- Meet with Pembroke Park Staff to gain initial input.
- Perform site visits to determining existing conditions while surveying the roadway.
- Identify current and future growth including redevelopment plans underway.
- Apply FDOT sight lines as well as other safety concerns.
- Investigate existing and proposed utilities.
- Prepare design alternatives with cost opinions.
- Review with Town Staff.
- Solicit input from the public and other affected parties.
- Prepare preliminary plan with cost opinions.
- Present to the Town Commission.

If the project is ready to move ahead to the construction plan phase, the following steps would generally be followed:

- Modify preliminary design plans and budget as necessary.
- Provide updates to public/affected parties as Pembroke Park deems necessary.
- Prepare final construction documents.
- Submit and support applications for required government approvals and permits.

Park Design:

When Craven Thompson is tasked to design a park, the principal goal is to create a place that attracts a wide variety of people and an experience that makes them return again and again throughout the year. Often, parks are treated as aesthetic objects only, which result in a space that is pleasant to look at, but that few people use. Contrastingly, some parks are treated in a purely functional manner which provides a space that serves the designated function, however, are not exciting to look at nor do they attract new users to the facility.



The Craven Thompson approach begins with the idea that successful parks are places where many functions of the community take place and where people feel connected and have a sense of ownership. At Craven Thompson, we believe that parks should have distinct destinations within it and a variey of ways to use each destination. We strive to create spaces that people want to be in.

Creating a park that meets the criteria begins at the earliest of planning stages and continues throughout the park's development. Park design is a fluid process with the park's ultimate design including not only the facilities that are dictated by the users but should include many other

functions that the user may not have even thought of. These activities should be clustered so that they each build off of each other to create the vibrant destination that we all want.

Quality Control

Craven Thompson will be responsible for scheduling and managing the input of each sub-consultant and clearly communicating the Town's goals and the design requirements of the project.

- Craven Thompson will check all documents before they leave the office.
- Craven Thompson's Project Manager, Patrick J. Gibney, P.E., and Project Leads; Scott Peavler, P.L.A., and Richard Crawford, P.S.M. will be the points of contact based on the nature of the project.
- Craven Thompson will coordinate all work including reports, surveys, and maps of all sub-consultants.
- Craven Thompson will assign a lead in the particular discipline to act as the Quality Assurance Reviewer of all documents for these projects.
- The chain of command under this contract will include:
  - The Town of Pembroke Park
  - Craven Thompson in the role as prime consultant
  - The sub-consultants
- Craven Thompson will provide for Pembroke Park review at the 30% design complete conceptual stage, the 60% design complete stage and the bid document stage (100%). We will also perform our internal QC at these milestones.
- Craven Thompson will clarify the performance expectations for the sub-consultant's level of performance, stressing that their performance shall meet the same level of performance expected from the prime consultant, Craven Thompson, by the Town. Managing the sub-consultant contracting process and performance will be as structured as other aspects of our project management. Craven Thompson realizes that as the prime consultant, the Town will look to us for ultimate responsibility for all aspects of the projects.

The following is an outline of the procedures that will be used for quality control:

- A quality control block will be added to the front sheet of each document. This block will include a title identifying it as QC review. It will also include a space for the date and initials of the originator, checker, concurrence (with originator), change incorporation, and back check by checker.
- All information that is correct will be highlighted in yellow.
- Any errors and/or omissions, recommendations and proposed changes will be marked up in red by the checker.
- Before any revisions or modifications begin, the project manager and/or the designer will review all comments that the checker has made and place a red check mark next to the comment indicating that the project manager/designer and the checker are in agreement with the comment.
- If the project manager/designer does not concur with the checker, discussions will take place until any differences are resolved.
- The individual assigned to revise, or modify, the documents will highlight changes in yellow when they are completed.
- After all revisions are complete, the original checker will back check the proposed revisions to ensure that they were incorporated properly and will place a green mark next to the yellow and red marks signifying that the revisions are complete.

This set of plans will be retained as quality control records which will be maintained by the Quality Assurance Reviewer and be made available to the Town upon request.

Coordinating with Subconsultants

Project Manager, Patrick Gibney, P.E., will coordinate and review all work performed by Craven Thompson subconsultants. Mr. Gibney will clarify the performance expectations for the sub-consultant's level of performance, stressing that their performance shall meet the same level of performance expected from the prime consultant, Craven Thompson, by the Town. Managing the sub-consultant contracting process and performance will be as structured as other aspects of our project management. Craven Thompson realizes that as the prime consultant, the Town will look to us for ultimate responsibility for all aspects of the projects.

Personnel/Resource Allocation

At the heart of every consulting company are individuals working day-to-day to successfully achieve their clients' goals, and this is precisely what sets Craven Thompson & Associates apart. Managing concurrent projects will be handled in the same manner as all our projects. Patrick Gibney, P.E. will remain the point of contact for all projects under this contract but will utilize different staff to perform the work necessary to maintain the schedule. Some staff may overlap but all projects have equal importance and will be handled professionally to achieve the intended outcome.

- Craven Thompson is an efficient business with a very select group of staff, hand-picked for their remarkable capabilities, knowledge, and ability to perform as a seamlessly cohesive team.
- Each project is given a main point of contact, (the project manager, Patrick Gibney P.E.) who leads all communication and collaboration between Pembroke Park, agencies, consultants, and contractors.
- Having Mr. Gibney as project manager means that the project remains the priority and never gets pushed to the back burner. Our client's deadlines, budgets, and end goals matter to us as much as they matter to the client.
- Our staff knows that the greatest capital a company has is its reputation, and each individual employed by Craven Thompson guards that reputation as they would their own. This means customer service, communication, and quality results are our primary concerns throughout the entire course of a project.

Craven Thompson project managers are accustomed to managing multiple projects concurrently. It is not unusual that they manage up to six projects at one time. In addition, each project will have a lead professional engineer to assist in managing that specific project.

The people who make up Craven Thompson pride themselves on maintaining close relationships with their clients. It is for this reason that our customers rely on us to provide honest, dependable guidance and why the majority of our work results from knowledge of our reputation and repeat clientele.

Craven Thompson commits to allocating all personnel and resources necessary to meet Pembroke Parks schedules, budgets and expectations.



Section 7

Professional Licensure

PROFESSIONAL LICENSES / CERTIFICATIONS / INSURANCE

CRAVEN, THOMPSON & ASSOCIATES

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

Licensee

Name:	CRAVEN, THOMPSON & ASSOCIATES, INC.	License Number:	271
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	05/10/1977

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
49428	Current, Active	GIBNEY, PATRICK J	Registry	03/14/2014	Professional Engineer	02/28/2027

Page 1 of 1

Printer Friendly


Ron DeSantis, Governor Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
GIBNEY, PATRICK J
525 NE 34TH STREET
BOCA RATON FL 334310000
LICENSE NUMBER: PE49428
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
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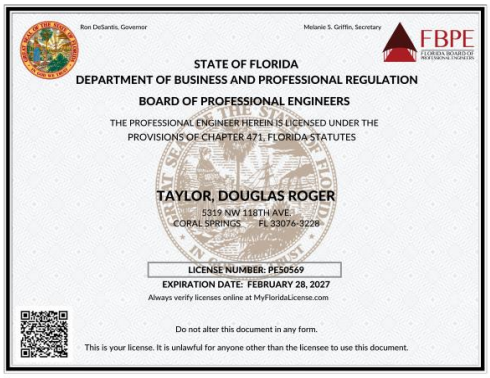
Ron DeSantis, Governor Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
TAYLOR, DOUGLAS ROGER
5319 NW 118TH AVE
CORAL SPRINGS FL 33076-3228
LICENSE NUMBER: PE50569
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
GAMBLE, LEONARD Z
8671 GOLD CAY
WEST PALM BEACH FL 33411
LICENSE NUMBER: PE65921
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS
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EDWARDS, CHAD EVERETT
3563 NW 53RD STREET
FORT LAUDERDALE FL 33309
LICENSE NUMBER: PE59306
EXPIRATION DATE: FEBRUARY 28, 2027
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FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

PIMENTEL, LUIS S.
8191 SOLANO AVENUE APT. 306
COOPER CITY FL 33024

LICENSE NUMBER: PE86616
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

TENN, GARY ANTHONY
15965 SW 3RD STREET
PEMBROKE PINES FL 33027

LICENSE NUMBER: PE42099
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

HALL, TIMOTHY JAMES
151 BERRY TREE DRIVE
PAWLEYS ISLAND SC 29585

LICENSE NUMBER: PE50588
EXPIRATION DATE: FEBRUARY 28, 2027
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Florida dbpr Department of Business & Professional Regulation

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- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

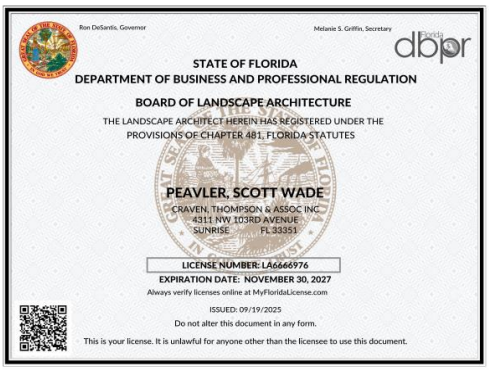
Licensee

Name:	CRAVEN, THOMPSON & ASSOCS INC	License Number:	
Rank:	Landscape Architecture Business Info	License Expiration Date:	
Primary Status:	Current	Original License Date:	06/18/1985
Secondary Status:	Active		

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
LA6666976	Current, Active	PEAVLER, SCOTT WADE DBA:CRAVEN, THOMPSON & ASSOC INC	Landscape Architect	11/08/2023	Registered Landscape Architect	11/30/2027

Page 1 of 1


Ron DeSantis, Governor Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

PEAVLER, SCOTT WADE
CRAVEN, THOMPSON & ASSOC INC
4311 NW 103RD AVENUE
SUNRISE FL 33351

LICENSE NUMBER: LA6666976
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com
ISSUED: 09/19/2025

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Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

PASTRE, NICOLE DIANA
6105 FLETCHER ST.
HOLLYWOOD FL 33023

LICENSE NUMBER: LA6667397
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com
ISSUED: 10/24/2025

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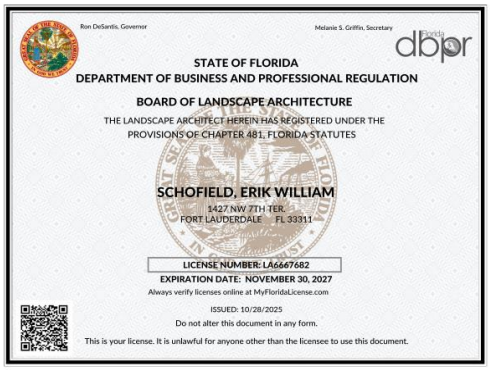

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SCHOFIELD, ERIK WILLIAM
1427 NW 7TH TER
FORT LAUDERDALE FL 33311

LICENSE NUMBER: LA6667682
EXPIRATION DATE: NOVEMBER 30, 2027
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ISSUED: 10/28/2025
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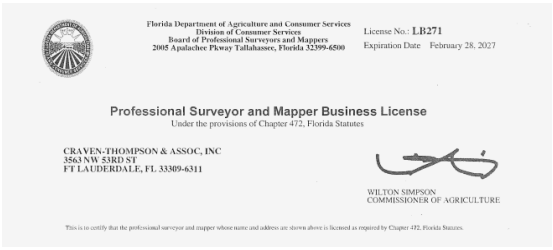


Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

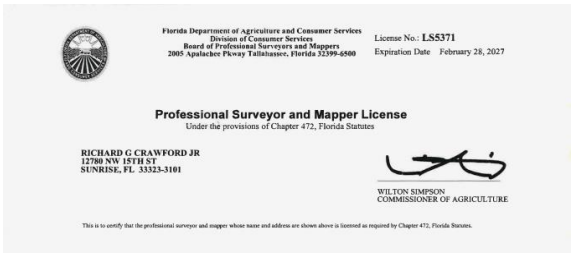
License No.: LB271
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

CRAVEN-THOMPSON & ASSOC, INC
3563 NW 53RD ST
FT LAUDERDALE, FL 33309-6311

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



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

License No.: LS5371
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

RICHARD G CRAWFORD JR
12700 NW 15TH ST
SUNRISE, FL 33323-3101

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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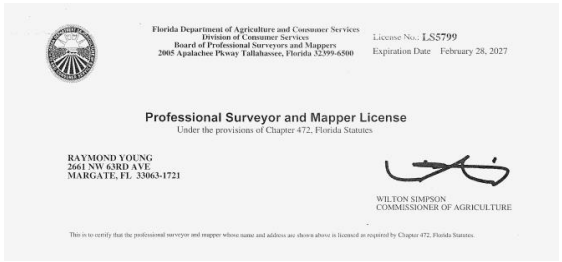

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS5799
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

RAYMOND YOUNG
2661 NW 63RD AVE
MARGATE, FL 33063-1721

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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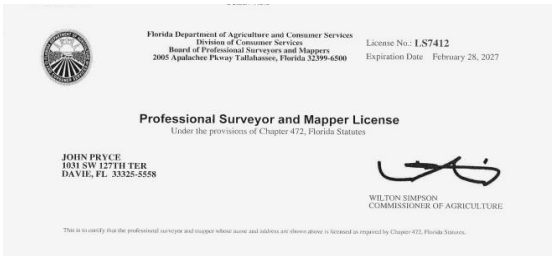

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS7412
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JOHN PRYCE
1031 SW 127TH TER
DAVIE, FL 33325-5558

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



State of Florida
Department of State

I certify from the records of this office that CRAVEN, THOMPSON & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on January 1, 1962.

The document number of this corporation is 254407.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 1369007223CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: CRAVEN THOMPSON & ASSOCIATES
Receipt #: 315-657
Business Type: ENGINEER (CORP-ENGINEERING)

Owner Name: THOMAS M MCDONALD
Business Location: 3563 NW 53 ST
PT LAUDERDALE
Business Phone: 954-739-6400
Business Opened: 09/25/2006
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
THOMAS M MCDONALD
3563 NW 53 ST
FORT LAUDERDALE, FL 33309

Receipt #WWW-24-00284466
Paid 07/22/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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Business Phone: 954-739-6400
Business Opened: 09/25/2006
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00284466
Paid 07/22/2025 30.00

CITY OF FORT LAUDERDALE
BUSINESS TAX YEAR 2025-26

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BL-1301193
Business Name: GIBNEY,PATRICK J
Business Address: 3563 NW 53 ST

PATRICK J GIBNEY
CRAVEN THOMPSON & ASSOCIATES INC
3563 NW 53 ST
FORT LAUDERDALE FL 33309

TAX CATEGORIES
408800 ENGINEER

Contact: PATRICK J GIBNEY
Business Email: Tamcdonald@Craventhompson.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than $3.00, no more than $25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than $3.00, no more than $25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

FDOT
Florida Department of Transportation
RON DESANTIS
GOVERNOR
605 Suwannee Street
Tallahassee, FL 32399-0450
JARED W. PERDUE, P.E.
SECRETARY

June 10, 2025

Thomas M. McDonald, President
CRAVEN, THOMPSON & ASSOCIATES, INC.
3563 NW 53rd Street
Ft. Lauderdale, FL 33309

Dear Mr. McDonald:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design
3.2 - Major Highway Design

7.1 - Signing, Pavement Marking and Channelization

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

10.1 - Roadway Construction Engineering Inspection

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

1

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
140.04%	0.018%	Reimbursed	0.00%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/24/2025

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

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

PRODUCER	CONTACT NAME: Angela Nervi-Saketkoo
Brown & Brown Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309	PHONE (A/C, No, Ext): (954) 776-2222 FAX (A/C, No): (954) 776-4446 E-MAIL ADDRESS: angela.nervi@bbrown.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Insurance Company	29424
INSURER B : Hartford Insurance Company of the Midwest	37478
INSURER C : Hartford Insurance Company of the Southeast	38261
INSURER D : Continental Casualty Company	20443
INSURER E :	
INSURER F :	

INSURED: Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale FL 33309

COVERAGES **CERTIFICATE NUMBER:** 25-26 Prof,WC **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			21UUNOL6HCL	12/01/2024	12/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employee Benefits	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			21UENOL5299	12/01/2024	12/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Medical payments	$ 1,000,000 $ $ $ $ 5,000
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			21XHUOL6HKX	12/01/2024	12/01/2025	EACH OCCURRENCE AGGREGATE 	$ 6,000,000 $ 6,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		21WBOL6H4G	01/01/2025	01/01/2026	[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Architects Professional			AEH591918336	03/30/2025	03/30/2026	General Aggregate Each Occurrence	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Proposals Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DDEC, LLC: TRAFFIC / TRANSPORTION PLANNING

Florida dbpr Department of Business & Professional Regulation

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Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search

Licensee

Name:	**DDEC LLC**	License Number:	**35071**
Rank:	**Registry**	License Expiration Date:	
Primary Status:	**Current**	Original License Date:	**04/26/2021**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
73944	Current, Active	DANG, KHANH UYEN T	Registry		Professional Engineer	02/28/2027


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
DANG, KHANH UYEN T.
250 ROYAL COURT
DELRAY BEACH FL 33444
LICENSE NUMBER: PE73944
EXPIRATION DATE: FEBRUARY 28, 2027
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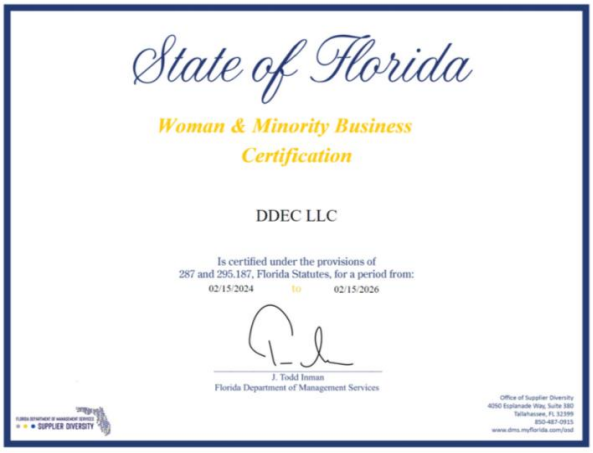
State of Florida
Woman & Minority Business Certification
DDEC LLC
Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
02/15/2024 to 02/15/2026
J. Todd Inman
Florida Department of Management Services
SUPPLIER DIVERSITY


BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
CERTIFIED
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
THIS CERTIFICATE IS AWARDED TO
DDEC LLC
AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT OF 2012, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:
County Business Enterprise (CBE) and Small Business Enterprise (SBE)
SANDY-MICHAEL MCDONALD
Digitally signed by SANDY-MICHAEL MCDONALD Date: 2022.04.01 14:01:48 -04'00'
AUTHORIZED REPRESENTATIVE
Anniversary Date: March 22nd
THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.
A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/SMALLBUSINESS
GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • FAX: 954-357-5674 • TTY: 954-357-5664


FDOT
BROWARD COUNTY FLORIDA
GREATER ORLANDO AVIATION AUTHORITY
JACKSONVILLE TRANSPORTATION AUTHORITY
Florida Unified Certification Program
Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility
DDEC LLC
MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541330, 541340
Dwayne Moore
DBE & Small Business Development Manager
Florida Department of Transportation
MIAMI-DADE COUNTY
Tampa International Airport
TALLAHASSEE
Votran

State of Florida
Department of State

I certify from the records of this office that DDEC LLC is a limited liability company organized under the laws of the State of Florida, filed on December 10, 2020, effective December 10, 2020.

The document number of this limited liability company is L20000386727.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 30, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirtieth day of January, 2025

Secretary of State

Tracking Number: 6539107856CC

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

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

FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 18, 2025

Uyen Dang, Managing Member
DDEC LLC
2801 NW 55th Court
Suite 7W Office
Tamarac, FL 33309
uyen@ddec.com

Dear Ms. Dang:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design

6.1 - Traffic Engineering Studies

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

13.5 - Subarea/Corridor Planning

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until September 18, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/NE

1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/8/2025

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

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

PRODUCER
Sterling Seacrest Pritchard, Inc
2500 Cumberland Pkwy
Suite 400
Atlanta GA 30339

CONTACT NAME:
PHONE (A/C, No, Ext): 678-424-6500 FAX (A/C, No):
E-MAIL ADDRESS: glaplante@sspins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Technology Insurance Company	42376
INSURER B : CFC Underwriting	
INSURER C : Mt. Hawley Insurance Co	
INSURER D : Penn-America Insurance Co	
INSURER E :	
INSURER F :	

INSURED
DDEC, LLC
250 Royal Ct
Delray Beach FL 33444-3855
DDECLLC-01

COVERAGES **CERTIFICATE NUMBER:** 352027081 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	PAV0484075	5/11/2025	5/11/2026	EACH OCCURRENCE $ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ 100,000 MED EXP (Any one person) $ 5,000 PERSONAL & ADV INJURY $ 1,000,000 GENERAL AGGREGATE $ 2,000,000 PRODUCTS - COMP/OP AGG $ Excluded $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			PSNG240295230	3/22/2025	3/22/2026	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	GXS0022700	5/11/2025	5/11/2026	EACH OCCURRENCE $ 2,000,000 AGGREGATE $ 2,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N / A	TWC4493291	10/22/2024	10/22/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000
B A A	Professional Liability EPLI Cyber			PSNG240295230 TWC4493291 TCL1738204-01	3/22/2025 10/22/2024 12/9/2024	3/22/2026 10/22/2025 12/9/2025	Occurrence/Agg 2,000,000 EPLI 1,000,000 Occur/Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Proposal Purposes only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 315-314961
Business Type: ENGINEER
Business Name: KHANH UYEN T DANG
Owner Name: DDEC LLC
Business Location: 2801 NW 55TH CT TAMARAC
Business Phone: 8133806574
Business Opened: 02/03/2021
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		1		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
DDEC LLC
2801 NW 55TH CT
TAMARAC, FL 33309-2501

Receipt #WWW-24-00309932
Paid 09/26/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026
Receipt #: 315-314961
Business Type: ENGINEER
Business Name: KHANH UYEN T DANG
Owner Name: DDEC LLC
Business Location: 2801 NW 55TH CT TAMARAC
Business Phone: 8133806574
Business Opened: 02/03/2021
State/County/Cert/Reg:
Exemption Code:
Rooms Seats Employees Machines Professionals
1
Signature
For Vending Business Only — Number of Machines: — Vending Type:
Tax Amount 30.00 | Transfer Fee 0.00 | NSF Fee 0.00 | Penalty 0.00 | Prior Years 0.00 | Collection Cost 0.00 | Total Paid 30.00
Receipt #WWW-24-00309932
Paid 09/26/2025 30.00

QUANTUM ELECTRICAL ENGINEERING: STREET LIGHTING & ELECTRICAL ENG.



Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

Licensee

Name:	QUANTUM ELECTRICAL ENGINEERING, INC.	License Number:	30805
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	08/01/2014

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
73735	Current, Active	CHAMPAGNE-BAKER, AMY L	Registry	08/01/2014	Professional Engineer	02/28/2027

Page 1 of 1

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Ron DeSantis, Governor Melanie S. Griffin, Secretary FBPE

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

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

CHAMPAGNE-BAKER, AMY L.
9499 GRANITE RIDGE LANE
WEST PALM BEACH FL 33411

LICENSE NUMBER: PE73735
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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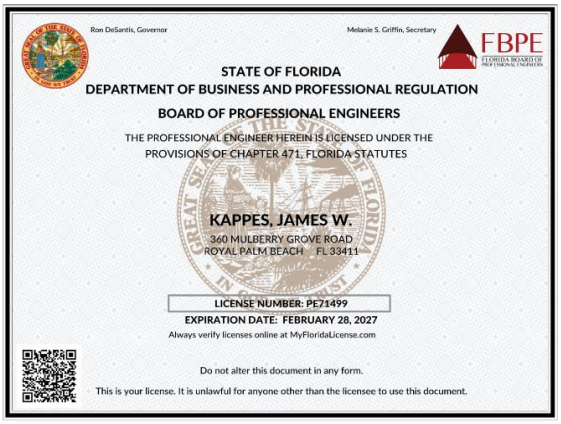

Ron DeSantis, Governor Melanie S. Griffin, Secretary FBPE

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

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

KAPPES, JAMES W.
360 MULBERRY GROVE ROAD
ROYAL PALM BEACH FL 33411

LICENSE NUMBER: PE71499
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida
Department of State

I certify from the records of this office that QUANTUM ELECTRICAL ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on May 6, 2014.

The document number of this corporation is P14000040467.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 3, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of March, 2025

Secretary of State

Tracking Number: 3317920867CC

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

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

April 15, 2025

Amy Champagne-Baker, President
QUANTUM ELECTRICAL ENGINEERING, INC.
125 S State Road 7, Suite 104-298
Wellington, FL 33414

Dear Ms. Champagne-Baker:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

7.2 - Lighting

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until April 15, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at marie.castaneda@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Marie Castaneda

Marie Castaneda
Professional Services Qualification Administrator

MC/cbhk

1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/12/2025

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

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

PRODUCER
Edgewood Partners Insurance Center
3760 Mansell Rd. Suite 370
Alpharette GA 30022

CONTACT NAME: ACEC Certificates
PHONE (A/C, No, Ext): 770-552-4225 FAX (A/C, No):
E-MAIL ADDRESS: ACECcertificates@greyling.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : Twin City Fire Insurance Company 29459
INSURER B : RLI Insurance Company 13056
INSURER C : Sentinel Insurance Company, Ltd. 11000
INSURER D : Berkley Insurance Company 32603
INSURER E : Hartford Casualty Insurance Company 29424
INSURER F :

INSURED
Quantum Electrical Engineering, Inc
2755 Vista Parkway Unit I-12
West Palm Beach, FL 33411

COVERAGES — CERTIFICATE NUMBER: 440645386 — REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR			20SBUAD7194	8/26/2025	8/26/2026	EACH OCCURRENCE $ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ 1,000,000 MED EXP (Any one person) $ 10,000 PERSONAL & ADV INJURY $ 1,000,000 GENERAL AGGREGATE $ 2,000,000 PRODUCTS - COMP/OP AGG $ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:						$
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			20UEGEL9229	8/26/2025	8/26/2026	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $
							$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			20SBUAD7194	8/26/2025	8/26/2026	EACH OCCURRENCE $ 4,000,000 AGGREGATE $ 4,000,000
							$
E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			20WEGBA0FYR	8/26/2025	8/26/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000
D B	Professional Liability PLI Excess			AEC9090115 RDP0059472	8/26/2025 8/26/2025	8/26/2026 8/26/2026	Per Claim/Aggregate $3M/$3M Per Claim/Aggregate $2M/$2M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Project Name and Number Project No.: 21-0036-001-01. Project Name: Stanley Goldman Park. Craven Thompson & Associates, Inc. and CITY OF HOLLYWOOD are named as Additional Insureds with respects to General Liability where required by written contract.

CERTIFICATE HOLDER

Craven Thompson & Associates, Inc
3563 NW 53rd Street
Fort Lauderdale FL 33309-0000

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Gregg Buchholz

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State of Florida

Woman Business Certification

Quantum Electrical Engineering, Inc

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/29/2025 to 07/29/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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

FDOT BROWARD COUNTY FLORIDA LEE COUNTY PORT AUTHORITY GREATER ORLANDO AVIATION AUTHORITY JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

DISADVANTAGED BUSINESS ENTERPRISE (DBE)

CERTIFICATE OF ELIGIBILITY

QUANTUM ELECTRICAL ENGINEERING INC
MEETS THE REQUIREMENTS OF 49 CFR, PART 26

APPROVED NAICS CODES:
541330, 541490

Samuel Febres

Samuel Febres (Sammy)
DBE & Small Business Development Manager
Florida Department of Transportation

HILLSBOROUGH COUNTY Tampa International Airport TALLAHASSEE Votran



BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

Quantum Electrical Engineering, Inc.

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

MARIBEL FELICIANO Digitally signed by MARIBEL FELICIANO Date: 2025.04.08 10:33:39 -04'00'

Anniversary Date: April 4th

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664

CORAL SPRINGS
— BUSINESS TAX OFFICE —
www.CoralSprings.org/businesstax

Development Services Department
Business Tax Office
9300 West Sample Road, Coral Springs, FL 33065
Mon-Thurs: 7:30AM - 5PM, Fri: 7:30AM - 2:30PM
Phone: 954-344-5964

LOCAL BUSINESS TAX RECEIPT

QUANTUM ELECTRICAL ENGINEERING INC / A
5571 UNIVERSITY DR 101
CORAL SPRINGS FL 33067

License #: BT73474 Expiration Date: September 30, 2026
Type of Business: BUSINESS TAX RECEIPT Business Location: 5571 UNIVERSITY DR 101

POST THIS BUSINESS TAX RECEIPT IN A CONSPICUOUS PLACE

ALL WINDOW SIGNS SHALL COMPLY WITH LAND DEVELOPMENT CODE CHAPTER 18

CONDITIONS
(If no conditions exist, then TYPE OF BUSINESS is only condition)

DATE ADDED	REQUIRED DATE	SATISFY DATE	TYPE	STATUS	DEPARTMENT
08/21/2014			DESCRIPTION		

NOTES: ELECTRICAL ENGINEERING CONSULTANT

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 315-264014
Business Name: QUANTUM ELECTRICAL ENGINEERING INC Business Type: ENGINEER (ENGINEER)
Owner Name: QUANTUM ELECTRICAL ENGINEERING INC Business Opened: 08/25/2014
Business Location: 5571 N UNIVERSITY DR STE 101 State/County/Cert/Reg:
CORAL SPRINGS Exemption Code:
Business Phone: 954-369-5810

Rooms	Seats	Employees	Machines	Professionals
		1		

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
QUANTUM ELECTRICAL ENGINEERING INC
5571 N UNIVERSITY DR STE 101

CORAL SPRINGS, FL
33067-4653

Receipt #WWW-24-00296833
Paid 09/03/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 315-264014
Business Name: QUANTUM ELECTRICAL ENGINEERING INC Business Type: ENGINEER (ENGINEER)
Owner Name: QUANTUM ELECTRICAL ENGINEERING INC Business Opened: 08/25/2014
Business Location: 5571 N UNIVERSITY DR STE 101 State/County/Cert/Reg:
CORAL SPRINGS Exemption Code:
Business Phone: 954-369-5810

Rooms	Seats	Employees	Machines	Professionals
		1		

Signature

For Vending Business Only
Number of Machines: Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00296833
Paid 09/03/2025 30.00

TRC WORLDWIDE ENGINEERING: STRUCTURAL ENGINEERING

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

Licensee

Name:	JENKINS AND CHARLAND, INC.	License Number:	35826
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	02/14/2022

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
67337	Current, Active	WILLIAMS, DONATA MERIE	Registry		Professional Engineer	02/28/2027

Page 1 of 1

Printer Friendly

Return to License Details

Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SPECIAL INSPECTOR NUMBER: 7018699

WILLIAMS, DONATA MERIE
1230 N. UNIVERSITY DRIVE
PLANTATION FL 33322

LICENSE NUMBER: PE67337
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

RANADIVE, NITIN RAMESH
1230 N UNIVERSITY DR
PLANTATION FL 33322

LICENSE NUMBER: PE81459
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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GBCI

GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Donata Williams

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

Rick Fedrizzi, President and CEO — June 19, 2008 — Chairman

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 215-754
Business Type: ENGINEER (CONSULTING ENGINEERS)
Business Name: TRC WORLDWIDE ENGINEERING
Owner Name: JENKINS AND CHARLAND INC
Business Location: 1230 N UNIVERSITY DR PLANTATION
Business Phone: 954-563-4526
Business Opened: 08/05/2008
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		3		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
TRC WORLDWIDE ENGINEERING
217 WARD CIR
BRENTWOOD, TN 37027-2314

Receipt #WWW-24-00300068
Paid 09/09/2025 30.00

2025 - 2026

State of Florida
Department of State

I certify from the records of this office that TRC WORLDWIDE ENGINEERING (RESTORATION AND INSPECTION), LLC is a limited liability company organized under the laws of the State of Florida, filed on April 2, 2014.

The document number of this limited liability company is L14000054606.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 3, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of January, 2025

Secretary of State

Tracking Number: 5996331509CC

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

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

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/17/2025

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

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

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
Creekside Crossing
8 Cadillac Dr Ste 200
Brentwood TN 37027

CONTACT NAME: Brandi Wells
PHONE (A/C, No, Ext): 615-244-8484 FAX (A/C, No): 615-377-5101
E-MAIL ADDRESS: Brandi_Wells@ajg.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : The Travelers Indemnity Company of CT — 25682
INSURER B : Travelers Casualty Insurance Co of America — 19046
INSURER C : Travelers Property Casualty Co of America — 25674
INSURER D : Travelers Indemnity Company — 25658
INSURER E : Kinsale Insurance Company — 38920
INSURER F : Underwriters at Lloyd's London — 15792

INSURED
Jenkins & Charland, Inc dba TRC Worldwide Engineering
1230 N University Drive
Plantation, FL 33322
TRCWORL-01

COVERAGES CERTIFICATE NUMBER: 916945708 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			680-5W247075-25-47	2/12/2025	2/12/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			BA-W858482-1	2/12/2025	2/12/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUP-005W253499	2/12/2025	2/12/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			UB-A8055897-25-47-E	2/12/2025	2/12/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E F	Excess Prof. Liability Architects/Engineers-Prof. Liab			PROVXS-0000202-00 ANE0606	8/8/2025 8/8/2025	8/8/2026 8/8/2026	Each Claim/Aggregate EC/Aggr/Retention	$2,000,000 $1M/$1M/$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
Proof of Insurance

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Detach and display the Local Business Tax Certificate below. Renew and display current certificate annually.

Plantation
the grass is greener

City of Plantation
LOCAL BUSINESS TAX CERTIFICATE

Certificate #: 194878

Account #: OC14-0852

Valid from 10/01/2024 to 09/30/2025

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED

Classification: (20)o Professional - Engineer/Surveyor

Business Name & Address:
Charland, P.E., David O.
@ TRC Worldwide Engineering
1230 N University Dr
Plantation FL 33322

NOTICE:
If Business is sold this Certificate must be transferred within 10 days or it becomes null and void.

REN24-01166 • Paid: 07/02/2024 • $136.50

TIERRA SOUTH FLORIDA, INC.: GEOTECHNICAL ENGINEERING & TESTING

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

Licensee

Name:	TIERRA SOUTH FLORIDA, INC.	License Number:	28073
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	04/13/2008

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
53567	Current, Active	KRISHNASAMY, RAJ	Registry	04/13/2008	Professional Engineer	02/28/2027

Page 1 of

Printer Friendly

Return to License Details

Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

KRISHNASAMY, RAJ
2765 VISTA PARKWAY, SUITE 9
WEST PALM BEACH FL 33411

LICENSE NUMBER: PE53567
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

VEDULA, RAMAKUMAR V.
2150 NW 98TH WAY
PEMBROKE PINES FL 33024

LICENSE NUMBER: PE54873
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Department of State

I certify from the records of this office that TIERRA SOUTH FLORIDA, INC. is a corporation organized under the laws of the State of Florida, filed on October 7, 2003, effective October 17, 2003.

The document number of this corporation is P03000110144.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025

Secretary of State

Tracking Number: 2504287763CC

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

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

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

"LOCATED AT"
2765 VISTA PARKWAY STE 9
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ENGINEER BUSINESS	KRISHNASAMY RAJ	28073	B25.647190 08/05/2025	$33.00	B40118027

This document is valid only when receipted by the Tax Collector's Office.

TIERRA SOUTH FLORIDA INC
TIERRA SOUTH FLORIDA INC
2765 VISTA PKWY STE 9
WEST PALM BEACH FL 33411-2734

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 200817991
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 05, 2025

Raj Krishnasamy, President
TIERRA SOUTH FLORIDA, INC.
2765 Vista Parkway
Suite 10
West Palm Beach, FL 33411

Dear Mr. Krishnasamy:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.4.2 - Non-Redundant Drilled Shaft Bridge Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
315.64%	266.45%	3.455%	Reimbursed	33.07%	21.99%	Yes

1

ACORD

TIERSOU-01 LHILLIARD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/30/2025

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

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

PRODUCER
Ames & Gough
8300 Greensboro Drive
Suite 980
McLean, VA 22102

CONTACT NAME:
PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279
E-MAIL ADDRESS: admin@amesgough.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A: National Union Fire Insurance Company 19445
INSURER B: National Union Fire Ins. Co. of Pittsburgh, PA A (XV) 19445
INSURER C: Continental Insurance Company A(XV) 35289
INSURER D: Endurance American Specialty A+, XV 41718
INSURER E:
INSURER F:

INSURED
Tierra South Florida, Inc
2765 Vista Parkway, H7-H10
West Palm Beach, FL 33411

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			9925653	6/1/2025	6/1/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 25,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	POLICY X PRO- JECT LOC						GENERAL AGGREGATE	$ 4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			4544957	6/1/2025	6/1/2026	BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE			6072223686	6/1/2025	6/1/2026	AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / N/A			17169558	6/1/2025	6/1/2026	E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000
D	Professional			DPL30020041903	6/1/2025	6/1/2026	Per Claim	1,000,000
D	Liability			DPL30020041903	6/1/2025	6/1/2026	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: For Proposal Purposes
Professional Liability coverage is written on a claims-made basis.

CERTIFICATE HOLDER
Tierra South Florida
2765 Vista Parkway;Suite 9
West Palm Beach, FL 33411

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

STEPHANIE C. KOPELOUSOS
SECRETARY

October 1, 2009

Certified Mail – Return Receipt Requested

Tierra South of Florida, Inc.
Mr. Raj Krishnasamy, P.E.
2765 Vista Parkway, Suite 9
West Palm Beach FL 33411

ANNIVERSARY DATE – Annually on September 30

Dear Mr. Krishnasamy:

The Florida Department of Transportation [FDOT] is pleased to announce that your firm is certified under the **Florida Unified Certification Program [UCP]** as a **Disadvantaged Business Enterprise [DBE]** in accordance with Part 49 Section 26, Code of Federal Regulations.

DBE certification is continuing, but is contingent upon the firm maintaining its eligibility annually through this office. You will be notified of your annual responsibilities in advance of the **Anniversary Date.** You must submit the annual **AFFIDAVIT FOR CONTINUING ELIGIBILITY** no later than the **Anniversary Date.** Failure to do so will result in immediate action to remove certification.

Only those firms listed in the UCP DBE Directory, are certified by Florida UCP Members. **Prime contractors and consultants should verify your firm's DBE certification status, and identify the work area(s) for which the firm is DBE eligible, through this Directory.**

Your firm will be listed in Florida's UCP DBE Directory which can be accessed via the internet, at http://www.bipincwebapps.com/biznetflorida/ or through The Department's website at www.dot.state.fl.us/equalopportunityoffice, then select "DBE Directory."

DBE certification is **NOT** a guarantee of work, but enables the firm to compete for, and perform, contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-
If, at any time, there is a material change, you **must advise this office, by sworn affidavit and supporting documents, within thirty [30] days**. Changes

www.dot.state.fl.us RECYCLED PAPER

include, but are not limited to, ownership, officers, Directors, management, key personnel, scope of work performed, daily operations, on-going business relationships with other firms or individuals, or the physical location of your firm. After our review you should receive instructions as to how you should proceed, if necessary. Failure to do so will be deemed a failure, on your part, to cooperate, and will result in immediate action to Remove DBE certification.

Your firm is eligible to compete for, and perform, work on all USDOT Federal Aid projects throughout Florida, and may earn DBE credit for work performed in the following areas:

NAICS:	FDOT Specialty Code & Description
541330	943-Geotechnical Engineering Services
541380	944-Laboratory Testing Services

All other concerns should be directed to this office by mail or telephone. Our telephone number is (850) 414-4747. Our Fax number is (850) 414-4879

Sincerely,

John Goodeman
DBE Certification Manager

INFRAMAP CORP.: SUBSURFACE UTILITY ENGINEERING (S.U.E.)

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

License No.: **LB6666**
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

INFRAMAP CORP
1100 N FLORIDA MANGO RD STE D1
WEST PALM BEACH, FL 33409-5263

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

FIND A BUSINESS OR INDIVIDUAL
License Lookup
*AS MAINTAINED BY THE DIVISION OF CONSUMER SERVICES

Name	License (ex. LS9999)	Phone	City
Paul Engle	LS5708		

County: PALM BEACH | Program: LS-Surveyor and Mapper | Limit results by Active status | SEARCH | CLEAR ALL

Records Found : 1 File Complaint

Search Results

Sort By: NAME : A to Z | Filter By State,City: <Show All> | Display per page: 20

PAUL DEAN ENGLE
8033 STIRRUP CAY COURT, BOYNTON BEACH, FL 33436

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS5708	07/11/97	02/28/27	Active
Surveyor of Record For	LB353	05/10/77	02/28/23	Delinquent
Surveyor of Record For	LB6666	09/27/95	02/28/27	Active
Surveyor of Record For	LB8447	06/21/21	02/28/27	Active

State of Florida
Department of Business and Professional Regulation
Board of Professional Surveyors and Mappers

Whereas Paul Dean Engle has shown competency and fitness to practice Professional Surveying and Mapping and has complied with all requirements of the Board of Professional Surveyors and Mappers; therefore by virtue of the powers vested in said Board by the State of Florida, the Florida State Board of Professional Surveyors and Mappers hereby issues this Certification to practice Professional Surveying and Mapping in the State of Florida as provided by the laws of the State of Florida subject to the powers of revocation as vested in said Board.

LICENSE NUMBER: LS 0005708
DATE ISSUED: August 15, 1997

Board Chair
Vice Chair
Governor

Audit Control Number: PSM 97-15

State of Florida
Department of State

I certify from the records of this office that INFRAMAP CORP. is a Delaware corporation authorized to transact business in the State of Florida, qualified on October 6, 1994.

The document number of this corporation is F94000005189.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 14, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of February, 2025

Secretary of State

Tracking Number: 4841033451CU

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

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 01, 2025

Paul Hayes, President/CEO
INFRAMAP CORP.
10365 S Cedar Lane
Glen Allen, VA 23192
dsiegel@inframap.net

Dear Mr. Hayes:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
188.52%	%	0.603%	Reimbursed	3.83%	%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/DH

1

Client#: 489247 INFRACOR

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 9/22/2025

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

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

PRODUCER
USI Insurance Services LLC-CL
4840 Cox Road, Suite 150
Glen Allen, VA 23060
804 200-5200

CONTACT NAME: Aaron Smith
PHONE (A/C, No, Ext): 804 200-5200 FAX (A/C, No): 804 200-5185
E-MAIL ADDRESS: Aaron.Smith@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Charter Oak Fire Insurance Company	25615
INSURER B : Phoenix Insurance Company	25623
INSURER C : Travelers Property Cas. Co. of America	25674
INSURER D : Continental Casualty Company	20443
INSURER E : Twin City Fire Insurance Company	29459
INSURER F :	

INSURED
InfraMap Corp.
10365-10367 Cedar Lane
Glen Allen, VA 23059

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY		6805H5695222547	09/22/2025	09/22/2026	EACH OCCURRENCE $2,000,000
B	CLAIMS-MADE X OCCUR		6802H67943A2547	09/22/2025	09/22/2026	DAMAGE TO RENTED PREMISES (Ea occurrence) $1,000,000
						MED EXP (Any one person) $5,000
						PERSONAL & ADV INJURY $2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC					GENERAL AGGREGATE $4,000,000
	OTHER:					PRODUCTS - COMP/OP AGG $4,000,000
						$
A	AUTOMOBILE LIABILITY		BA8P9392022547G	09/22/2025	09/22/2026	COMBINED SINGLE LIMIT (Ea accident) $1,000,000
	X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS					BODILY INJURY (Per person) $
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident) $
						PROPERTY DAMAGE (Per accident) $
						$
C	X UMBRELLA LIAB X OCCUR		CUP002C3030172547	09/22/2025	09/22/2026	EACH OCCURRENCE $10,000,000
	EXCESS LIAB CLAIMS-MADE					AGGREGATE $10,000,000
	DED X RETENTION $ 10000					$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N N/A		UB5J7768932547G	09/22/2025	09/22/2026	X PER STATUTE OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. EACH ACCIDENT $1,000,000
						E.L. DISEASE - EA EMPLOYEE $1,000,000
						E.L. DISEASE - POLICY LIMIT $1,000,000
D	Professional Liab		591923116	09/22/2025	09/22/2026	$5,000,000 Claim/Agg
E	Pollution Liab		591923116	09/22/2025	09/22/2026	$5,000,000 Claim/Agg
	Cyber		14MB068373325	09/22/2025	09/22/2026	$2,000,000 Claim/Agg

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) 1 of 1 #S50856703/M50820138 The ACORD name and logo are registered marks of ACORD AXSEI

WPB WEST PALM BEACH

CITY OF WEST PALM BEACH
2025 to 2026 BUSINESS RECEIPT

NOT TRANSFERABLE
CITY OF WEST PALM BEACH
P.O. BOX 3147, WEST PALM BEACH, FL 33402

0000055428
INFRAMAP CORP
1100 N FLORIDA MANGO RD # D

SURVEYING & MAPPING

BUS. TAX ID.	CATEGORY	DESCRIPTION	FEE
102863	541370	SURVEYING & MAPPING SERVICES OFFICE	86.81

EXPIRES SEPTEMBER 30, 2026

TOTAL 86.81
** PAID 86.81 ** BAL ** 0.00

THIS DOCUMENT NOT VALID UNTIL FUNDS ARE COLLECTED

Local Business Tax Receipt
Miami-Dade County, State of Florida
–THIS IS NOT A BILL – DO NOT PAY

7359015

BUSINESS NAME/LOCATION
INFRA MAP CORP
20200 NW 2ND AVE STE 102
MIAMI GARDENS FL 33169–2559

RECEIPT NO.
RENEWAL
7653186

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM

OWNER
INFRA MAP CORP
C/O PAUL HAYES PRES

Employee(s) 5

LBT

EXPIRES SEPTEMBER 30, 2026
Must be displayed at place of business Pursuant to County Code Chapter 8A – Art. 9 & 10

PAYMENT RECEIVED BY TAX COLLECTOR
$45.00 07/07/2025
PTBTC–25–114161

This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1100 N FLORIDA MANGO RD SUITE D
WEST PALM BEACH, FL 33409-5223

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
LAND SURVEYOR & MAPPER BUSINESS	INFRAMAP CORP	LB6666	B25.618152 07/07/2025	$33.00	B40122357

This document is valid only when receipted by the Tax Collector's Office.

INFRAMAP CORP
INFRAMAP CORP
1100 N FLORIDA MANGO RD SUITE D
WEST PALM BEACH FL 33409-5263

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 201002775
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

HINES, INC.: IRRIGATION DESIGN



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WALKER, MITCHEL A

INDIVIDUAL
642 YATES ROAD
NEWPORT WA 99156

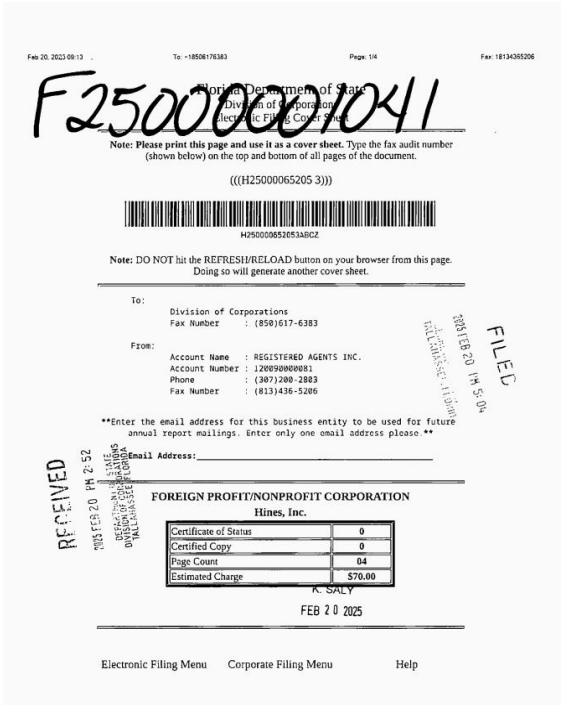
LICENSE NUMBER: SCC131152141
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/27/2024

Do not alter this document in any form.

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



Feb 20, 2025 09:13 To: +18506176383 Page: 1/4 Fax: 18134365206

F25000065205 41

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H25000065205 3)))

H25000065205 3ABCZ

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)617-6383

From:
Account Name : REGISTERED AGENTS INC.
Account Number : 120090000081
Phone : (307)200-2883
Fax Number : (813)436-5206

FILED
2025 FEB 20 PM 5:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address:

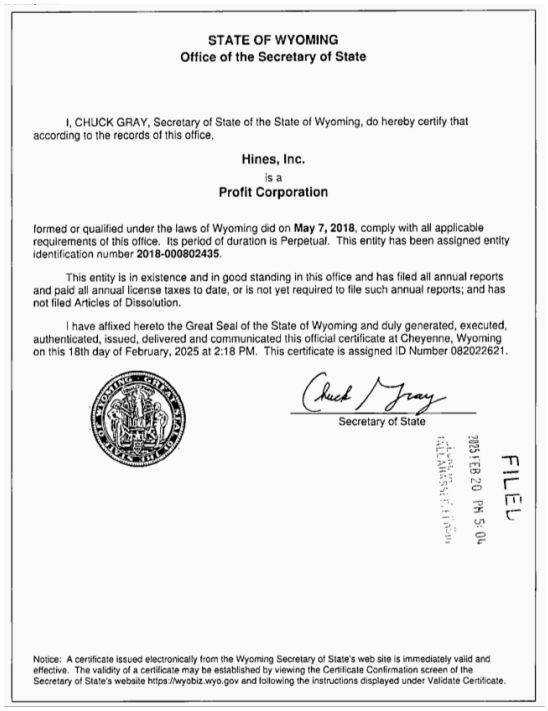
RECEIVED
2025 FEB 20 PM 2:52
DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FOREIGN PROFIT/NONPROFIT CORPORATION
Hines, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	$70.00

K. SALY
FEB 20 2025

Electronic Filing Menu Corporate Filing Menu Help



STATE OF WYOMING
Office of the Secretary of State

I, CHUCK GRAY, Secretary of State of the State of Wyoming, do hereby certify that according to the records of this office,

Hines, Inc.
is a
Profit Corporation

formed or qualified under the laws of Wyoming did on **May 7, 2018**, comply with all applicable requirements of this office. Its period of duration is Perpetual. This entity has been assigned entity identification number **2018-000802435**.

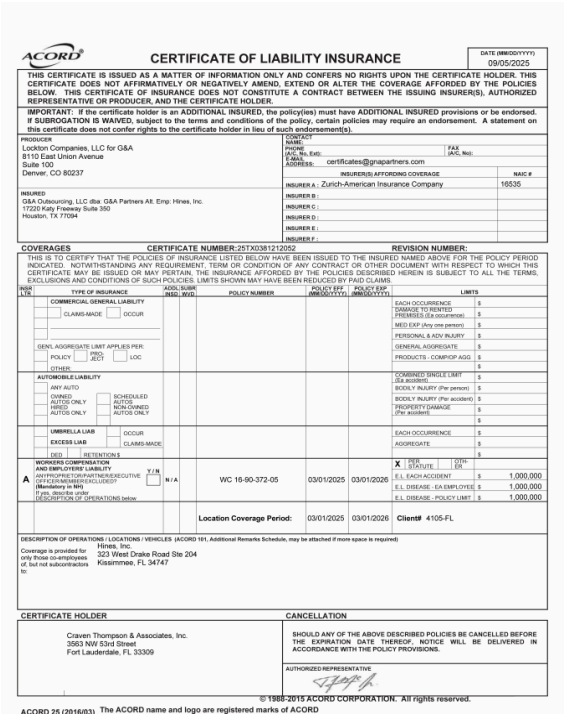
This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 18th day of February, 2025 at 2:18 PM. This certificate is assigned ID Number 082022621.

Chuck Gray
Secretary of State

FILED
2025 FEB 20 PM 5:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Notice: A certificate issued electronically from the Wyoming Secretary of State's web site is immediately valid and effective. The validity of a certificate may be established by viewing the Certificate Confirmation screen of the Secretary of State's website https://wyobiz.wyo.gov and following the instructions displayed under Validate Certificate.



ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/05/2025

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

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

PRODUCER
Lockton Companies, LLC for G&A
8110 East Union Avenue
Suite 100
Denver, CO 80237

CONTACT NAME:
PHONE (A/C, No, Ext): FAX (A/C, No):
E-MAIL ADDRESS: certificates@gnapartners.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : Zurich-American Insurance Company — 16535
INSURER B :
INSURER C :
INSURER D :
INSURER E :
INSURER F :

INSURED
G&A Outsourcing, LLC dba: G&A Partners Alt. Emp: Hines, Inc.
17220 Katy Freeway Suite 350
Houston, TX 77094

COVERAGES CERTIFICATE NUMBER: 25TX0381212052 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE $
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) $
							MED EXP (Any one person) $
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY $
	POLICY PRO-JECT LOC						GENERAL AGGREGATE $
	OTHER:						PRODUCTS - COMP/OP AGG $
							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) $
	ANY AUTO						BODILY INJURY (Per person) $
	OWNED AUTOS ONLY SCHEDULED AUTOS						BODILY INJURY (Per accident) $
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $
							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE $
	EXCESS LIAB CLAIMS-MADE						AGGREGATE $
	DED RETENTION $						$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC 16-90-372-05	03/01/2025	03/01/2026	X PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH)						E.L. EACH ACCIDENT $ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE $ 1,000,000
							E.L. DISEASE - POLICY LIMIT $ 1,000,000
				Location Coverage Period:	03/01/2025	03/01/2026	Client# 4105-FL

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverage is provided for only those co-employees of, but not subcontractors to: Hines, Inc. 323 West Drake Road Ste 204 Kissimmee, FL 34747

CERTIFICATE HOLDER
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE

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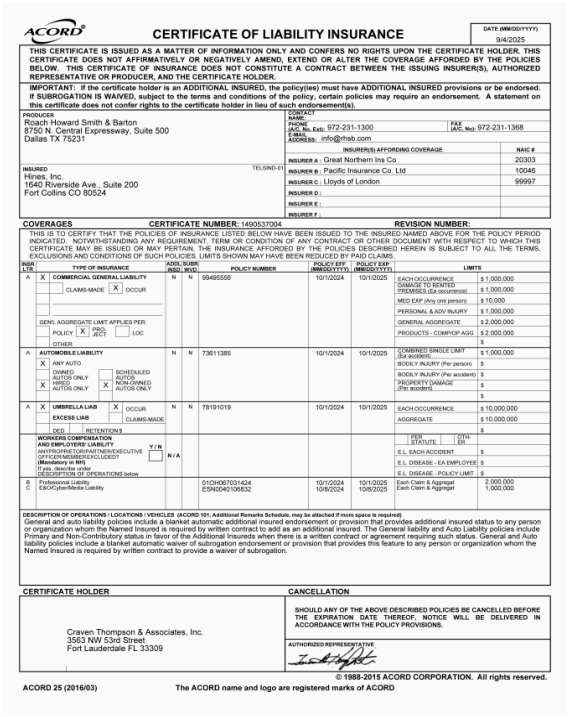

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/4/2025

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

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

PRODUCER
Roach Howard Smith & Barton
8750 N. Central Expressway, Suite 500
Dallas TX 75231

CONTACT NAME:
PHONE (A/C, No, Ext): 972-231-1300 FAX (A/C, No): 972-231-1368
E-MAIL ADDRESS: info@rhsb.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A : Great Northern Ins Co — 20303
INSURER B : Pacific Insurance Co. Ltd — 10046
INSURER C : Lloyds of London — 99997
INSURER D :
INSURER E :
INSURER F :

INSURED
Hines, Inc.
1640 Riverside Ave., Suite 200
Fort Collins CO 80524

COVERAGES CERTIFICATE NUMBER: 1490537004 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY	N	N	99495556	10/1/2024	10/1/2025	EACH OCCURRENCE $ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) $ 1,000,000
							MED EXP (Any one person) $ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY $ 1,000,000
	POLICY X PRO-JECT LOC						GENERAL AGGREGATE $ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG $ 2,000,000
							$
A	AUTOMOBILE LIABILITY	N	N	73611385	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person) $
	OWNED AUTOS ONLY SCHEDULED AUTOS						BODILY INJURY (Per accident) $
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $
							$
A	X UMBRELLA LIAB X OCCUR	N	N	78191019	10/1/2024	10/1/2025	EACH OCCURRENCE $ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE $ 10,000,000
	DED RETENTION $						$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH)						E.L. EACH ACCIDENT $
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE $
							E.L. DISEASE - POLICY LIMIT $
B C	Professional Liability E&O/Cyber/Media Liability			01ON067031424 ESN00401106632	10/1/2024 10/8/2024	10/1/2025 10/8/2025	Each Claim & Aggregat 2,000,000 Each Claim & Aggregat 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General and auto liability policies include a blanket automatic additional insured endorsement or provision that provides additional insured status to any person or organization whom the Named Insured is required by written contract to add as an additional insured. The General liability and Auto Liability policies include Primary and Non-Contributory status in favor of the Additional Insureds when there is a written contract or agreement requiring such status. General and Auto liability policies include a blanket automatic waiver of subrogation endorsement or provision that provides this feature to any person or organization whom the Named Insured is required by written contract to provide a waiver of subrogation.

CERTIFICATE HOLDER
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale FL 33309

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE

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Section 8
Required Forms and Acknowledgements

SECTION 6.0 REQUIRED FORMS

Business Name: Craven, Thompson & Associates, Inc.

D.B.A.: Same Federal I.D. No.: 59-0948029

Business Address: 3563 NW 50th Street

City : Fort Lauderdale State: Florida Zip: 33309

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: Oct. 22, 2025 Addendum No.: _____ Dated: _____

Addendum No.: 2 Dated: Nov. 4, 2025 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☒ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☒ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☒ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☒ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☒ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☒ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☒ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☒ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☒ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☒ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☒ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 36156

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☒ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☒ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☒ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☒ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☒ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☒ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Craven, Thompson & Associates, Inc.
Consultant Name

November 13, 2025
Date Signed

Affiant Signature

Patrick J. Gibney, P.E., V.P., Engineering
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13th day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Patrick J. Gibney who is personally known to me or who produced the following identification:_____.

(Notary Seal)

JENNIFER MACDONALD NOTARY PUBLIC MY COMMISSION EXPIRES 7-11-2026 STATE OF FLORIDA COMMISSION # HH 285961

Notary Public for the State of Florida

My commission expires: 7/11/2026

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Craven, Thompson & Associates, Inc., a nongovernmental entity.

3. Craven, Thompson & Associates, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: TAMMY TAYLOR

Witness #2 Print Name: PATRICIA A. GILBERT

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Patrick J. Gibney, P.E.
Title: Vice President, Engineering
Entity Name: Craven, Thompson & Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November, 20 25, by Patrick J. Gibney, P.E. (name of person) as Vice President, Engineering (type of authority) for Craven, Thompson & Associates (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
✓ Did not take an oath

JENNIFER MACDONALD NOTARY PUBLIC MY COMMISSION EXPIRES 7-11-2026 STATE OF FLORIDA COMMISSION NUMBER HH 285961

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Craven, Thompson & Associates, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Tamy Taylor

Witness #2 Print Name: PATRICIA A. GILBERT

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Patrick J. Gibney, P.E.

Title: Vice President, Engineering

Entity Name: Craven, Thompson & Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November, 20 25, by Patrick J. Gibney, P.E. (name of person) as Vice President, Engineering (type of authority) for Craven, Thompson & Associates (name of party on behalf of whom instrument is executed).

Jennifer MacDonald
Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
✓ Did not take an oath

JENNIFER MACDONALD NOTARY PUBLIC MY COMMISSION EXPIRES 7-11-2026 STATE OF FLORIDA COMMISSION NUMBER HH 285961

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Craven, Thompson & Associates, Inc.

2. Doing Business As / Fictitious Name: (if applicable): Same

3. Federal Employer I.D. No. (FEIN): 59-0948029

4. Website address: (if applicable): www.craventhompson.com

5. Principal place of business address: 3563 NW 53rd Street, Fort Lauderdale, FL 33309

6. Office location responsible for this project: 3563 NW 53rd Street, Fort Lauderdale, FL 33309

   Telephone No.: (954) 739-6400

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Patrick J. Gibney, P.E.

   Title: Vice President, Engineering

   E-mail: pgibney@craventhompson.com

   Telephone No. (954) 739-6400

Name: Thomas M. McDonald

Title: President

E-mail: tmcdonald@craventhompson.com

Telephone No. (954) 739-6499

9. List name and title of each principal, owner, officer, and major shareholder:

a) Thomas M. McDonald, President, 100% Ownership

b)

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) None

b)

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Civil Engineering, Surveying & GIS, Planning, Landscape Architecture, Construction Management Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 62 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Craven, Thompson & Associates, Inc.
(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**



TOWN OF PEMBROKE PARK
FLORIDA
The Small Town that Means Big Business

RFQ 25-02

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

NOVEMBER 13, 2025



Town of Pembroke Park

RFQ NO. 25.02
ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

November 13, 2025

Presented by **KEITH**
Alex Lazowick, PE, PMP, ENV SP
President/CEO
301 East Atlantic Boulevard
Pompano Beach, FL 33060
954-788-3400
ALazowick@KEITHteam.com

Additional contact:
Caroline Glass
Marketing Coordinator
954-788-3400
CGlass@KEITHteam.com

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TAB 4.3

COVER LETTER

KEITH
Engineering Inspired Design.

November 13, 2025

Dear Selection Committee Members,

It is with great pleasure that Keith and Associates Inc., dba KEITH, provides you with our team submittal for the **Town of Pembroke Park Civil Engineering Consultant Services Contract RFQ 25-02**. We will be submitting on the following categories:

- Civil, Structural, and Mechanical, Electrical and Plumbing Engineering Services - Civil Engineering
- Transportation, Traffic and Roadway Engineering
- Landscape Architectural Services
- Planning and Community Development
- Surveying and Mapping
- Drainage and Stormwater
- Building Inspections, Plans Review, and Permitting
- Construction Engineering Inspection (CEI)
- Project Management

We believe our team is positioned well within the community, provides the expertise within our craft, infuses all our efforts with precision and creativity, and most importantly, we know your Town. **KEITH is proudly serving the Town of Pembroke Park on the current Engineering On-Call Services Contract.** Over the past several years, the Town has continued to reshape the community by reinvesting in the public realm and we applaud the Town for continuing to value key assets for the community to ensure the future success of the Town, its businesses, residents, and visitors.

KEITH is a transdisciplinary firm that provides holistic site development solutions, offering in-house expertise in civil engineering, surveying and mapping, landscape architecture, subsurface utility engineering, utility coordination, planning, transportation engineering, and construction management services. KEITH is a team of 200 professionals and is led by Chairman, Dodie Keith-Lazowick, PSM, and CEO/President, Alex Lazowick, PE, PMP, ENV SP, with offices throughout Florida. Currently our office locations include our headquarters in Broward County, along with Miami-Dade, Palm Beach, St. Lucie, and Orange counties.

Throughout the Firm's history, KEITH has been awarded over 75 continuing services contracts. As one of the veteran consulting firms in the community, KEITH is extremely qualified to meet the Town's needs. As an incumbent firm, our team's familiarity with your Town and providing similar services through many municipalities across South Florida provides us with valuable insight into your project needs and requirements. We understand that numerous stakeholders, consultants, contractors, and agencies must work concurrently, effectively, and in harmony for infrastructure improvement projects to culminate in success. We recognize the critical importance of effectively coordinating with the Town's operations staff to minimize impacts to operations, beginning with development of design alternatives/concepts through construction.

Our experience within the Town of Pembroke Park, combined with specific discipline knowledge translates into a minimal learning curve which can save the Town precious resources, including time and money. Our involvement in the community extends well beyond the profession as we are active throughout South Florida on a philanthropic and community support level. This support may be seen in the time, talent, and treasure that KEITH continues to give back.

KEITH recognizes that our primary responsibility in this contract will be to provide accurate and timely service, as individual work orders are authorized by the Town. Careful consideration of individual project conditions, scopes, and the assignment of a responsive point of contact are necessary components in developing innovative project solutions and procedures to complete the project most efficiently and to maximize the benefit to the Town. KEITH is committed to this contract and through our team's combined expertise, experience, relationships, and client-centered approach we are confident we will bring value to the Town of Pembroke Park, its residents, and businesses.







At KEITH, we bring years of experience with a particular emphasis on municipal, multi-tasked contracts, providing the necessary leadership, and team strength, to effectuate the orderly execution of this continuing services contract. We bring to you the personal commitment of ourselves, our firm, and our long-standing reputation of accountability and no excuses. Given our current and projected workloads for the staff proposed herein, KEITH can and will provide the personnel and resources required to service this contract. KEITH manages its long and short-term workload fluctuations through a policy of proactive management and resource/personnel sharing. Our diverse staff have made the commitment of their time and energy to meet the schedule requirements of similar contracts in the past and is committed in providing unparalleled service to this contract. Delays are contained and minimized through routine weekly department/project meetings aimed at maximizing project scheduling effectiveness.

Our staff routinely operates on extended and modified work schedules allowing for expedited project executions and absorption of unforeseen schedule challenges. We carefully monitor our staff's hours, which allows us to properly plan for additional staffing requirements. This senior management oversight and weekly interaction ensures that the delivery and project communication remain with the utmost priority within the firm.

The KEITH Team has been authentically curated to provide balance between context and forward-thinking ideas, practical experience and commitment to excellence, which aims to support the Town of Pembroke Park in this continuing services contract.

As CEO/President of KEITH, I am an authorized representative who is able to negotiate terms, make binding decisions, and commit resources. We have also included our SunBiz document that shows the other members of the executive team that are authorized representatives of KEITH. KEITH will maintain all required licenses, certifications, and permits throughout the contract term.

The KEITH Team further believes authenticity is what is needed in any design to reflect the location, culture, and diverse community. Through our many years of working with the Town, we have a thorough understanding of the Town's procedures and expectations, and we are aligned with wanting the best interests of the Town of Pembroke Park. As a firm currently holding a Town of Pembroke Park continuing services contract, we want to continue our strong relationship with the Town and plan to serve Pembroke Park with the highest standards.

Respectfully,

Alex Lazowick, PE, PMP, ENV SP - President/CEO
301 East Atlantic Boulevard, Pompano Beach, FL 33060
954-788-3400
ALazowick@KEITHteam.com

TAB 4.4

PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Qualifications of Firm

More than 60 years ago, the KEITH story began when we first started serving the community. Through our work and our partnerships in the area, we create the stage for everyday moments; expected and unexpected. Our projects are interconnected, touching lives, and contributing to the resilience of our community.

KEITH takes what might be considered mundane and transforms it by considering it through our unique lens. With the task-at-hand in focus our work becomes more than simply streets, parks, or utilities. Each task becomes an exceptional space where we work, live, and play. KEITH employs its more than six decades of experience to reshape each project so that it more than works, it works into the future, positively affecting our communities, and all achieved within the parameters provided by our clients. As a result, our expansive body of award-winning work exemplifies what we call *Engineering Inspired Design*.

Looking toward the future is best done with a sound knowledge of the past. Through our founder Bill Keith's leadership, years of discipline and hard work, Bill created a legacy of a growing enterprise to his daughter, our Chairman, Dodie Keith-Lazowick, PSM. In turn, KEITH, under Ms. Keith-Lazowick's guidance has grown into a third generation of talent lead by our CEO/President, Alex Lazowick, PE, PMP, ENV SP. KEITH, constantly building on our history, stands today as a multi-disciplinary powerhouse shaping communities across Florida and beyond with state-of-the-art inspired solutions to the needs of the day.

The team at KEITH combines the technical experience of a diverse pool of professionals possessing an encyclopedic working knowledge of local and regional projects, emphasizing municipal land development and re-purposing activities. This synergy results in the development of important relationships with key agencies. This tremendous database of knowledge, information, and skill is an invaluable asset for our clients.



As a mid-size close-knit firm of over 200 professionals, we provide surveying and mapping, subsurface utility engineering, planning, civil engineering, transportation and traffic engineering, landscape architecture, construction management, and construction services. The firm was founded on the principle of achieving success by combining the latest technology with client-oriented business practices, and a staff of experienced, talented professionals.

KEITH understands the importance of community involvement and the necessity of working with local, state, and federal agencies in a hands-on cooperative manner to build consensus and receive subsequent approval of sensitive projects. This approach represents an underlying philosophy of the firm which results in a quality product, with emphasis on scheduling and cost effectiveness through team-oriented management and quality control.

Firm Experience

The KEITH Team has performed a wide variety of work for local municipalities, counties, and state agencies. Our experiences have resulted in thorough knowledge, practice of standards, and how to apply them with a practical and logical approach to problem solving. It has also allowed our team to "get connected" to municipality staff. KEITH believes that building these relationships is what it takes to truly understand the concerns of the Town and address them in a professional manner that is personal to the Town and its residents. We take pride in building long-lasting relationships and acting as a fully competent extension to our client's staff.

Managing a continuing services contract is difficult for those without experience. KEITH has provided general services for hundreds of these contracts with various municipalities and government agencies. Our staff is extremely well-versed in the nuances of servicing these contracts, understanding the unique characteristics of each community, and curates a team to successfully accomplish our goal in a timely, cost-effective manner while maintaining the highest standards.

Municipalities for whom we currently or previously serviced continuing contracts include the following:

- City of Coconut Creek
- City of Hallandale Beach
- Town of Surfside
- City of Pompano Beach
- City of Pompano Beach CRA
- City of Fort Lauderdale
- City of Parkland
- City of Deerfield Beach
- City of Hollywood
- Town of Pembroke Park
- City of Margate
- City of Coral Springs
- Town of Southwest Ranches
- Town of Davie
- City of Plantation
- City of Miami



KEITH has the administrative know-how and the staff capacity to manage large and small work authorizations, the management skills to know when to engage, and the technical expertise to ensure top quality is always delivered on time and under budget to the Town.

Pembroke Park projects include:

- Pembrok Park GEC
- SW 52nd St Sinkhole
- Monthly Planning
- Magnolia Townhomes
- Public Storage
- Koinonia Worship Center
- Pampas Soccer
- Trinity LUPA
- Zoning Reviews
- Ekos Pembroke Park
- Palmetto Lakes
- Facilities Master Plan
- SW 30th Sewer Improvements
- SURTAX Projects
- Lyons Lane Stormwater
- County Line Road Stormwater
- Town Hall Hardening
- Police Department Renovation
- 6-Acre Traffic Study
- SW 31st Traffic Study
- 30th Avenue Redevelopment
- Park Hotel Cost Recovery
- 95 Warehouse
- Seneca 800
- Valrose Awnings

A Multi-Disciplinary Approach

KEITH is a rare gem. Each of its facets, the many disciplines we provide under one roof, is another unique benefit to our clients. All these professional disciplines are offered as an in-house service every day to you. We pride ourselves on the ability to work with municipalities, government agencies, and other consultants while providing close coordination with our clients. Having access to our own in-house, multi-disciplined team means we often solve problems within our own walls. Opportunities to confer interdepartmentally are indispensable. They give us insight to the biggest picture often resulting in the saving of time and budget resources.

Civil Engineering Services

Site Plans
- Site investigation and engineering due diligence reports
- Preliminary engineering (DRC site plan approval)
- Site plan layout design
- Parking lot design
- Signing and pavement markings
- Phasing plans
- Traffic circulation analysis
- Turning movement analysis
- Demolition plans
- Value engineering
- Erosion and sedimentation control plans
- Construction administration

Paving/Grading
- Pavement design and analysis
- Grading and drainage design
- Driveway connections
- Turn Lane

Stormwater Management/Drainage
- Stormwater infrastructure design
- Master stormwater modeling
- 5-year drainage certifications

Water Distribution & Sanitary Sewer
- Domestic water infrastructure design
- Wastewater infrastructure design
- Pump stations
- Master water/wastewater modeling

Permitting
- Local/City/County Engineering/Drainage/Site/ Planning and Zoning
- State – FDEP, WMD, FDOT
- Federal – ACOE, FAA, Coast Guard
- Environmental Resource Permit
- NPDES – SWPPP
- Drainage wells
- Water and sanitary extension of public utility systems
- De-watering
- Driveway connection permit
- Utility connection permit
- Maintenance of traffic/Traffic control

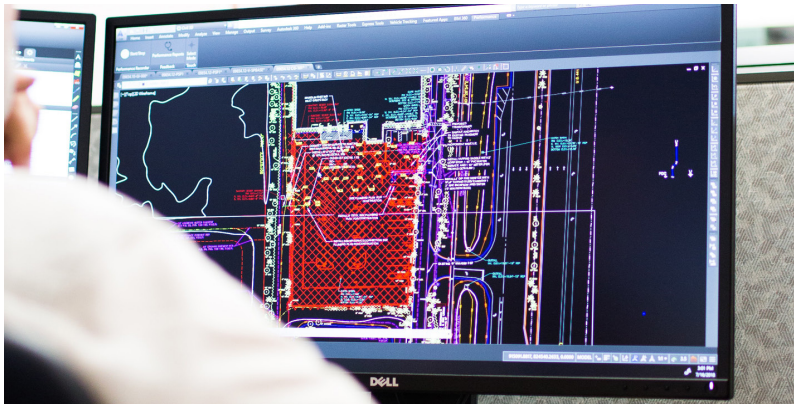
Airports/Aviation
- Aviation geometry design
- Aviation pavement design
- 7460-1 construction in the vicinity of an airport

CIVIL ENGINEERING

The KEITH Team has the expertise to provide a wide variety of general and detailed civil engineering services to respond to the diverse needs within a community. The KEITH staff have provided comprehensive engineering services involving many government agencies, institutions, and municipalities. These many years of collective experience mean that the Town's concerns with project development will be taken under consideration throughout the entire design and construction process. When planning, programming and/or assessing new construction or renovations to existing facilities, the KEITH Team is cognizant of utility operational requirements and the impact they have on our design work and schedule to successfully complete any work authorizations.

Stormwater Management: KEITH has the knowledge and proven abilities to understand the complex nature of stormwater management, in particular with low-lying areas and their susceptibility to high tide and regular rain event flooding. KEITH is familiar with this challenge and the many potential stormwater improvement solutions. KEITH is cognizant of the balance that must be achieved between the permitting requirements, restricted positive outfalls, budget limitations, and existing historical drainage patterns. Our team has the professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. KEITH has successfully implemented Light Detection and Ranging (LiDAR) information for initial topographic investigation and determine key problem low areas and applied either ICPR or the EPA SWMM software models to analyze many projects with similar characteristics found in South Florida. In addition, we are routinely evaluating the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it for other municipalities.

Water Distribution and Sanitary Sewer Collection System Services: KEITH has vast experience with studies, designs, permitting and construction administration tasks associated with water distribution and sanitary sewer collection systems. Our team has successfully worked with several of South



Florida utility providers and has been able to implement their engineering standards into the overall design to achieve permitting. KEITH has designed several sanitary sewer collection systems ranging from gravity collections to pressurized collection and transmissions systems including public and private pump stations, and our team is also familiar with low pressure system. These systems have been designed and completed throughout Broward and Miami-Dade Counties. KEITH's construction administration staff has the expertise with all AWWA/Florida HRS testing requirements of water distribution systems and all FDEP testing requirements for gravity/force main sanitary sewer collection systems. At Fort Lauderdale Hollywood International Airport, KEITH was responsible for many miles of sanitary sewer force main and water main relocations and upgrades associated with the construction of the South Runway. KEITH also has the knowledge of all the latest construction methods being used by different municipalities to achieve project completion such pipe bursting, directional drill, and other trenchless technologies.

Plan Development: KEITH has developed numerous site plans to respond to the needs of the surrounding environment from a civil engineering perspective.

Our multi-discipline approach ensures that our team will not only provide plans that are technically responsible, but also coordinate with the needs of each site, relative to the end users experience. Our team is accustomed to developing paving, grading, drainage plans, erosion control plans, Temporary Traffic Control (TTC) plans, parking lot and roadway plans, and many more.

GEOSPATIAL ENGINEERING

The KEITH Team believes that one of the key elements of design is discovering unknown physical elements, utilities, easements, potential utility relocations, or any other site encumbrances. It is imperative to have the best information before embarking on any land development effort as this will limits disruption to future development activities from design through construction. Our geospatial team focuses on survey, subsurface utility engineering, and utility coordination efforts and brings decades of experience combined with best-in-class technology including mobile LiDAR. Our field crews are cross trained to have both survey and utility experienced personnel on each crew allowing us to expand crews, if necessary. This added flexibility allows our teams to provide increased efficiency and response times.

Surveying and Mapping - The KEITH Team has completed and performed similar assignments for consulting service contracts which include numerous surveys for horizontal and vertical geodetic control surveys, construction layout and as-builts, topographic, digital terrain models (DTM), boundary determination, ALTA, trees and other special purposes for the preparation of maps, plats, sketches and legal descriptions. Data is collected using a wide variety of equipment from traditional levels and total stations, GPS units, static and Terrestrial Mobile LiDAR (TML) scanners and the Hydrone, a remote-controlled boat used for hydrographic surveys. The final surveying and mapping deliverables are provided in AutoCAD or MicroStation files.

Subsurface Utility Engineering (SUE) – The KEITH Team provides the ability to research, locate, and map subsurface elements in an accurate method to provide a thorough understanding of what lies beneath. Primarily the intent is to coordinate existing utility locations, however the team might also locate foundations, buried tanks, and other unknown

Geospatial Services

- Boundary/Alta surveys
- Topographic surveys
- As-built/Record surveys
- Platting
- Tree surveys
- Cross-sections and profiles
- Control surveys
- Wetland/Mitigation surveys
- Construction surveys
- Drainage surveys
- Engineering design services
- Global Positioning Systems
- Differential leveling
- Construction surveys
- Utility coordination
- Geographic Information Systems
- Right-of-Way mapping
- Monumentation of Right-of-Way
- Digital Terrain Models
- Hydrographic/Bathymetric surveys
- Photometric control surveys
- Legal descriptions
- Expert witness testimony
- Geophysical investigations
- Non-destructive vacuum excavation
- Multi-Channel Ground Penetrating Radar
- 3D underground mapping and concrete imaging



underground elements. Through use of Ground Penetrating Radar (GPR), test holes, and other exploration techniques the data collected can be invaluable to coordinating any development project.

Utility Coordination (UC) - The KEITH Team is comprised of experts who will coordinate with the utility agencies throughout Florida. Many of our team members are former employees of these agencies so from the initial contact to the final stages of development our team is very capable to get the job done. Typically, these agencies include Florida Power and Light (FPL), TECO, Comcast, AT&T, Verizon, and similar power, communication, TV cable, fiber- optic, and gas companies. Our team will ensure that the record drawings and proposed design plans from utility owners will be reviewed from the start and coordinated through development phase and the construction process.

Our team of experts also includes utility coordination managers with extensive experience in working with facility owners, design teams and agencies to mitigate conflicts between existing facilities and proposed designs. Our relationships with area utility agencies serve to facilitate negotiations, expedite requests for available records and ultimately the successful certification of each project.

PLANNING

The KEITH Team believes that a thorough understanding of codes, land use regulatory agencies, entitlement process, and more is required to navigate the development of a community. Our teams' approach to planning looks at creating form and ensuring the function of the space measures to the environment and community's needs. Our team has worked as City Planners, Planning Directors, and as City Planning Consultants for various municipalities to guide everything from public engagement, vision planning, due diligence, and rezoning through entitlement. Through their time in public service, they gained valuable insight into the constraints, challenges and opportunities public agencies encounter as they carry-out their mandates. This understanding informs their approach when overseeing public agency contracts. In addition to the public sector, our team has a sound grasp on the needs for private development. This balance approached allows our team to provide insight on a wide variety of projects, while considering every angle of response.

KEITH has a vast amount of experience in providing professional planning services. This includes long-range planning services, comprising of comprehensive planning, evaluation and appraisal reports, preparation of land development applications including, rezoning, platting, delegation requests, and site planning. Our planners have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. Our team is experienced in all aspects of planning, including the creation of a framework in which development parcels, massing, heights, relationships of buildings, circulation and streets are defined in enough detail to define predictable outcomes, but with sufficient flexibility to allow various responses to actual developers and designers, of which there may be several within one master plan area.

Planning & Landscape Architecture Services

- Site due diligence and analysis
- Master planning, urban design, and site design
- Hardscape, paving, fine grading
- Pool/water and specialty feature design
- Landscape and irrigation design
- Pedestrian and site lighting/ photometrics
- Platting and plat note amendment
- Rezoning and land use amendment
- Conditional use permit
- Right-of-way vacation
- Site plan approval processing and agency coordination
- Certified Arborist review and appraisal

We also have significant expertise with planned unit developments, form-based codes, and non-physical aspects of master planning, such as funding, scheduling, and phasing. Our team has prepared master plans for various jurisdictions and agencies. We can also provide numerous planning studies including, but not limited to, parking studies, corridor studies, state-mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies. We understand the necessity for continual input during the conceptual site planning design stages to assure a satisfactory final community site plan.

LANDSCAPE ARCHITECTURE



The KEITH Team believes that landscape architecture is the creative fusion of art and science to develop resilient solutions for the community. Our team of experts provides a wide range of services that blend our multidisciplinary approach to create a solution for each development scenario. These solutions start with creative thinking, decades of experience and end with the built environment. Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas, and various urban redevelopments. Whether it is in meeting the code of landscape ordinances with creativity or in creating spectacular lush destinations—we bring experience, knowledge, fresh energy, and innovation to each project.

KEITH has a vast amount of experience in providing professional landscape architectural services and has worked with dozens of agencies with similar general services contracts. This includes development of site plans, hardscape plans, fine grading, site lighting, photometrics, planting, irrigation, specialty features, pools/water features and the supporting details. Our team communicates these solutions in a variety of formats including hand renderings, CADD, BIM or 3D Visualization to ensure ideas our understood by the public, elected officials and/or the contractors. From the broadest stroke to the finest detail, our collective team is prepared to deliver.

In addition to landscape architecture, our team has licensed experts to provide Certified Arborist services. Combined with our geospatial team, our arborists will locate, identify, and accurately assess all the existing tree and palm canopy species on a site. The team will work with the local agency, contractors, and owners to determine the appropriate mitigation, preservation, or relocation efforts a site might require. From being in the field collecting data to successful navigating an agencies mitigation/entitlement process, our team is prepared to deliver.

TRAFFIC AND TRANSPORTATION ENGINEERING

The safe and efficient movement of people, goods, and vehicles is the focus of our traffic engineering practice. Because we understand that traffic is connected with, is impacted by, and itself affects other facets of development, our experienced staff provides a holistic approach to solving and providing insight into traffic engineering challenges that can be typical of our region or that are unique to a community. By drawing upon our interdisciplinary expertise, we can incorporate ideas such as multi-modal solutions, intelligent transportation



systems and complete streets into traffic designs, studies and analyses that effectively optimize transportation solutions. Whether designing to maximize on-site parking, performing analyses to determine traffic patterns or preparing signal plans, our team focuses on providing solutions that address the needs of each project. This informed approach thoughtfully analyzes current industry trends, while adhering to the requisite engineering standards and practices to yield professional, reliable and cost-effective results that allow both our public and private sector clients to meet all of the goals and regulatory requirements essential to the successful completion of their projects.

CONSTRUCTION MANAGEMENT

KEITH has provided construction related services for projects ranging from airport facilities, residential communities, commercial projects, and recreational parks including structures, terminals, roadways, parking lots, and utility infrastructures. The best construction management practice is to maintain a close working relationship with all parties involved and to respond quickly and effectively to any issues that may arise. This approach coupled with our experience and knowledge, offers our clients the opportunity to minimize cost overruns and delays during construction through pre-design services, design and construction oversight, and construction administrative services.

KEITH is able to provide construction management duties and responsibilities which may include but are not limited to the following:

- Bid Evaluation
- Construction Administration
- Consultant/contractor/materials testing coordination
- Agency coordination including MOT (Maintenance of Traffic)
- Project controls utilizing the county's records system for financial reporting and project recordkeeping with strict adherence to county policy
- Estimating and scheduling
- Oversee daily job site activities with supervisors, engineers and inspections, as needed

Traffic Engineering Services

- Operations and corridor studies
- Traffic simulation
- Interchange analyses (IJR, IMR, SIJR, SIMR, IOAR, SOAR, more.)
- Crash analyses and diagrams
- Safety studies
- Intersection signal warrant studies
- Parking studies
- Parking lot designs analyses
- Site circulation and roadway designs
- Trip generation reports
- Traffic impact studies
- Origin/Destination studies
- Bicycle and pedestrian plans
- Concurrency and development review
- Signal design
- Signalization plans
- Signing and marking plans
- Traffic engineering support to FDOT districts, counties, cities
- Roadway compliance reports
- Land use amendments
- Traffic control agreements

Program & Construction Management Services

- Bid evaluation
- Construction administration and management
- Consultant/Contractor/Materials testing coordination
- Agency coordination including Maintenance of Traffic
- Project controls utilizing County Records System for financial reporting and project record keeping
- Estimating and scheduling
- Oversee daily job site activities
- Quality Assurance
- Safety/Risk management
- Oversight of permitting and inspections
- Coordinate all temporary badges, visitor passes, escort-related badges, badge renewals, vehicle decals, airside driver endorsement
- Review and approve all pay applications
- Assist with all environmental standards, FAA rules and regulations and state and federal DOTs
- Advise on and comply with all security policies
- Contract close-out certifications

- Quality Assurance
- Safety and Risk Management
- Oversight of permitting and inspections
- Coordinate all temporary badges, visitor passes, escort rated badges, badge renewals, vehicle decals, airside driver endorsement, and any other required security issues
- Report to contract program manager or designated Project Manager as applicable
- Review and approve all pay applications for earned value and contract compliance which may include change orders, CPEAMs, release of retainage, and final payments
- Be knowledgeable with county contract delivery methods such as CM@Risk, fixed bid, unit price and design/build
- Be knowledgeable with all environmental standards, FAA rules and regulations and State and Federal DOTS
- Advise on and comply with all security policies.



KEITH is committed to delivering an effective level of oversight and stewardship of any construction program. We focus on program practices and techniques that add value and help to ensure effective oversight and acceptable accountability.

CONSTRUCTION ENGINEERING INSPECTION (CEI)

KEITH has experienced and qualified staff, trained in providing CEI services. Our inspection staff members are Construction Technician Qualification Program (CTQP) certified. From construction managers to technical inspection personnel, our highly efficient team has the flexibility to support private development clients as well as governmental municipalities and State agencies (FDOT). We provide an array of Construction Engineering and Inspection services including contract administration, construction management, document control, utility coordination, observations / inspections, schedule and cost controls, and contract close-out certifications. The unique ability to understand and recognize both construction constraints and the processes required for a successful project is what defines the KEITH CEI Team.

PERMITTING

Permitting to facilitate construction of improvements is a critical element in the overall project management process. Permitting can be extremely time consuming and may result in project delays and cost overruns. It is, therefore, critical that members of the project management team work closely with the client, other consultants, and the respective agencies to identify issues of importance to regulatory agencies during early stages of the design process.

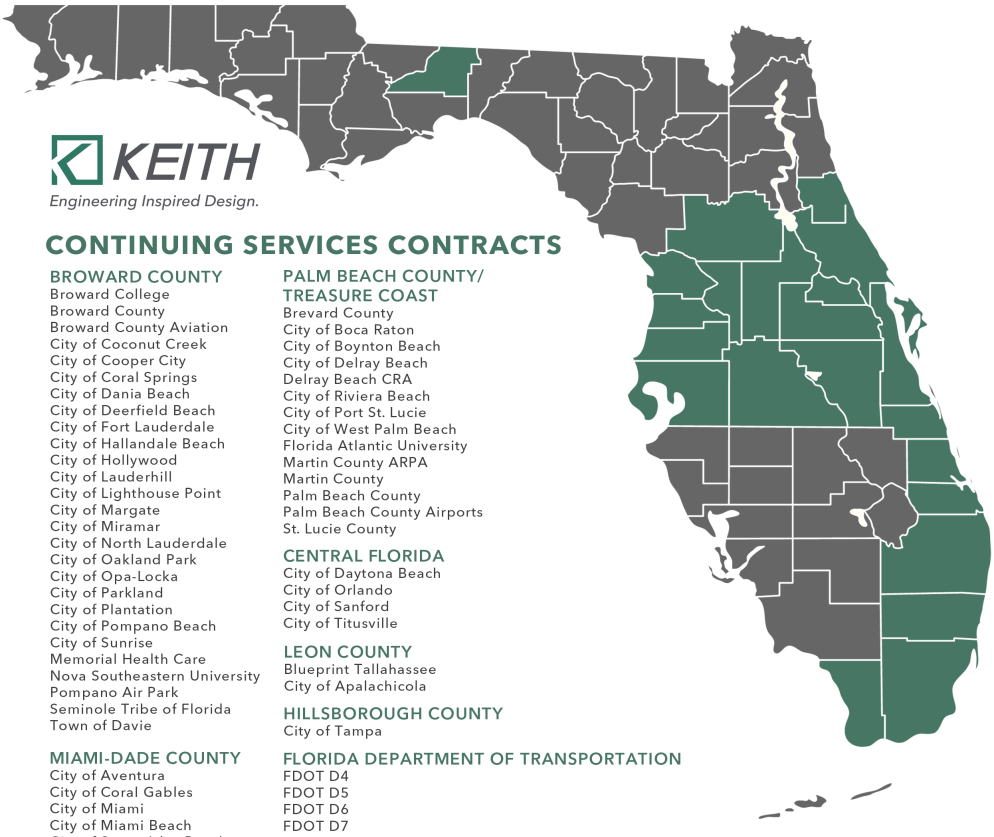
To facilitate an orderly flow of our design services, KEITH utilizes a hands-on approach, meeting early in the process with regulatory agencies having jurisdiction over the site to evaluate their standards and assess the issues relative to their approval process. Our project approach includes permitting as a specific task in our scheduling process and given the magnitude of the assignment, schedules may be updated more frequently to assure compliance with the overall project schedule. KEITH's experience in dealing with the regulatory agencies enables us to secure the necessary permits in a most expeditious manner.

TAB 4.5

EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

Prime Proposer Overview

- Company Name: Keith and Associates, Inc., dba KEITH
- Headquarters: Pompano Beach, FL
- Years in Operation: 27
- Core Competencies:
  - Civil Engineering
  - Transportation, Traffic and Roadway Engineering
  - Surveying and Mapping
  - Landscape Architecture
  - Planning and Community Development
  - Drainage and Stormwater
  - Building Inspections, Plans Review and Permitting
  - Construction Engineering Inspection (CEI)
  - Project Management
- Certifications & Licenses:
  - Engineering - 7928
  - Landscape Architecture - LA6666804
  - Surveying and Mapping - LB6860



KEITH
Engineering Inspired Design.

CONTINUING SERVICES CONTRACTS

BROWARD COUNTY
Broward College
Broward County
Broward County Aviation
City of Coconut Creek
City of Cooper City
City of Coral Springs
City of Dania Beach
City of Deerfield Beach
City of Fort Lauderdale
City of Hallandale Beach
City of Hollywood
City of Lauderhill
City of Lighthouse Point
City of Margate
City of Miramar
City of North Lauderdale
City of Oakland Park
City of Opa-Locka
City of Parkland
City of Plantation
City of Pompano Beach
City of Sunrise
Memorial Health Care
Nova Southeastern University
Pompano Air Park
Seminole Tribe of Florida
Town of Davie

MIAMI-DADE COUNTY
City of Aventura
City of Coral Gables
City of Miami
City of Miami Beach
City of Sunny Isles Beach
Miami-Dade County
Town of Surfside
Village of Key Biscayne

PALM BEACH COUNTY/ TREASURE COAST
Brevard County
City of Boca Raton
City of Boynton Beach
City of Delray Beach
Delray Beach CRA
City of Riviera Beach
City of Port St. Lucie
City of West Palm Beach
Florida Atlantic University
Martin County ARPA
Martin County
Palm Beach County
Palm Beach County Airports
St. Lucie County

CENTRAL FLORIDA
City of Daytona Beach
City of Orlando
City of Sanford
City of Titusville

LEON COUNTY
Blueprint Tallahassee
City of Apalachicola

HILLSBOROUGH COUNTY
City of Tampa

FLORIDA DEPARTMENT OF TRANSPORTATION
FDOT D4
FDOT D5
FDOT D6
FDOT D7
FTE

WATER DISTRICTS
South Florida Water Management District

KEITH has provided general services for hundreds of on-call contracts with various local governments throughout South Florida. Our staff is well-versed in the nuances of servicing these contracts, understanding the unique characteristics of each community and fashions a team to successfully accomplish our goal in a timely, cost-effective manner with the highest of standards maintained. The contracts above are similar to the scope of services to be performed under this contract.

Roles and Responsibilities

KEITH will be solely responsible for all aspects of this contract. The following table outlines how each category of service will be handled internally:

Category	Responsible Department	Lead Staff Member
Civil Engineering	Civil	Michael Pinzon, PE
Transportation, Traffic and Roadway Engineering	Transportation	Lori Treviranus, PE, RSP1
Surveying and Mapping	Surveying	Bryan Merritt, PSM
Landscape Architecture	Landscape Architecture	Kelli Schueler, PLA, LEED AP
Planning and Community Development	Planning	Michael Vonder Meulen, AICP
Drainage and Stormwater	Civil	Michael Pinzon, PE
Building Inspections, Plans Review, and Permitting	Construction Program Management	Jonathan Weymouth, PE
Construction Engineering Inspections	Construction Program Management	Jonathan Weymouth, PE
Project Management	Civil	Michael Pinzon, PE

Key Personnel Qualifications

The following individuals are proposed as key staff for this project. Each has a minimum of five years of experience:



MICHAEL PINZON, PE
PROJECT MANAGER AND CIVIL LEAD
8 Years of Experience



LORI TREVIRANUS, PE, RSP1
TRANSPORTATION, TRAFFIC AND ROADWAY LEAD
24 Years of Experience



KELLI SCHUELER, PLA, LEED AP
LANDSCAPE ARCHITECTURE LEAD
21 Years of Experience



MICHAEL VONDER MEULEN, AICP
PLANNING AND COMMUNITY DEVELOPMENT LEAD
39 Years of Experience



BRYAN MERRITT, PSM
SURVEYING AND MAPPING LEAD
42 Years of Experience



OMAR RODRIGUEZ, PE, CFM, ENV SP
DRAINAGE & STORMWATER LEAD
7 Years of Experience



JON WEYMOUTH, PE
BUILDING INSPECTIONS, PLANS REVIEW AND CONSTRUCTION ENGINEERING INSPECTIONS LEAD
35 Years of Experience

ALEX LAZOWICK, PE, PMP, ENV SP

Principal-in-Charge



EDUCATION

2010
B.S., Civil Engineering, University of North Florida

YEARS OF EXPERIENCE

Industry: 15
KEITH: 15

PROFESSIONAL REGISTRATIONS

ENV SP, 50669, 2022

Professional Engineer, 78625, FL, 2015

PMP, 2554175, 2019

Project Management Professional

Temporary Traffic Control Certification, Intermediate

PROFESSIONAL AFFILIATIONS

Parkland Advisory Board, Member

American Society for Highway Engineering (ASHE), Member

American Council of Engineering Consultants, Florida (ACEC-FL), Member

American Public Works Association (APWA), Member

Planning and Zoning Advisory Board, Board Member

Florida Engineering Society (FES), Vice President

American Society of Civil Engineering (ASCE), Member

BIM Smart Foundation, Member

PROFILE

Alex Lazowick was introduced to civil engineering and construction by his grandfather, Mr. Bill Keith, Founder of the firm. He has enthusiastically taken on the challenge of becoming the third generation of family leadership at KEITH, working to provide quality land development and design solutions to our complex South Florida community. Alex has over a decade of experience in civil engineering design including water, sewer, and drainage systems, roadway design, permitting, and construction administration services for a variety of land development projects across the state and beyond. Alex understands the importance of working together as a team to quickly identify and establish project goals, while achieving successful results in the most expedient and cost-effective manner. His qualifications include knowledge with AutoCAD Civil 3D, Navisworks, Revit, BIM, and computer networking. Alex is also a steward of the community, providing his time and talent by taking on a leadership role for a variety of local organizations including board positions for the Broward County Planning and Zoning Board and the Parks Foundation of Broward County.

RELEVANT PROJECT EXPERIENCE

City of Pompano Beach Surveying, Civil Engineering, And LA Continuing Services, FL: Principal-in-Charge. KEITH is providing general engineering services to the City on an as-needed basis on this ongoing continuing services contract. Some projects provided under this contract include Municipal Reclaimed Water Main Design; Force Main Replacement Design; Pompano Beach Branch Library Renovations; Municipal Golf Course, Dog Park, and Pier renovations; SE 8th Court Bridge Replacement; Reuse Water Main Distribution System; NE 4th Street Reuse Water Line Expansion; Pompano Beach Boulevard Water Main Design Site Plan; and Permitting Services for Municipal Chiller Plant. KEITH also provides general surveying and mapping services to the City on an as-needed basis. Some geospatial projects include South Cypress Road and SE 15th Court Intersection Design Survey; SE 13th Street Force Main Design Survey; SR A1A Survey and Subsurface Utility Engineering Services from Hillsboro Boulevard to Terra Mar Drive; Permanent Emergency Generators Design Survey for City Hall and Public Safety Building; and North Riverside Drive Directional Drill Survey and Subsurface Utility Engineering Services.

BCWWS Booster Pumping Station 3A, Pompano Beach, FL: Principal-in-Charge. KEITH, under its continuing services contract with Broward County Water and Wastewater, and as subconsultant to CDM Smith, assisted the Client in developing this KEITH Water project. KEITH provided services to the Client including topographic surveying, easement and right-of-way searches, horizontal designation, location services of 12 test holes, and landscape architecture services for the Booster Pumping Station 3A property, a portion of which is at Fort Lauderdale-Hollywood International Airport and Unincorporated Broward County.

BCAD T5 Construction Engineering Inspection Services, Fort Lauderdale, FL: Principal-in-Charge. KEITH is assisting the BCAD with a KEITH Access project consists of a new five-gate terminal facility at FLL Terminal 5. This new facility will have the capacity to accommodate Airplane Design Group III aircraft, as well as one wide body aircraft. Terminal 5 will feature a two-level domestic concourse with public circulation areas, airline ticketing with support spaces, a security screening checkpoint, baggage processing, and retail concession spaces. In addition to the new terminal building, the project will also include the relocation of overnight aircraft parking, anew ramp aircraft parking connection to Concourse G, a hydrant fueling system, a two-level enclosed pedestrian bridge connection to Concourse G, an elevated and enclosed connector bridge to Cypress Garage, improved terminal curb fronts, an improved terminal access roadway system, and the expansion of the existing Ground Transportation Area 4.

GREG CHAVARRIA, PMP, CISSP

Client Services



EDUCATION

2001
MS, Management of Information Systems, Florida International University

1999
BS, Civil Engineering, University of Miami

1999
BS, Environmental Engineering, University of Miami

YEARS OF EXPERIENCE

Industry: 27
KEITH: 1

PROFESSIONAL REGISTRATIONS

PMP

Engineer Intern, 1100004995, FL, 1999

PROFILE

Greg Chavarria serves as a regional leader for the Miami-Dade County market for KEITH. With over 25 years of experience in municipal local government, Greg has supported various projects involving aviation, land development, smart cities, and infrastructure. As a former City Manager for two South Florida coastal cities, he oversaw one of the busiest general aviation airports in the state, in addition to leading critical projects that support infrastructure, public safety, public spaces, housing, resilience capital improvement programs, and economic development initiatives. Early in Greg's career, he worked on numerous ITS projects for MDAD, gaining hands-on experience with their network and security requirements.

RELEVANT PROJECT EXPERIENCE

Gary Matzner Park, Pinecrest, FL: Principal. Positioned as the gateway for the Village of Pinecrest and Kendall Drive, Gary Matzner Park boasts a massive Heritage Oak that gives the central feature of the site. To provide compliment to the Oak, the Village of Pinecrest retained the KEITH Team to develop this KEITH Life project near the densely populated multi-family district in northwest Pinecrest. The project program of this 3.75-acre park is slated to include a significant gateway element to the village and the park alike, a restroom building complete with a plaza and seating areas, themed and nature-based play areas, open lawns, an exercise circuit trail, and other preserved vegetation. KEITH is serving as the Project Manager, Civil Engineer of Record, and leads a complement of project subconsultants that includes Landscape Architecture, Architecture, Mechanical, Electrical, Plumbing, (MEP) and Structural engineers.

Abbott Avenue Drainage Improvements Final Design - Phase II, Surfside, FL: Principal. KEITH assisted the Client in developing the final phase of a KEITH Access project that included services for the Abbott Avenue Stormwater Drainage Design – Phase II. KEITH provided survey, SUE, civil engineering, FDOT coordination, bidding assistance, and construction program management services to the Client. KEITH oversaw structural engineering, mechanical and electrical engineering, and geotechnical engineering services provided by subconsultants. The KEITH Team assisted the Client in milling, resurfacing, restriping, preparation of construction documents, construction observation, final inspections, and final certification.

Sunny Isles Beach Bella Vista Park, Sunny Isles Beach, FL: Principal. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team. All phases from early development and design through final construction documents are being developed by this team of industry professionals.

Champlain Tower South Surfside Memorial, Surfside, FL: Principal. KEITH is the prime consultant for the Town of Surfside leading the design and construction of the Memorial for the collapse of the Champlain Tower South from June 24, 2021. KEITH has lead extensive public outreach and stakeholder engagement throughout the life of this project. KEITH has been able to navigate the sensitive topic of the project and draw out the desires of the stakeholders to provide a memorial design that embodies the need to balance both chaos and order that is embodied in the memory and tragedy of this event. KEITH provided full services for this project and has also been working to manage the utilization of the Grant funds that support the development of the project.

MIKE PINZON, PE

Project Manager



EDUCATION

2019
BS, Civil Engineering, Florida International University

YEARS OF EXPERIENCE

Industry: 8
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 95668, 2023

Qualified Florida Construction Stormwater Management Inspector

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member

PROFILE

Michael Pinzon is an accomplished civil engineer and project manager with over 8 years of experience delivering complex land development and infrastructure projects across Florida, Arizona, and beyond. He has successfully led multidisciplinary teams on high-profile initiatives, including stormwater drainage improvements and community park developments, ensuring compliance with FEMA, FDOT, and local regulatory standards. Michael combines technical expertise in AutoCAD, Civil 3D, BMP Trains modeling, ICPR modeling, RSMeans, and Hydraflow with a proven ability to manage design, permitting, and construction phases. His work consistently drives sustainable, cost-effective solutions that enhance community resilience and quality of life.

RELEVANT PROJECT EXPERIENCE

JP Lyons Lane Drainage Improvements, Pembroke Park, FL: Project Manager. KEITH is assisting the Client in developing a KEITH Access project including solving regular flooding issues along Lyons Lane/SW 31 Avenue associated with requirements from the FEMA-Phase 1 Hazard Mitigation Grant Program (HGMP) issued to the Town for initial design. Previously completed phased drainage improvements by the Town, in 2016, relied on limited exfiltration trenches to handle stormwater for the roadway and surrounding properties. This project extends the stormwater collection system and installs a centralized stormwater pump station. The new pump station will connect to the existing 30" force main, which connects to FDOT's 60" force main that discharges into the City of Hollywood's Orange Brook Golf Course system, then ultimately into the South Florida Water Management District's C-10 Canal. KEITH is providing civil engineering and survey/SUE services to the Client. The KEITH Team is assisting the Client in topographic and special purpose surveying, title search, sketch and descriptions for easements, horizontal designation and location, utility mapping, hydrologic and hydraulic study, complete engineering design services for detail construction documents for stormwater improvements, permitting, and FEMA grant management.

SW 30th Street Sanitary Sewer Force Main Replacement, Pembroke Park, FL: Project Manager. KEITH is assisting the Client with the replacement of a 6" sanitary sewer force main composed of Asbestos Concrete Pipe (ACP). The existing ACP is slated for capping, grouting, and abandonment in place. This endeavor entails the installation of approximately 4,000-LF of 8" gravity sewer main, 2,000-LF of sanitary sewer force main, and the construction of two public pump stations along SW 30th Street from SW 33rd Avenue to SW 46th Avenue, aligning with the town's Wastewater Master Plan. All pump stations linked to the current 6" ACP will be transitioned to the new gravity main, while the old infrastructure will be disconnected and abandoned in place. KEITH provides services to the Client including civil engineering, survey, subsurface utility engineering, and construction program management. The KEITH Team is assisting the Client in topographic survey, location services, design of civil engineering plans, schematic designs, creation of construction documents, on-site construction observations, inspections, and the certification process.

Tweddle Park, Golden Beach, FL: Project Manager. KEITH is assisting the Client with a KEITH Play project to enhance Tweedle Park and the Wellness Center Building, adding several sports courts, a children's playground, and dog parks. KEITH provides civil engineering, survey, and construction program management services. The KEITH Team is assisting the Client in updated boundary and topographic survey, final engineering construction documents including paving, grading, and drainage plans, pavement marking and signage, water distribution and sanitary sewer plans, erosion control and demolition plans, permitting, construction observation, inspection, construction engineering, and engineering certification.

STEVE WILLIAMS, PE

QA/QC Manager



EDUCATION

1977
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 48
KEITH: 12

PROFESSIONAL REGISTRATIONS

Professional Engineer, 32090, 1982

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member

Florida Engineering Society (FES), Member

National Society of Professional Engineers (NSPE), Member

PROFILE

Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida since 1970. Steve has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway and land development (governmental, residential, mixed-use and commercial) projects in South Florida. These include projects at Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports and multiple projects for the local municipalities, school districts and universities. Projects have included roadway and site engineering design and analysis (paving, grading, drainage, water and sanitary sewer design and construction administration) for both private and governmental clients. Steve has served as the general municipal civil engineering consultant to cities of Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Pompano Beach and Tamarac throughout his career. Notably, he developed a SWMM EXTRAN computer model for the 55,000-acre Indian River Farms Water Control District. Steve also serves as the Firm's Senior Quality

RELEVANT PROJECT EXPERIENCE

SW 30th Ave Sanitary Sewer Improvement, Pembroke Park, FL: QA/QC Manager. Under KEITH's continuing services contract with the Town, KEITH is providing professional services associated with sanitary sewer improvements on SW 30th Avenue. The project consists of a gravity sanitary sewer system and a pressurized system with two alternative routes. KEITH provided a route study and is preparing a detailed scope of services for the design plans/construction documents required for public bidding along the route. KEITH's services included subsurface utility engineering, a route study, conceptual design, coordination with FDOT District 4 for the I-95 project development and environment (PD&E) study from South Hallandale Beach Boulevard to North Hollywood Boulevard.

CSLIP Bike Land & Sidewalk Improvements, Pembroke Park, FL: QA/QC Manager. As a part of our continuing services contract with the Town, KEITH was retained to provide civil and transportation engineering services for a Broward MPO CSLIP Project including a bicycle path and sidewalk improvements on minor collector roadways. Services included ADA compliance upgrades, drainage adjustments for lost swale areas, design of a new bike path with travel lane, crosswalk improvements, and ADA compliant sidewalks. This project was administered through LAP.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: QA/QC Manager. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and site improvements of this 43-acre county park that serves millions of visitors each year. The site is located at the junction of two SFWMD canals and is part of SFWMD water conservation areas 3A and 3B. The project also included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction program management services. The KEITH Team assisted the Client in comprehensive public outreach, conceptual design, permitting, and construction phase services associated with a two-phase development. Permitting was a challenge, as the park is located within the Florida Everglades and spans flood protection levees under the jurisdiction of the Army Corp of Engineers and the South Florida Water Management District. Through constant coordination with Broward County and the concessionaire, the design and construction team were able to satisfy the needs of all stakeholders. The park was kept open throughout the construction process by constructing the project in two phases, with the first phase being utilized for the park users when the contractor moved into Phase 2 of construction. The project had two main goals: to renovate and rehabilitate the park program elements and to allow the community safe and continuous access to the park; these goals were met with distinct and celebrated success.

FERNANDO VAZQUEZ, PE

Civil Engineer



EDUCATION

BS, Ocean Engineering, Florida Institute of Technology

YEARS OF EXPERIENCE

Industry: 38
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 60517, 2003

PROFILE

Fernando Vazquez has 37 years of experience, bringing extensive experience in water, sewer, and stormwater projects in both the public and private sectors. Fernando has experience managing high-risk, large-scale infrastructure projects and fostering resilience and innovation. He has an expertise in regulatory compliance, fiduciary oversight, and governance frameworks for multilateral projects. Fernando is acknowledged as a trailblazer in climate-resilient infrastructure, having developed South Florida's first Stormwater Master Plan to incorporate sea-level rise mitigation strategies, which served as a model for broader regional planning.

He brings experience in leading diverse teams, delivering high-stakes water, wastewater, and stormwater projects including master plans and compliance oversight for public-private partnerships (P3s). Ultimately, he is committed to advancing infrastructure resilience, promoting transparency, and driving innovation in global infrastructure governance.

RELEVANT PROJECT EXPERIENCE

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: Principal. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City of Pompano Beach. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

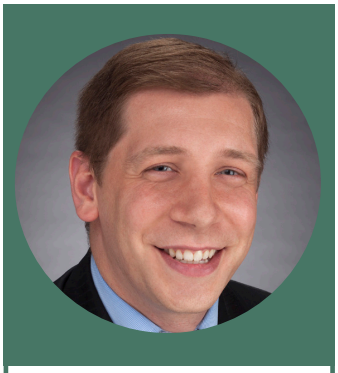
Gary Matzner Park, Pinecrest, FL: Civil Engineer. Positioned as the gateway for the Village of Pinecrest and Kendall Drive, Gary Matzner Park boasts a massive Heritage Oak that gives the central feature of the site. To provide compliment to the Oak, the Village of Pinecrest retained the KEITH Team to develop this KEITH Life project near the densely populated multi-family district in northwest Pinecrest. The project program of this 3.75-acre park is slated to include a significant gateway element to the village and the park alike, a restroom building complete with a plaza and seating areas, themed and nature-based play areas, open lawns, an exercise circuit trail, and other preserved vegetation. KEITH is serving as the Project Manager, Civil Engineer of Record, and leads a complement of project subconsultants that includes Landscape Architecture, Architecture, Mechanical, Electrical, Plumbing, (MEP) and Structural engineers. From conception to completion, Gary Matzner Park will serve as a local landmark estimated for completion in 2026.

Mayfair Drainage Improvements, Sanford, FL: Principal. KEITH is assisting the Client, under its continuing services contract with the City, in developing a KEITH Access project to mitigate regular flooding issues along Virginia Avenue and 4th Street. KEITH provides services to the Client including survey/SUE, civil engineering, permitting, bidding assistance, and construction management. The KEITH Team assisted the Client with a drainage model consisting of existing conditions of the drainage basin using Stormwater Management Model (SWMM) software indicating problem areas, including a stormwater analysis report, construction documents, specifications, and final inspections to improve conditions in this neighborhood. The KEITH Team also provided services to replace a new water main within the project limits due to future water demand.

Town of Surfside General Engineering Contract, Surfside, FL: Civil Engineer. As part of the Town of Surfside's General Engineering Contract (GEC), KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure.

MIKE CARTOSSA, PE

Civil Engineer



EDUCATION

2012
B.S., Civil Engineering, Florida Atlantic University

YEARS OF EXPERIENCE

Industry: 13
KEITH: 9

PROFESSIONAL REGISTRATIONS

Professional Engineer, 99718, FL 2024

32085995-44, 2025

PROFILE

Michael Cartossa has 13 years of experience as a civil engineer. Since 2012, he has worked on numerous land development projects in both the private and public sectors. His background in land development includes both residential and commercial projects such as shopping plazas, aviation facilities, gas stations, banks, car dealerships, restaurants, and storage facilities. He is proficient in performing due diligence, site planning, civil engineering design, permitting, and project closeout. In addition to his engineering experience, Mike is proficient in a variety of software and programs including AutoCAD, ICPR, Cascade, EPANET, FAARFIELD, MicroStation, MS Excel, MS Project, MS Office, Quattro Pro, and WordPerfect.

RELEVANT PROJECT EXPERIENCE

BCWWS-KA17-11 District 3A Step Area 3A-N, Pompano Beach, FL: Project Manager. As a part of KEITH's continuing services contract with Broward County Water Wastewater Services (BCWWS), KEITH assisted with the potential elimination of 36 existing septic tanks within a residential neighborhood in BCWWS District 3A Area 3A-N as part of the Septic Tank Elimination Program (STEP). KEITH provided the Client survey/SUE, landscape architecture, and civil engineering services. The project consisted of the construction of approximately 3,300-LF of gravity sewer, 1,400-LF of sanitary sewer force main, relocation of 50-LF of water main, and a lift station. KEITH is also responsible for the construction phase services for this project. This includes the review of shop drawings, as-builts, testing, and daily site inspections in accordance with the applicable permit conditions required to complete the utilities certification process and close-out.

City of Plantation, Cypress Road Improvements, Plantation, FL: Civil Engineer. KEITH, under a continuing services contract with the City, assisted with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided survey, SUE, civil engineering, landscape architecture, and transportation engineering services. KEITH assisted with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Zone 2 Drainage Study, Plantation, FL: Project Manager. Under its continuing services contract with the city, KEITH was successfully retained to provide a full range of engineering services providing an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) resulting in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

NILES WARRICK, PE, CFM, ENV SP

Civil Engineer



EDUCATION

2018
B.S., Civil Engineering, University of Central Florida

YEARS OF EXPERIENCE

Industry: 8
KEITH: 8

PROFESSIONAL REGISTRATIONS

CFM, 51464, 2022

ENV SP, 50555, 2022

Professional Engineer, 94320, 2022

Temporary Traffic Control Certification, Advanced, 66070, 2018

PROFILE

Niles Warrick is an emerging engineering professional gaining experience in civil design projects including water, sewer, and drainage systems as well as County and Statewide permitting experience. Niles has demonstrated his various abilities and qualifications as an engineer including utility design implementation using AutoCAD Civil 3D. Mr. Warrick has aviation experience as he's worked directly with project management at Fort Lauderdale-Hollywood International Airport as an assistant project manager contracted through KEITH.

RELEVANT PROJECT EXPERIENCE

North Pompano Park Improvements, Pompano Beach, FL: Civil Engineer. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site that is home to the Pompano Eagles youth football team. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management from the early planning stages. The completed improvements continue to provide an activity destination for the community.

General Civil Engineering & Inspection Services, Parkland, FL: Project Manager. KEITH, under our continuing services contract with the City of Parkland, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering services to the Client. The KEITH Team is assisting the Client in engineering plan, engineering calculation, sketch and description reviews and plat reviews, building permit application plan reviews, and inspection services support as needed.

Centennial Park, Pompano Beach, FL: Civil Engineer. KEITH assisted the Client in developing a KEITH Play project that includes an outdoor open-air event pavilion incorporating sensitive architecture honoring the historic Sample-McDougald House currently located on the property as part of the City's GO Bond initiative. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, and construction management. The KEITH Team assisted the Client in incorporating the redevelopment of walkways and garden areas adjacent to the new pavilion while working closely with stakeholders to ensure the new spaces and pavilion suited the event needs of guests and staff.

Police Station, Fort Lauderdale, FL: Project Manager. KEITH, as subconsultant to AECOM, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The new headquarters, built in phases, began with the parking garage, firing range, and perimeter landscape buffers to neighboring residents. Phase two included initial site development, SW 13th Avenue extending up to the existing fleet maintenance facility, restriping of existing surface parking, and replacement of the radio tower. Demolition of outparcel buildings and construction of the new facility, including central plant, were phase three. Lastly, demolition of the old facility and a portion of the fleet maintenance facility followed by final site development including extension of SW 13th Avenue to Broward Boulevard, the creation of a linear park along Broward Boulevard, and the removal of all remaining surface parking and outparcel buildings. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

RAFA CASTRO, PE, PMP, ENV SP

Civil Engineer/Utilities Engineer



EDUCATION

2025
M.B.A, Business Administration, University of Florida

2017
M.S., Renewable Energy, Nationale des Sciences Appliquees de Rouen

YEARS OF EXPERIENCE

Industry: 12
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 91232, FL, 2021

PMP, 6563695, 2021

40246, 2018

25017, 2018

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE)

PROFILE

Rafa Castro is a results-driven professional engineer (PE), PMP, and ENV SP with over 11 years of experience in program controls, cost management, and infrastructure project delivery. Rafa has proven his ability to develop and implement cost-effective strategies, lead cross-functional teams, and ensure successful project execution within budget and schedule constraints. He has a deep understanding of program management, client engagement, technical sales, and construction management. Rafa excels at developing innovative, sustainable infrastructure solutions, with expertise spanning project delivery, business development, cost control estimating, and critical path scheduling. Currently, Rafa is pursuing an MBA at the University of Florida, enhancing strategic leadership, financial acumen, and business management expertise. A strong communicator, Rafa is fluent in English, Spanish, and French,and has a track record of delivering high-quality, cost-efficient solutions in program controls, construction management, and infrastructure development.

RELEVANT PROJECT EXPERIENCE

Hallandale Beach Boulevard (S.R. 858) Water Main Improvements, Hallandale Beach, FL: Project Manager. KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

Habitat For Humanity, Coral Springs, FL: Civil Engineer. KEITH is assisting the Client in developing a KEITH Life project including two separate parcels to be developed into townhome residences for qualified participants in the Habitat for Humanity program. KEITH provides services to the Client including civil engineering, planning, landscape architecture, survey, and construction program administration. The KEITH Team is assisting the Client in planning due diligence, site plan processing and coordination, paving, grading, and drainage plan, water distribution and sanitary sewer plan, erosion control plan, hardscape and paving plan, landscape and irrigation plan, site lighting, tree inventory and analysis by in-house Certified Arborist, construction documentation, observation, and certification. Permitting is being coordinated through the City of Coral Springs, Broward County, and SFWMD. Upon completion, the project will fulfill a need for additional affordable multi-family housing necessary for the community to continue to grow.

Miami-Dade EDP – Pelican Harbor, Miami, FL: Civil Engineer. KEITH, as subconsultant to Insight Design, assisted the Client with the development of a KEITH Life project including a new 20' x 48' restroom building at Pelican Harbor Marina. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and construction program management. The KEITH Team assisted the Client with boundary and topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, landscape schematic design and construction documents, construction observation, as-built review, final inspection, and final certification.

CARLOS SALTOS, EI

Civil Engineer



EDUCATION

2005
B.S., Civil Engineering, Higher Polytechnic School of the Litoral

YEARS OF EXPERIENCE

Industry: 19
KEITH: 2

PROFESSIONAL REGISTRATIONS

Engineer Intern, 1100016311, 2012

FDEP Erosion, Sediment, and Stormwater Inspector

Temporary Traffic Control Certification, Advanced

State of Florida Public Notary

PROFILE

Carlos Santos is a civil engineer with 15 years of experience producing creative solutions for his clients. He looks forward to assisting his clients to find their best solution while meeting deadlines and budget constraints. Carlos has a keen interest in land development and excels at land design and development projects in both public and private sectors. He also has years of experience in utility coordination bolstering his ability to be a problem solver for his clients. He has experience with municipalities throughout South Florida securing required approvals from jurisdictional agencies. He is experienced with AutoCAD, RC-4, AutoTURN, MicroStation, Geopak, Guidesign, and FDOT Design Standards. Carlos looks forward to serving his clients and helping to build communities throughout South Florida and the Caribbean.

RELEVANT PROJECT EXPERIENCE

Hallandale Beach Boulevard (S.R. 858) Water Main Improvements, Hallandale Beach, FL: Civil Engineer. KEITH is assisting the Client with a KEITH Water project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

SW 52nd Ave Sink Hole Repair, Town of Pembroke Park, FL: Civil Engineer. As prime consultant under its continuing services agreement for engineering services with the Town of Pembroke Park, KEITH was selected to provide expert civil engineering and construction program management services for the repair of a sinkhole at the intersection of SW 52nd Avenue and SW 37th Street in Pembroke Park. KEITH's professional services included a detailed sinkhole report, a presentation to the commission, a sinkhole repair plan, and in coordination with the general contractor, construction observations through final inspection.

Water Service Material Validation, Pompano Beach, FL: Civil Engineer. KEITH, under this continuing service contract, provided civil engineering services for this Water Service Material Validation project. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of existing water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations to verify service line materials, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

Asbestos Cement Pipe Replacement, Deerfield Beach, FL: Civil Engineer. KEITH was contracted by the City of Deerfield Beach, under its continuing services contract, to identify the water mains consisting of asbestos cement pipe (ACP) within the City's Community Development Block Grant (CDBG) limits and prepare a technical memorandum for the removal and replacement of the portions of the City owned water distribution system that consists of ACP. KEITH provided Civil Engineering services for the City.

OMAR RODRIGUEZ, PE, CFM, ENV SP

Stormwater Engineer



EDUCATION

2023
M.S., Hydroinformatics and Water Management, Université Côte d'Azur, University of Technology Cottbus-Senftenberg, Warsaw University of Technology, Technical University of Catalonia, Newcastle University, Escuela Superior Politecnica Del Litoral

YEARS OF EXPERIENCE

Industry: 7
KEITH: 7

PROFESSIONAL REGISTRATIONS

Professional Engineer, 94885, FL 2022

ENV SP, 61736, 2024

CFM, US-19-11500

Temporary Traffic Control Certification, Advanced, 54294

PROFILE

Omar Rodriguez is an emerging engineering professional specializing in Hydrology and Hydraulic Modeling and Water Resources engineering. He is heavily involved in Floodplain Management, Urban Drainage, and Climate Adaptation. Gaining experience in water resources and civil engineering design projects including water, sewer, drainage systems, stormwater master plans, and flood mapping as well as County and State-Wide permitting, Omar has demonstrated his various abilities and qualifications as an engineer including Flood Risk Management implementation using CAD, GIS, and Modeling software.

RELEVANT PROJECT EXPERIENCE

Parcview Townhomes, Miramar, FL: Stormwater Engineer. KEITH, under its continuing services agreement, is assisting the Client in developing a KEITH Life project that includes the development of a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team is assisting the Client in a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code. The development will become a resilient community of townhomes within the city.

City of Plantation, Cypress Road Improvements, Plantation, FL: Stormwater Engineer. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Zone 2 Drainage Study, Plantation, FL: Stormwater Engineer. The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

CAVEL WILLIAMSON, PE

Stormwater Engineer



EDUCATION

2018
B.S., Chemical and Process Engineering, University of the West Indies

YEARS OF EXPERIENCE

Industry: 7
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 101142, FL, 2025

PROFILE

Cavel Williamson is a highly skilled and motivated Professional Engineer with experience working on interdisciplinary teams for watershed management plans, stream restoration projects, watershed modelling, and vulnerability assessments. She is experienced in fields related to surface hydrology, hydraulics, water quality, and regulatory compliance in Florida. Cavel is a hard-working team player who strives to be successful and to be of value to her community.

RELEVANT PROJECT EXPERIENCE

Fort Lauderdale International Airport (FLL) Stormwater Improvements, Ravenswood Interconnection, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Water project under this continuing services contract for airport utilities and pavement projects. The project encompasses a comprehensive scope of tasks aimed at enhancing the existing drainage infrastructure by connecting the Northern and Ravenswood Drainage Basins at FLL Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services to the Client. The KEITH Team is assisting the Client with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

FLL Stormwater Improvements - Hilton Parcel, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Water project under this continuing services contract for airport utilities and pavement projects. The Hilton Parcel Interconnection project involves the creation of a new retention area, complemented by the installation of a proposed 48" pipe connection utilizing Horizontal Directional Drilling (HDD) to span the Dania cutoff canal and interconnect two basins. Additionally, a discharge mechanism through another 48" pipe south of the HDD equalizer pipe will be established. The project also includes the installation of a new submerged stormwater pump to supplement flows with the anticipated rise in ground water elevation. Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services. KEITH is assisting with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

SW 6th Street and SW 78th Avenue Improvements–Phase 2, Plantation, FL: Stormwater Engineer. KEITH designed and implemented corridor improvements along SW 78th Avenue and SW 6th Street. The project aimed to enhance multi-modal transportation and neighborhood aesthetics through a complete streets approach, supporting safe and accessible travel for vehicles, pedestrians, and cyclists. Phase II involved full design engineering services to develop the selected concept. This included roadway and drainage design, stormwater modeling, ADA accessibility, utility coordination, landscape and irrigation plans, permitting, and preparation of construction documents. KEITH also provided subsurface utility engineering, transportation, and landscape architecture services at multiple design milestones, as well as construction administration support including bid assistance and CEI services.

Vulnerability Assessment, Hallandale Beach, FL: Stormwater Engineer. KEITH is providing Hallandale Beach with a comprehensive Vulnerability Assessment. The goal is to identify at-risk assets by assessing their exposure and sensitivity and then prioritizing them with the help of City staff. KEITH is compiling the Geographic Information System (GIS) files with appropriate metadata to include locations of critical assets owned or maintained by the City as well as regionally significant assets that are classified and defined in s. 380.093(2)(a) 1-4, F.S. The ongoing project is currently examining the exposure of the City's critical assets to high tide flooding, storm surge, and compound flooding, analyzing those risks, and assisting City staff by providing information for any public-led outreach efforts to discuss the results.

FRANCISCO PEILLARD, PE

Stormwater Engineer



EDUCATION

2016
Civil Engineering Degree - Hydraulic, Sanitary, and environ, Universidad de Chile, Santiago, Chile

2014
B.S., Civil Engoneering, Universidad de Chile, Santiago, Chile

YEARS OF EXPERIENCE

Industry: 8
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 102513, FL 2025

PROFILE

Mr. Francisco Peillard is a highly skilled and proactive civil engineer with 7 years of experience in water resources projects in Chile and Florida, including hydraulic design, hydrologic analysis, and storm water management. Demonstrated ability to manage multifaceted projects from conception to completion, maintaining regulatory standards.

RELEVANT PROJECT EXPERIENCE

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: Stormwater Engineer. KEITH is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City of Pompano Beach. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

Fort Lauderdale International Airport (FLL) Stormwater Improvements, Ravenswood Interconnection, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Access project under this continuing services contract for airport utilities and pavement projects. The project encompasses a comprehensive scope of tasks aimed at enhancing the existing drainage infrastructure by connecting the Northern and Ravenswood Drainage Basins at FLL Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services to the Client. The KEITH Team is assisting the Client with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

Zone 2 Drainage Study, Plantation, FL: Stormwater Engineer. The KEITH Team was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

City of Plantation, Cypress Road Improvements, Plantation, FL: Stormwater Engineer. KEITH assisted with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided survey, SUE, civil engineering, landscape architecture, and transportation engineering services. The KEITH Team provided a topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan, roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

TOM GREEN, PE

Stormwater Engineer



EDUCATION

2003
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 23
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 67558, FL, 2008

PROFILE

Thomas Green, PE, brings 23 years of experience as a civil engineer, senior project manager, and capital improvement program manager. Tom has performed for both public and private clients as an esteemed colleague and as a valued consultant and advisor. As Project Manager, Lead Engineer, and team leader, Tom has successfully managed multi-million dollar projects throughout South Florida and the Caribbean. In addition to his skills gleaned from years of navigating municipal board rooms, he has a highly diversified depth of experience with the on-the-ground details of complex development projects keeping them on scope, schedule, and under budget. Tom is proficient in state-of-the-art technologies such as AutoCAD, Land Desktop, ICPR, Microsoft Project, and ProLog construction management software.

RELEVANT PROJECT EXPERIENCE

General Civil Engineering and Inspection Services, Lighthouse Point, FL: Client Services Lead. KEITH is assisting the Client in developing KEITH Life/KEITH Access/ KEITH Campus/KEITH Play projects through this continuing services agreement for general consulting, engineering, and survey services. KEITH is providing services to the Client including civil engineering, survey, and inspection on an as-needed basis.

Architecture and Engineering Services, Hallandale Beach, FL: Project Manager. KEITH, as prime consultant, assists the Client with landscape architecture, civil engineering, survey, and general planning services as part of our Continuing Services agreement. KEITH projects under this agreement include Hallandale Beach Boulevard Water Main Improvements, Hallandale Historic Village Site (Curci House), Layne Boulevard Water Main Improvements, and City-wide Vulnerability Assessment.

General Civil Engineering and Inspection Services, Parkland, FL: Client Services Lead. KEITH, under our continuing services contract with the City of Parkland, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering services to the Client. The KEITH Team is assisting the Client in engineering plan, engineering calculation, sketch and description reviews and plat reviews, building permit application plan reviews, and inspection services support as needed.

Zone 2 Drainage Study, Plantation, FL: Client Services Lead. The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to federal, state and local regulations to meet water quality and quantity requirements. The culmination of the study will be presented in a comprehensive stormwater master plan.

Critical Stormwater Infrastructure Condition Assessment Program, Fort Lauderdale, FL: Project Manager. KEITH is delivering this KEITH Water Project for the City of Fort Lauderdale as part of a city-wide initiative to assess and improve critical stormwater infrastructure. This program focuses on evaluating the condition of large-diameter stormwater gravity mains and their associated structures. Covering approximately 23,000 acres across ten watershed areas, the City's stormwater network is situated in low-lying, flood-prone coastal zones, making this assessment essential for long-term resilience and environmental compliance.

LORI TREVIRANUS, PE, RSP1

Transportation Engineer



EDUCATION

2001
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 24
KEITH: 8

PROFESSIONAL REGISTRATIONS

RSP1, Road Safety Professional Level 1

Professional Engineer, 66508, CA, 2004

Professional Engineer, 73684, FL, 2011

Road Safety Professional Level I

Temporary Traffic Control Certification, Advanced, 76291, 2017

PROFESSIONAL AFFILIATIONS

American Society for Highway Engineering (ASHE), Member

WTS Central Florida, Member

Florida Engineering Society (FES), Member

PROFILE

Lori Treviranus has more than two decades of experience in engineering, providing the highest quality solutions to transportation agencies, local governments, private developers and institutional clients. She is experienced in roadway design, safety analysis, implementation of safety counter measures, milling and resurfacing, roadway reconstructoin, intersection development, roadway modeling, cross-sections, pedestrian/bicycle paths, public engagement/involvement, and cost estimation. In addition, she is familiar with the surveying aspects of civil engineering and is experienced working with sustainable designs. The typical scopes of work she is responsible for include major and minor roadway improvements, milling and resurfacing, multimodal improvements, and complete streets. As Vice President of Transportation at KEITH, Lori uses her leadership skills to enhance her role as Project Manager.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Principal. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

Washington Street and 72nd Avenue Mobility Improvements, Hollywood, FL: Principal. KEITH assisted the Client in the development of this KEITH Access design project including the addition of bicycle lanes and pedestrian improvements to each corridor (FPID 431770-1). KEITH provided full services to the Client including roadway, drainage, signing and pavement marking, ADA compliance, landscape design, survey, subsurface utility engineering, utility coordination, geotechnical engineering, and public involvement. This is a Broward County Metropolitan Planning Organization (MPO) funded project while FDOT District 4 is the client and project facilitator. The KEITH Team's extensive experience coordinating multiple agencies and stakeholders were key factors in the successful completion of this community project.

SR A1A Improvements, Pompano Beach, FL: Project Manager. KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting along SR A1A from Sunset Lane to the Hillsboro Inlet. KEITH provided full services including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. The KEITH Team provided topographic survey, digital terrain modeling, horizontal designation and location services, utility mapping, permitting, bid assistance, landscape concepts through schematic design, complete roadway analysis, pavement design package, temporary traffic control plan analysis, photometric and lighting design analysis, field reviews of roadway and drainage, construction observation and certification. KEITH coordinated with FDOT to have the funds transferred to the City increasing the construction budget for this priority improvement project for the community.

MIKE HERON, PE

Transportation Engineer



EDUCATION

1994
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 31
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 56182, FL, 2000

Professional Engineer, 27577, SC, 2009

Temporary Traffic Control Certification, Advanced

Temporary Traffic Control Certification, Advanced, 88221, 2009

FDOT Long Range Estimation

PROFILE

Mike Heron brings more than three decades of professional engineering and project management experience to KEITH. He has successfully designed roadway projects for the Florida Department of Transportation (FDOT) Districts 2 and 5, Florida's Turnpike Enterprise, Virginia Department of Transportation, South Carolina Department of Transportation (SCDOT), and the Federal Highway Administration (FHWA). His additional project management and design experience include construction inspection, aviation, marine, and commercial site design, both domestically and abroad. He is proficient in state-of-the-art technology, including Transoft GuideSIGN, AutoTURN, Bentley SignCad, Bentley ORD, MicroStation, GEOPAK 3D Design, and Bentley InRoads. As Deputy PM, Mike will support Lori with project management-related tasks.

RELEVANT PROJECT EXPERIENCE

SR 524/SR 528 from West of Sykes Creek to SR 401 Resurfacing, Cape Canaveral, FL: Project Manager. This is part of a 2-project contract with FDOT District 5. The purpose of this project (452685.1) is to resurface a 4.315-mile segment of SR 524/ SR 528 (Beachline Expressway), from west of Sykes Creek to SR 401 in Merritt Island, Florida. Work will include resurfacing of all travel lanes, shoulders, and the ramps at North Banana River Drive.

SR A1A from SR 520 to George King Boulevard RRR, Cocoa Beach, FL: Project Manager. The purpose of this resurfacing, restoration, and rehabilitation (RRR) project is to extend the service life of the road by replacing all existing asphalt on 3.109 miles of SR A1A, from SR 520 to George King Boulevard in Cape Canaveral. In addition to repaving the roadway, the project includes upgrading pedestrian curb ramps as needed to comply with Americans with Disabilities Act (ADA) requirements. KEITH is providing full roadway design, surveying, mapping, SUE, utility coordination, and landscape design services for this project.

SR A1A from North of SR 40 (Granada Boulevard) to North of Roberta Road, Ormond Beach, FL: Project Manager. KEITH is assisting FDOT D5 with this resurfacing and safety improvements project, part of a 3-project contract in Volusia County (442874-1). This 3.1-mile KEITH Access project is on SR A1A, from north of SR 40 (MP 6.713) to Roberta Rd (MP 9.839), north of Daytona Beach. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management countermeasures/safety improvements (horizontal/vertical deflections, raised mid-block crossings, chicanes/chokers, raised medians), intersection improvements, converting flush shoulders to curb and gutter, sidewalk, and a new shared-use path (SUP). These multimodal improvements are part of FDOT's Target Zero and Complete Streets initiatives. Services include roadway, milling and resurfacing, drainage, signing and pavement marking, signalization, lighting, ADA upgrades, landscape architecture, utility coordination, subsurface utility engineering (SUE), TTCP, access management, geospatial services (survey, mapping, mobile LiDAR, design and right-of-way surveys), minor structures, public outreach, geotechnical services, environmental permitting, and coordination with the municipal airport.

SR A1A from North of International Speedway Boulevard to Milsap Road, Daytona Beach, FL: This 3.7-mile resurfacing and safety improvement project is on SR A1A, from north of International Speedway Boulevard (MP 1.448) to Milsap Road (MP 5.114) in the Daytona Beach tourist district. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management/safety improvement, intersection improvements, converting flush shoulders to curb and gutter; sidewalk; and a new shared-use path.

CHRISTINA YERO, PE

Transportation Engineer



EDUCATION

2009
BS, Civil Engineering, University of Central Florida

YEARS OF EXPERIENCE

Industry: 19
KEITH: 1

PROFESSIONAL REGISTRATIONS

Engineer Intern, 1100014269, FL, 2010

Professional Engineer, 81239, FL, 2016

Professional Engineer, PE048613, GA, 2022

Final Estimates L2

100C

Nuclear Radiation Gauge Safety/ Hazmat

Temporary Traffic Control Certification, Advanced, 606353, 2019

CTQP Quality Control Manager

Traffic Control Technician

Final Estimates L1

Critical Structures

FDEP Erosion, Sediment, and Stormwater Inspector

PROFILE

Christina Yero is a Transportation Engineer with more than 17 years of diverse corporate leadership, operational administration, and project management experience in transportation engineering design, bridge inspections, and construction engineering inspection (CEI). She has an extensive understanding of FDOT policies and procedures, having worked directly with the FDOT LAP Construction group for two years in-house at District 5 and six years in-house at District 4. Christina understands corporate administration and management, having served in a business development role for more than five years developing client relationships and business development pipelines throughout the Southeast region and managing contracts, projects, staff, and marketing efforts in South Florida. Her past experience and specialized expertise, has developed her into a well-rounded and respected professional in the transportation industry.

RELEVANT PROJECT EXPERIENCE

SR A1A from North of International Speedway Boulevard to Milsap Road, Daytona Beach, FL: Transportation Engineer. This 3.7-mile resurfacing and safety improvement project is on SR A1A, from north of International Speedway Boulevard (MP 1.448) to Milsap Road (MP 5.114) in the Daytona Beach tourist district. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management countermeasures/safety improvements (horizontal/vertical deflections, raised mid-block crossings, chicanes/chokers, raised medians), intersection improvements, converting flush shoulders to curb and gutter; sidewalk; and a new shared-use path (SUP). These multimodal improvements are part of FDOT's Target Zero and Complete Streets initiatives. Services include roadway, milling and resurfacing, drainage, signing and pavement marking, signalization, lighting, ADA upgrades, landscape architecture, utility coordination, subsurface utility engineering (SUE), TTCP, access management, geospatial services (survey, mapping, mobile LiDAR, design and right-of-way surveys), minor structures, public outreach, geotechnical services, environmental permitting, and coordination with the municipal airport.

SR 9/I-95 Broward/Palm Beach County Line to Linton Blvd, Fort Lauderdale, FL: Transportation Engineer. KEITH, under its continuing services agreement, is assisting the Client in developing a KEITH Access project that includes landscape architecture post-design services for the construction and establishment phases of the SR 9 (I-95) from Broward/Palm Beach County Line to Linton Boulevard project. KEITH is providing the Client landscape architecture support. The KEITH Team is assisting the Client in attendance at pre-construction, partnering, substantial completion, final acceptance, and progress meetings, response to requests for information from the contractor, review of shop drawings for landscape, erosion control, hardscape, and irrigation components, approval and reporting on selected plant materials, preparation of design and plan revisions, site inspections to report on progress and conformity to plans, final inspection, and twelve two-year establishment period inspections for this project providing inspiring environments through FDOT District 4.

SR 710/Beeline Highway from Northlake Boulevard to SR 708/Blue Heron Boulevard, North Palm Beach, FL: Transportation Engineer. As a subconsultant to HDR, KEITH is providing utility coordination services to FDOT D4 for contract 419251-1, which includes plans distribution to all UAOs within project limits via email; following up with unresponsive utility agency owner (UAO) representatives; collecting mark-ups and responses in the form of Utility Work Schedules and No-Conflict letters, as required for the final Utility Certification package.

HARRISON LAZOWICK, PE

Transportation Engineer



EDUCATION

2020
BS, Civil Engineering, University of North Florida

YEARS OF EXPERIENCE

Industry: 7
KEITH: 2

PROFESSIONAL REGISTRATIONS

Professional Engineer, 99220, FL, 2024

Temporary Traffic Control Certification, Advanced, 78739, 2021

FDOT Specification Package

PROFILE

Harrison Lazowick is an accomplished engineer with more than six years of experience specializing in transportation development projects throughout Florida. Harrison's keen eye for design detail and exacting approach to engineering design plans ensure the strictest compliance with regulatory standards and guidelines. His commitment to delivering high-quality plans, details, and specifications plays a critical role in the successful implementation of projects for municipal, state, and federal clients. Harrison is proficient in Bentley MicroStation, FDOT SS10, GEOPAK, AutoCAD Civil 3D, OpenRoads Designer (ORD), Bluebeam, and AutoTurn. Inspired by the significant positive impact his projects have on our communities, Harrison is a valuable asset in the advancement of engineering design excellence at KEITH.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

Colonial Drive Traffic Calming, Margate, FL: Transportation Engineer. KEITH provided Phase 1 of traffic calming, pedestrian routing and streetscape improvements of a local roadway. The project scope included schematic drawings of existing conditions, concept drawings including two alternatives considering potential lane width modifications, road adjustments, landscaping, street lighting, potential pavement enhancements, other improvements aimed at enhancing pedestrian crossing experience on Colonial Drive and traffic calming, cost estimates, coordination meeting with Northwest Regional Hospital and MCRA staff, and public workshops.

Pompano Crossings NE 48th Street Roadway Improvements, Pompano Beach, FL: Transportation Engineer. The project scope included roadway improvements along NE 48th St between Dixie Hwy and NE 14th Ave and consisted of roadway widening to accommodate additional turn lanes and bicycle paths, curb and gutter, sidewalk repair, and swale restoration. KEITH's services included due diligence engineering and planning considerations; site plan preparation, coordination, and processing; access management plans; plat preparation, processing, and recordation; ALTA/NSPS land surveying; preliminary and final engineering; tree inventory and appraisal; tree disposition plan; irrigation plans; landscape plans; water distribution and sanitary sewer plans; paving, grading, and drainage plans; stormwater pollution plans; and final construction documents.

Broward County Pompano Park Place Racetrack Road, Pompano Beach, FL: Transportation Engineer. KEITH assisted the Client in the development of this KEITH Access project including the design of Pompano Park Place from Powerline Road to Cypress Road consisting of additional bicycle lanes and sidewalk/ADA improvements. KEITH provided full services to the Client including civil, geospatial, and traffic engineering, and landscape architecture. This is a Broward County surtax-funded complete streets project including widening, milling and resurfacing, signalization, lighting improvements, and railroad coordination.

BRYAN MERRITT, PSM

Surveyor



EDUCATION

1983
AS, Civil Engineering, Monroe Community College

YEARS OF EXPERIENCE

Industry: 42
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS6558, FL, 2006

Professional Land Surveyor, 050050, NY, 1993

FAA Remote Pilot Small Unmanned Aircraft System, 4225999, 2019

PROFESSIONAL AFFILIATIONS

Chair Advisory Committee - Geomatics Engineering Florida Atlantic University

Village of Royal Palm Beach Program for Public Information Committee, Board appointed

Palm Beach County GIS Board Member

Trail Boss Florida Off Road Cycling Enthusiasts (FORCE) Pinehurst Trail

South Florida GIS Expo committee Exhibits Chair

PROFILE

Bryan Merritt is Vice President of Geospatial at KEITH. He is responsible for overseeing all geospatial operations, including survey and subsurface utility engineering (SUE) for the company. This role involves strategic planning; project management; ensuring accuracy and quality of data; leading KEITH'S team of surveying, mapping, and utility specialists; managing budgets; and collaboration with other departments/ disciplines to support the KEITH company goals. Bryan also manages the evaluation and assessment of equipment and technology resources, assists in training and mentorship to team members, and provides leadership in the preparation of business development strategies for existing and new markets/geographies.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Principal. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SR 35 (US 301) from E Kentucky Avenue to Lion Street, Wildwood, FL: Principal. KEITH is a subconsultant to Ardurra Group, Inc. (formerly Inwood Consulting Engineers) for this project—part of an FDOT District 5 Continuing Services Contract, providing roadway design, signing and pavement marking, survey, and landscape architecture. The purpose of the project is to enhance safety and mobility along this section of Main Street (US 301/SR 35) in Wildwood, FL. The first phase of the project is to develop two alternatives along the corridor. The goals of this Complete Streets effort are to enhance corridor aesthetics, provide new pedestrian crossings, calm traffic, and provide additional parking.

East Coast Greenway/US 1 Trail from SR 50 (Cheney Highway) to Grace Street, Groveland, FL: Surveyor. As part of KEITH's Continuing Services Contract (CSC) 048 with District 5 (CAR08), we are providing design services for a new shared-use path (SUP) along the northbound side of US 1, from SR 50 (Cheney Highway) to Grace Street in Titusville. The path will be a segment of the East Coast Greenway Trail System. The project will create a concept plan for the initial planning efforts to evaluate the concept with respect to drainage, right-of-way, and other impacts to help determine a final design scope.

CHUCK SCHRAMM, PSM

Surveyor



EDUCATION

1988
BS, Survey and Mapping, University of Florida

1984
Courses Completed, Florida Institute of Technology

YEARS OF EXPERIENCE

Industry: 37
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS5366, FL, 1994

PROFILE

With nearly four decades of geospatial experience, Chuck Schramm's leadership brings valuable insights, streamlines data collection, and improves the overall accuracy and efficiency of our projects. With his guidance, our survey team is poised to achieve new heights in quality and impact. His responsibilities include daily operations of the surveying department, estimating, project progress reporting, coordination with other departments and clients, and business development. He also has extensive experience with a variety of engineering and surveying-related computer software, including Bentley OpenRoads Designer (ORD), MicroStation, and GEOPAK, and has experience in NPDES documentation.

RELEVANT PROJECT EXPERIENCE

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Surveyor. KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team provided a drawings and project audit involving the full transdisciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks.

Cypress Road Improvements, Plantation, FL: Surveyor. KEITH assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SW 6th St and SW 78th Ave - Phase 1, Plantation, FL: Surveyor. KEITH designed and implemented corridor improvements along SW 78th Avenue and SW 6th Street. The project aimed to enhance multimodal transportation and neighborhood aesthetics through a complete streets approach, supporting safe and accessible travel for vehicles, pedestrians, and cyclists. In Phase I, KEITH developed and evaluated three planning alternatives with cost estimates, addressing bicycle and pedestrian connectivity, traffic flow, landscaping, lighting, and drainage. This phase also included surveying and public engagement. The City selected a variation of Alternative 2, which repurposed outside lanes into buffered bike lanes and introduced a proposed roundabout at SW 6th Street and SW 78th Avenue.

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: KEITH is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

NORIETTE ALVAREZ, PSM

Surveyor



EDUCATION

2007
BS, Surveying and Topography,
University of Puerto Rico-Mayaguez

YEARS OF EXPERIENCE

Industry: 18
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, FL,
LS7273

PROFILE

Noriette Alvarez, PSM, is a dedicated surveyor with over seventeen years of experience in heavy civil construction, field and office, and functioning as party chief. She prides herself on being an efficient, confident, fast-learner, multi-tasker, and team leader. Noriette has expansive experience with FDOT and FTE highways and bridges and environmentally sensitive projects with the Army Corps of Engineers. She is proficient in 3D modeling, machine control, as-builts, material quantity tracking, and the coordination of field crews. Noriette is also bilingual in both written and verbal communication.

RELEVANT PROJECT EXPERIENCE

Plantation Park Roadway Improvement Survey, Plantation, FL: Project Manager. KEITH provided surveying services for a neighborhood improvement project consisting of pavement resurfacing, sidewalk repairs, ADA sidewalk and ramp improvements, and drainage improvements including swale regrading. KEITH prepared a 3D topographic survey using Mobile LiDAR that showed site surface improvements, tree locations, and drainage structure locations.

Town Center Park Playground Renovation, Sunny Isles Beach, FL: Project Manager. KEITH supported the redevelopment of a former mall site into Town Center Park, a 3-acre community space located in the heart of Sunny Isles Beach. The park features a playground, fitness trail, adult workout equipment, gazebo, and open lawn areas, while much of the property is preserved as state-protected wetland. A new Meditation Garden was introduced as a peaceful retreat for reflection, art, and nature appreciation. KEITH provided civil engineering and landscape architecture services for this transformative public space.

Plantation Heritage Community Canal Survey, Plantation, FL: Project Manager. KEITH provided hydrographic surveying services for two canals in the Plantation Park Community. The project limits include the 1 mile northern canval and the 0.25 mile southern canal.

Cypress Road Improvements, Plantation, FL: Surveyor. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Bella Vista Park, Sunny Isles Beach, FL: Task Manager. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team. All phases from early development and design through final construction documents are being developed by this team of industry professionals.

MARK MITCHELL

Subsurface Utility Engineering



EDUCATION

1992
AA, Arts, Saint Petersburg College

YEARS OF EXPERIENCE

Industry: 26
KEITH: 12

PROFESSIONAL REGISTRATIONS

OHS Construction Induction Training Certificate

OSHA Confined Space Entry

Rail Industry Safety Induction (RISI)

CSX Certified Safety Facilitator

OSHA 40-Hour Safety Training

PROFILE

As Director of Subsurface Utility Engineering (SUE) for KEITH's Utilities Division, Mark Mitchell is responsible for oversight of the day-to-day operations of all SUE projects, along with utility records research, conflict analysis, and determining if additional utility investigation is needed. He has completed projects from beginning phases through final delivery, including preparing and submitting fee proposals, client coordination, setting up projects for field crews, conducting field visits when troubleshooting is required, processing collected data, quality control, finalizing for delivery, and keeping clients informed daily. His experience includes creating DTMs, topos, TIN models, PNCs, and test hole summary spreadsheets. Mark serves as a liaison between the design team, utility agencies, and owners on behalf of clients to provide utility coordination, documentation, inter-coordination, and maintenance of files of all activities for each utility agency.

RELEVANT PROJECT EXPERIENCE

Surveying, Civil Engineering, and Landscape Architecture Continuing Services, Pompano Beach, FL: SUE Manager. KEITH is providing general engineering and geospatial services to the City on an as-needed basis on this ongoing continuing services contract. Some geospatial projects include South Cypress Road and SE 15th Court Intersection Design Survey; SE 13th Street Force Main Design Survey; SR A1A Survey/SUE Services from Hillsboro Boulevard to Terra Mar Drive; Permanent Emergency Generators Design Survey for City Hall and Public Safety Building; Santa Barbara Reuse Water Line Expansion; and North Riverside Drive Directional Drill Survey/SUE Services.

36 Acre Park-Platting, Parkland, FL: SUE Manager. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, SUE, and planning. The completed project will help build the foundation for future improvements to this community park.

Charlotte Burrie Civic Center, Pompano Beach, FL: SUE Manager. KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, administrative offices, conference rooms, 250-seat assembly hall, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building.

Hallandale Beach Boulevard Water Main Improvements, Hallandale Beach, FL: SUE Manager. KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, approximately 3,500-LF. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation.

Cypress Road Improvements, Plantation, FL: SUE Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering.

EUGENE KHASHPER

Utility Coordination



EDUCATION

1991
BS, Electrical Engineering, Gorkly College of Electronics

YEARS OF EXPERIENCE

Industry: 23
KEITH: 6

PROFESSIONAL REGISTRATIONS

Temporary Traffic Control Certification, Intermediate, 9096, 2015

PROFESSIONAL AFFILIATIONS

UESI Broward County Chapter, Vice Chair, Member

Florida Utilities Coordinating Committee, Member

PROFILE

Eugene Khashper has worked predominantly with FDOT Districts, and has extensive experience in permitting through governmental agencies. Eugene started his career as a project engineer, reviewing site plans, coordinating with utility providers, and overseeing utility installations and service connections. He later served as an in-house consultant for FDOT's D6 Construction Office, providing construction plans review at all project phases, utility coordination during design and construction of roadway projects, conflict resolution, and review of all utility certifications. Most recently, Eugene worked for FDOT D4's Utilities office where he was responsible for managing the utility office, which administered District Value Engineering and Cost Savings Initiatives. He also has experience in construction methods and design principles, as well as having vast knowledge of FDOT standards, procedures, and manuals (UAM, UPM, CPAM, etc.), is familiar with Florida Statutes governing utility agencies, and FDOT's process for determining utility agency compensable rights, and continues to foster great relationships with various designers and utility agency representatives.

RELEVANT PROJECT EXPERIENCE

36 Acre Park-Platting, Parkland, FL: Project Manager. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, utilities, and planning.

SR A1A Improvements, Pompano Beach, FL: UC. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. During project coordination it was determined that FDOT had a project overlapping the City's project. KEITH coordinated with FDOT to have the funds transferred to the City.

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Fire Station No. 52, Pompano Beach, FL: Task Manager. KEITH, under its continuing services agreement with the City, assisted the Client in developing a KEITH Campus project including a new stand-alone one-story annex building consisting of approximately 4,200-GSF. KEITH provided services to the Client including owner's representation and construction management.

Drainage Improvements At US-1 and NE 14th St, Pompano Beach, FL: UC. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and subsurface utility engineering for this improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks. This project area primarily consists of residential properties. Key components of the project include installation and reconstruction, storm drain piping, and enhance drainage functionality.

MIKE VONDER MEULEN, AICP

Planner



EDUCATION

1986
BS, Urban Planning, University of Cincinnati

YEARS OF EXPERIENCE

Industry: 39
KEITH: 12

PROFESSIONAL REGISTRATIONS

AICP, 55937, 1991

PROFESSIONAL AFFILIATIONS

Urban Land Institute (ULI), Member

Broward Planning, American Planning Association (APA) Section Newsletter, Member

Urban Planner Representative for the City of Fort Lauderdale CRA Board, Member

American Planning Association, Member

PROFILE

Michael Vonder Meulen has 39 years of local, national, and international experience in urban planning, zoning, and project management systems. Since 1986, Mr. Vonder Meulen's experience has included many phases of public sector and private sector land planning, site planning, and permitting services. He has directed project services from planning, design, and construction management throughout the United States, Caribbean, and South America.

RELEVANT PROJECT EXPERIENCE

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Planner. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects under this contract include: **Various Zoning Text Amendments:** New Mixed-Use/Entertainment District; Quasi-Judicial Proceedings; Signage; Live Local Act; **Site Plan Review of Major Developments:** Seneca Town Center (Wawa, Hospital & Extra Storage); Magnolia Townhomes; Prologis; Pembroke Oakes; Public Storage; Pembroke Villas; 95 Warehouse; Ekos Pembroke; **Comprehensive Plan Amendments:** SW 30th Avenue Mixed-Use/Entertainment District; Property Right Element; Trinity Broadcasting.

Fire Station No. 7 and Emergency Management Facility, Hallandale Beach, FL: Planner. KEITH assisted the Client, as subconsultant, in developing a KEITH Facility project that includes a 25,000-SF two-story fire rescue headquarters and emergency management facility including four apparatus bays and living quarters for up to 16 firefighters. In addition, the building houses space for the City's Fire Prevention Bureau offices, fire inspectors, plan review, and public education. KEITH provided full services to the Client including civil engineering, SUE, landscape architecture, public outreach, and construction management. The world-class facility is LEED Gold Certified.

Fire Station No. 113, Coconut Creek, FL: Planner. Under our continuing services contract for the City of Coconut Creek, KEITH was retained to provide due diligence and professional services for three potential and temporary fire station sites. KEITH's services included traffic engineering, planning, and civil engineering, providing due diligence findings reports, exhibit plans, and concept opinion of probable construction costs.

North Pompano Park Improvements, Pompano Beach, FL: Planner. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management.

Fire Station No. 52, Pompano Beach, FL: Planner. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

ANDREA HARPER

Planner



EDUCATION

1988
BA, Urban and Regional Planning, University of Louisiana

YEARS OF EXPERIENCE

Industry: 36
KEITH: 5

PROFILE

Andrea Harper brings 36 years of experience reviewing and processing land development applications for municipalities ensuring compliance with land development codes. Andrea was previously employed as a Principal Planner for the City of Riviera Beach performing a multitude of planning assignments associated with a municipality having beachfront properties, a thriving port, and a diverse population. Andrea was an independent project manager for new developments including industrial sites, commercial sites, residential sites, and a waterfront condominium. She reviewed all building permits for code compliance. Andrea prepared zoning verification letters and conducted zoning inspections. Drafting new ordinances and policies/procedures to address changing needs, she prepared staff reports and presentations to convey information to City officials. Andrea has also served Palm Beach County Government for 16 years as Site Planner II/Permanent On-Call Planner.

RELEVANT PROJECT EXPERIENCE

36 Acre Park-Platting, Parkland, FL: Planner. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, utilities, and planning.

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Project Manager. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects under this contract include: **Various Zoning Text Amendments:** New Mixed-Use/Entertainment District; Quasi-Judicial Proceedings; Signage; Live Local Act; **Site Plan Review of Major Developments:** Seneca Town Center (Wawa, Hospital & Extra Storage); Magnolia Townhomes; Prologis; Pembroke Oakes; Public Storage; Pembroke Villas; 95 Warehouse; Ekos Pembroke; **Comprehensive Plan Amendments:** SW 30th Avenue Mixed-Use/Entertainment District; Property Right Element; Trinity Broadcasting.

Police Headquarters, Fort Lauderdale, FL: Planner. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

Blanche Ely Estates, Pompano Beach, FL: Planner. KEITH is assisting the Client in developing a KEITH Life project including 36 single family homes, community clubhouse, tot lot/open space, and room for a splash pad. KEITH provides full services to the Client including civil engineering, landscape architecture, survey, SUE, and planning. The homes will be certified as affordable increasing the number of safe and affordable housing units for the residents of Pompano Beach.

Champlain Tower South Surfside Memorial, Surfside, FL: Planner. KEITH is the prime consultant for the Town leading the design and construction of the Memorial for the collapse of the Champlain Tower South. KEITH has lead extensive public and stakeholder engagements throughout the life of this sensitive project. KEITH provided full services for this project and has been working to manage the uses of the grants that support the development of the project. The project also requires coordination with multiple agencies including City, Miami-Dade, DERM, FDEP and FDOT.

MIKE AMODIO, AICP

Planner



EDUCATION

2015
MS, Public Administration, Florida Atlantic University

2011
BA, Urban and Regional Planning, Florida Atlantic University

YEARS OF EXPERIENCE

Industry: 15
KEITH: 14

PROFESSIONAL REGISTRATIONS

AICP, 31355, 2018

Certification X

Testing Certifications

PROFESSIONAL AFFILIATIONS

Florida Atlantic Planning Society, Member

American Planning Association (APA) Florida Chapter, Member

BIM Smart Foundation, Member

US Green Building Council South Florida Chapter, Member

Palm Beach County Environmental Resource Management Volunteer, Member

BuildingSMART, Member

PROFILE

Mr. Michael Amodio is a planning professional who has coordinated with various Municipal and County departments in obtaining development approvals for many types of projects, including residential, commercial, industrial and institutional uses. His specialty is site planning and municipal code research. He possesses the team coordination skills necessary to meet strict deadlines for various size projects. He also has experience in the Public Sector as a planning assistant for the City of Boynton Beach, where he performed research tasks of various land development regulations within South Florida's many municipalities. Mr. Amodio has extensive experience with many computer aided drafting programs to produce 2D and 3D products, as well as GIS applications. Specifically, his 3D design capabilities allow KEITH to help clients visually conceptualize how their project will take shape along every step of the planning process. He is affiliated with planning groups such as the American Planning Association, Florida Atlantic Planning Society and the U.S. Green Building Council.

RELEVANT PROJECT EXPERIENCE

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Planner. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects include various zoning text amendments, site plan review of major developments, and comprehensive plan amendments.

Parkland City Hall-Bldg Dept Wing Exp, Parkland, FL: Planner KEITH managed a 3,000 SF expansion of the City Hall building, which included 1,500 SF of records retention space and 1,500 SF of Building Department offices. The project involved modifying driveway access and installing a roll-up door for vehicular access to the records retention area, which also included space for scanning desks. Additional office space was provided for the Chief Building Official and partitioned areas for plan reviewers and inspectors. KEITH designed a new partition behind the staff receiving counter for privacy and addressed the loss of nine parking spaces by restoring the parking lot. The expansion required relocating a water main and installing 160 LF of gravity sewer and 230 LF of water main. KEITH developed the site plan in coordination with the architect and performed a topographic survey to locate all above-ground improvements and native tree species.

Youth Sports Complex, Pompano Beach, FL: Planner KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Broward County Convention Center Master Plan, Fort Lauderdale, FL: KEITH supported the Broward County Convention Center Expansion and Omn Planner i Fort Lauderdale Hotel project by providing local expertise in surveying, planning, conceptual civil engineering, and landscape architecture. Planning services included site history review, entitlement and DRI analysis, land use and zoning studies, parking analysis, visioning support, development scheduling, and regulatory coordination. The expansion delivered over 1.2 million SF of space, including a 350,000 SF exhibition hall, a 65,000 SF waterfront ballroom, 83,000 SF of retail and entertainment, 100,000 SF of parking, and a signature waterfront plaza with enhanced water taxi access.

KELLI SCHUELER, PLA, LEED AP

Landscape Architect



EDUCATION

2003
BS, Landscape Architecture,
Oklahoma State University

YEARS OF EXPERIENCE

Industry: 22
KEITH: 8

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,
LA6667565, 2021

Professional Landscape Architect,
2959, TX, 2014

LEED AP

PROFILE

An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies and sustainable best practices is combined with a creative approach that is detail oriented, ensuring designs are implemented both efficiently and accurately. Kelli has a wide range of project experience, but is most motivated by the opportunity to create special moments within the urban environment where hardscape and architectural elements are thoughtfully combined with green space to create impactful places of respite and community within the urban core.

RELEVANT PROJECT EXPERIENCE

Annie Gillis Park, Pompano Beach, FL: Landscape Architect. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture.

Covered Bridge Park, Parkland, FL: Landscape Architect. KEITH assisted the Client, under its continuing services contract, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management.

Fire Station No. 52, Pompano Beach, FL: Landscape Architect. KEITH, under our continuing services agreement with the City for GO Bond ImproLandscape Architect. vement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

Pine Trail Park, Parkland, FL: Landscape Architect. KEITH, under our continuing services agreement with the City, assisted the Client in developing a KEITH Play project that included the revitalization of Pine Trails Park Playground and Field. KEITH provided full services to the Client including geospatial and civil engineering, landscape architecture, and construction management.

Police Headquarters, Fort Lauderdale, FL: Landscape Architect. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

Arts and Cultural Center, Hollywood, FL: Landscape Architect. KEITH assisted the Client with the redevelopment of a KEITH Campus project that includes a 5,400-SF education space for dance, music, visual arts, and new media, galleries, administrative offices, and an outdoor courtyard. KEITH provided full services to the Client including survey and mapping, civil engineering landscape and irrigation design, and construction observation.

ABBY SUTTON, PLA, ASLA

Landscape Architect



EDUCATION

2016
BS, Landscape Architecture, Purdue University

YEARS OF EXPERIENCE

Industry: 9
KEITH: 7

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect, LA6667617, FL, 2022

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects (ASLA), Member

PROFILE

Abigail Sutton is a Landscape Architect and Project Manager at KEITH. Abby has a wide variety of experience having worked on projects in Texas, Florida, Indian, and beyond. Her range of experience comprises of both public and private sector work including parks design, bicycle corridor planning, urban plazas, streetscapes, mixed-use developments, and various master planning efforts including communities, college campuses, resorts, and a super yacht marina. She has a well-rounded project approach balancing creativity and practical problem-solving and has led multi-discipline teams from concept design through construction documents. Abby is motivated by building relationships with clients and key collaborators and is passionate about enhancing the built environment through sustainable and innovative design solutions, while preserving vital assets of the natural environment.

RELEVANT PROJECT EXPERIENCE

Youth Sports Complex, Pompano Beach, FL: Project Manager. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Covered Bridge Park, Parkland, FL: Landscape Architect. KEITH assisted the Client, under its continuing services contract as prime, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management.

DC Alexander Park, Fort Lauderdale, FL: Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Police Headquarters, Fort Lauderdale, FL: Landscape Architect. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management.

Intracoastal Courtsport Complex, Sunny Isles Beach, FL: Landscape Architect. Part of KEITH's continuing services agreement with the City of Sunny Isles Beach, this project includes the development of a KEITH Play project consisting of a new downtown park. KEITH provided services to the Client including survey, civil engineering, planning, and landscape architecture. Through a subconsultant, geotechnical and site lighting were coordinated. KEITH coordinated a multi-disciplinary team to manage the project development from the initial design phase through construction documentation.

GEOFF CAMPBELL, RLA, ISA

Transportation Landscape Architect/Arborist



EDUCATION

2008
BS, Landscape Architecture,
University of Georgia

YEARS OF EXPERIENCE

Industry: 17
KEITH: 4

PROFESSIONAL REGISTRATIONS

ISA Certified Arborist, 9509A

LEED AP+BD C, GBCI, 1217830

Professional Landscape Architect, LA6667219, FL, 2015

Professional Landscape Architect, 01/3615, MD, 2011

Professional Landscape Architect, 1533, SC, 2021

Professional Landscape Architect, 1387, TN, 2024

PROFESSIONAL AFFILIATIONS

Boynton Beach Recreation and Parks Board

PROFILE

Geoff joined the KEITH Team in 2021, bringing over 17 years of landscape architecture project management and high-quality design and construction documentation experience. With a strong technical background and proactive, trans-disciplinary approach, Geoff puts emphasis on sustainable design. He is a creative problem solver with vast expertise in FDOT standards and practices, site design and detailing, hardscape and planting design, roadway and streetscape design, site analysis and feasibility, plant health care and diagnosis, tree preservation, selective clearing and grubbing, construction documents, specification development, construction administration and inspections, grading and drainage design and coordination, sustainability and innovation, and irrigation analysis and design for streetscapes, parks, residential developments and commercial sites.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SR A1A Improvements, Pompano Beach, FL: Landscape Architect. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. During project coordination it was determined that FDOT had a project overlapping the City's project. KEITH coordinated with FDOT to have the funds transferred to the City.

DC Alexander Park, Fort Lauderdale, FL: Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Port Everglades Bypass Road, Fort Lauderdale, FL: Landscape Architect. As a subconsultant, KEITH was retained to provide geospatial services including survey and mapping, subsurface utility engineering, and utility coordination, and landscape architecture services for the design of a new two-lane roadway. The project includes two bridges, relocation of the Spangler security check point and six intersections.

SW 6th St and SW 78th Avenue, Plantation, FL: Landscape Architect. KEITH provided designed and implemented corridor improvements. The project aimed to enhance multi-modal transportation and neighborhood aesthetics through a complete streets approach. KEITH developed and evaluated three planning alternatives with cost estimates, addressing bicycle and pedestrian connectivity, traffic flow, landscaping, lighting, and drainage. This phase also included surveying and public engagement.

SARAH LANDUCCI, ISA

Landscape Designer, Arborist



EDUCATION

2011
BS, Environmental Studies,
University of Central Florida

YEARS OF EXPERIENCE

Industry: 11
KEITH: 10

PROFESSIONAL REGISTRATIONS

ISA Certified Arborist, FL-10034A, 2023

PROFILE

Sarah Landucci, born and raised in South Florida, understands the flora and fauna, challenges, and nuances of the regional landscape. Sarah has a wide range of experience with landscape design, from working in botanical gardens to public parks and private sector projects. She has worked as a Landscape Designer and Project Manager at KEITH for more than nine years and been involved with projects from start to finish—from conceptual planning to design development and following through to construction. She has a passion for connecting people to the natural environment and strives to create sustainable designs to enhance our communities.

RELEVANT PROJECT EXPERIENCE

General Civil Engineering and Inspection Services, Parkland, FL: Task Manager. KEITH, under our continuing services contract with the City, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering, landscape architecture, planning, survey, transportation, and inspection services on an as-needed basis.

Government Center Breezeway, Coconut Creek, FL: Landscape Designer. KEITH assisted the Client, under its continuing services contract with the City, as a subconsultant, in developing a KEITH Campus project that included conceptual master planning for the Government Center breezeway, courtyard, and parking area, as well as schematic level designs for the breezeway. KEITH provided services to the Client including geospatial, civil engineering, landscape architecture, and environmental public art and design.

Annie Gillis Park, Pompano Beach, FL: Project Manager. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture.

Fire Station No. 52, Pompano Beach, FL: Landscape Designer. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

DC Alexander Park, Fort Lauderdale, FL: Landscape Designer. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: Landscape Designer. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction management services. In 2022, the park was named the Trip Advisors Traveler's Choice award, the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

JON WEYMOUTH, PE

Construction Program Management



EDUCATION

1990
BS, Architectural Engineering,
University of Miami

YEARS OF EXPERIENCE

Industry: 35
KEITH: 14

PROFESSIONAL REGISTRATIONS

Professional Engineer, 52802, 1998

SFRTA Contractor Safety Training

Qualified Florida Construction Stormwater Management Inspector

Temporary Traffic Control Certification, Intermediate, 75781

Temporary Traffic Control Certification, Advanced, 81960

OSHA 10-Hour Safety Training

CTQP Quality Control Manager

PROFILE

Jon Weymouth has more than three decades of experience in the planning, design, permitting, and construction of heavy transportation, utility, and civil and environmental engineering projects. His work involves the supervision of engineering and technical personnel engaged in the design and construction of public and private sector improvements. Past projects include major transportation infrastructure projects such as airports, bridges, highways, and roadways. This is in addition to civil land development, recreational facilities, and environmental mitigation projects. Additionally, he has extensive knowledge and effective experience coordinating with FEC, as well as with permitting and federal agencies such as FDOT and FAA. He is very familiar with and fully qualified to implement and control the guidelines and requirements established by these agencies.

RELEVANT PROJECT EXPERIENCE

Annex Building Addition, Plantation, FL: Construction Administration. KEITH, under its continuing services agreement with the City, assisted the Client in developing a KEITH Campus project including a new stand-alone one-story annex building consisting of approximately 4,200-GSF. KEITH provided services to the Client including owner's representation and construction management. The finished facility provides a valuable asset for the safety and stability of the community.

Pier Parking Garage, Pompano Beach, FL: Construction Administration. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The parking garage includes five stories, 662 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space. As part of the design-build team, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: Construction Administration. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction management services. In 2022, the park was named the Trip Advisors Traveler's Choice award, the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

MLK Blvd Improvements, Pompano Beach, FL: Construction Administration. This area was part of the CRA's "Downtown Pompano Connectivity Plan". Improvements included multi-modal friendly streetscape with landscape/hardscape beautification. KEITH, under a continuing services agreement, assembled a multi-disciplinary team to complete all design aspects. As the Lead/Prime consultant, KEITH was responsible for overall team management, engineering, permitting, planning, surveying, public consensus, and construction management.

Fire Station No. 52, Pompano Beach, FL: Construction Administration. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

STEVE HIGH

Inspector



EDUCATION

1972
Courses Completed, Broward College

Courses Completed, Palm Beach College

YEARS OF EXPERIENCE

Industry: 53
KEITH: 18

Asphalt Paving L1

Concrete Field Inspector Spec

Final Estimates L1

Nuclear Radiation Safety

A3 ACI Concrete Field Technician - Grade 1

SFRTA Contractor Safety Training

Temporary Traffic Control Certification, Advanced

OSHA 40-Hour Safety Training

Earthwork Construction L1

PROFILE

Steve High joined the firm in 2008 and has 53 years of experience in land development, project management, roadway and utility construction inspection. He has managed daily construction activities relating to earthwork operations, asphalt paving, utility relocations, concrete placement and drainage pipe installation. His experience includes preparing daily inspection reports on all activities, job progression, personnel and equipment, as well as interfacing with contractors on behalf of clients and accountability for job site coordination. His current capacity of Senior Construction Inspector requires monitoring and inspection of all phases of construction work, as well as coordination with clients, contractors, public agencies, utilities and affected property owners. His experience includes project management and field engineering inspection experience for both public and private projects.

RELEVANT PROJECT EXPERIENCE

Dania Beach Public Safety Facility No. 93: Inspector. The project site is located within a predominately residential area. The project involved platting, extensive community outreach, and major infrastructure improvements. KEITH provided engineering and construction engineering inspection (CEI) services including water, sewer, paving, grading & drainage design, permitting. KEITH was instrumental in working with the County and City officials to obtain all the necessary approvals. KEITH also worked closely with the contractor to assist in obtaining building permits through the City of Dania Beach and Broward County and was asked to act as liaison.

Bermuda Riviera Watermains, Fort Lauderdale, FL: Inspector. KEITH, under its continuing services contract with the City, assisted the Client in developing a KEITH Water project that included improvements and replacement of undersized and deteriorated water mains in the residential neighborhood of Bermuda Riviera, upgrading the existing 6" diameter water mains one nominal size to 8" diameter, replacing existing 8" water mains with new, and installing fire hydrants along the nine dead-end finger streets, and installation of two subaqueous crossings. The KEITH Team assisted the Client in civil design from beginning to completion, survey, SUE, and permitting with jurisdictional agencies including City of Fort Lauderdale, Florida Department of Environmental Protection, Broward County Environmental Engineering and Permitting Division, Broward County Traffic Engineering Division, Army Corps of Engineers, U.S. Coast Guard, and FDOT.

CEI Services for SR 7 Median Enhancement, Coconut Creek, FL: Inspector. Under our continuing services contract for the City and under an FDOT LAP awarded grant, the KEITH Team was provided CEI service for a median restoration approximately one mile in length. KEITH is a prequalified CEI provider by FDOT.

Colonial Drive Traffic Calming, Margate, FL: Inspector. KEITH, under its continuing services contract with the CRA, provided Phase 1 of traffic calming, pedestrian routing and streetscape improvements containing approximately 500-LF of local roadway.

Main Beach Parking Lot Seating Project, Deerfield Beach, FL: Inspector. As a task work order under KEITH's long-term continuing services contract, KEITH provided professional engineering services including the modification of an existing retaining wall along the east side of the main beach parking lot, constructing a 3-seat high concrete seating step area. The project included modifications to the curb on S. Ocean Way to facilitate stage delivery inclusive of anti-sleeping and anti-skateboarding design. KEITH's services included specific purpose survey, paving and grading, demolition and erosion control, pavement markings and signage, construction observation and construction certification for the .25-acre space. The project was permitted through the Florida Department of Environmental Protection.

MORRIS SMITH, JR.

Inspector



EDUCATION

2000
BS, Business Administration, Florida Memorial College

YEARS OF EXPERIENCE

Industry: 29
KEITH: 23

PROFESSIONAL REGISTRATIONS

Concrete Field Inspector Spec

SFRTA Contractor Safety Training

Final Estimates L2

Final Estimates L1

A3 ACI Concrete Field Technician - Grade 1, 01242185

Earthwork Construction L2, 3021229

Nuclear Radiation Safety, 92043

Temporary Traffic Control Certification, Intermediate, 66360

Earthwork Construction L1, 3005160

Asphalt Paving L1

Asphalt Paving L2, 3023713

OSHA 10-Hour Safety Training

PROFILE

Morris Smith joined the firm in 2003 and has 24 years of experience in roadway and utility construction inspection. He has overseen daily construction activities relating to earthwork construction, asphalt paving, land surveying, utility relocations, concrete pours, and fuel line and drainage pipe installation. Morris' experience includes preparing daily inspection reports on all activities, job progression, personnel and equipment as well as interfacing with contractors on behalf of clients and accountability for job site coordination. His current capacity of Senior Construction Inspector requires monitoring and inspection of all phases of construction work, as well as coordination with public agencies, clients, contractors, utilities and affected property owners.

RELEVANT PROJECT EXPERIENCE

Youth Sports Complex, Pompano Beach, FL: Inspector. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Pompano Reclaimed Water III CEI: Inspector. The City of Pompano Beach Department of Public Works selected KEITH to provide additional construction administration services for this reclaimed water distribution main project. The scope consisted of furnishing and installing a new system along five separate corridors and KEITH provided a RPR and other field staff to assist in observation and administration through issuance of a certificate of substantial completion.

Quiet Waters Park, Deerfield Beach, FL: Inspector. KEITH, as subconsultant to Walters Zackria Architects, assisted the Client in developing a KEITH Play project that includes complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance, construction of a new maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of parking lots and sidewalks to meet ADA criteria, and drainage/water distribution/wastewater collection improvements at the 427-acre site. KEITH provided survey, civil engineering design, permitting, and construction observation services to the Client. The KEITH Team assisted the Client in the design and permitting of several lift stations, force mains, and/or septic systems throughout the park to provided sanitary sewer service to these isolated improvements.

North Pompano Park Improvements, Pompano Beach, FL: Inspector. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site that is home to the Pompano Eagles youth football team. KEITH provided full services including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management from the early planning stages.

Tamarac Fire Station #36, Tamarac, FL: Inspector. KEITH provided professional services under West Architecture + Design, LLC for landscape architecture and civil engineering. KEITH focused efforts towards arbor, paving, grading, drainage, water distribution and sanitary sewer, storm water, and permitting. The project site remained active through the project duration.

BRIAN EDDINGTON

Inspector



EDUCATION

High School Diploma
Old Dillard Community School

YEARS OF EXPERIENCE

Industry: 34
KEITH: 1

PROFESSIONAL REGISTRATIONS

Department of Environmental Protection, Water Distribution Level 1 License

Mitchell Training Inc., Wastewater Collections Class C License

Certificate in FEMA classes 100, 200, 700, & 800

OSHA Excavation

PROFILE

With more than 34 years of experience in governmental project inspection services, Brian Eddington is a seasoned professional in his field. He possesses extensive knowledge in a variety of areas, including: Roadway project inspections, Street resurfacing, Concrete sidewalk repairs and replacement, Water mains, Bridges utility repairs, Seawalls, Curbs and gutters, and numerous other capital improvement projects (CIP). As a former crew leader for the City of Fort Lauderdale, Brian has a deep understanding of the daily operations within South Florida's governmental agencies, making him a valuable asset in managing and executing public works projects.

RELEVANT PROJECT EXPERIENCE

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Inspector. KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

DC Alexander Park, Fort Lauderdale, FL: Inspector. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community.

Sunny Isles Beach Intracoastal Courtsport Complex, Sunny Isles Beach, FL: Inspector. Part of KEITH's continuing services agreement with the City of Sunny Isles Beach, this project includes the development of a KEITH Play project consisting of a new downtown park. KEITH provided services to the Client including survey, civil engineering, planning, and landscape architecture. Through a subconsultant, geotechnical and site lighting were coordinated. KEITH coordinated a multi-disciplinary team to manage the project development from the initial design phase through construction documentation.

Arts & Cultural Center, Hollywood, FL: Inspector. KEITH assisted the Client with the redevelopment of a KEITH Campus project that includes a 5,400-SF education space for dance, music, visual arts, and new media, galleries, administrative offices, and an outdoor courtyard. KEITH provided full services to the Client including survey and mapping, civil engineering including paving, grading and drainage, water distribution and sanitary sewer plans, stormwater prevention, hardscape and paving, landscape and irrigation design, and construction observation. The KEITH Team assisted with the site plan and site development of all onsite improvements. This was the first project in the City's plan to modernize and increase capacity for arts programming at the 1.2-acre site. Future expansion will include construction of a new performing arts studio and renovation of gallery spaces.

Relevant Project Experience

Our firm has extensive experience providing both engineering and operational services across multiple municipal contracts.

For example, on several CSC contracts, including the City of Parkland, Lighthouse Point, City of Boca Raton, and City of West Palm Beach, we deliver comprehensive engineering services for the design and construction of individual projects. These services include project planning, design development, and construction oversight. In addition to engineering, we augment municipal staff and provide operational support such as:

- Permit plan reviews
- Extension of planning staff
- Construction inspections
- Engineering plan reviews

This dual approach ensures municipalities maintain continuity of operations while advancing critical infrastructure projects.

Integration Experience:

Our team has successfully overseen the integration of engineering and operational services on multiple contracts. For instance:

City of Boca Raton: We combined design engineering for roadway improvements with on-site inspection and permit review services, ensuring seamless coordination between project delivery and regulatory compliance.

City of West Palm Beach: We managed both engineering design for stormwater improvements and operational support through staff augmentation, enabling the city to meet aggressive timelines without sacrificing quality.

In each case, we utilized a collaborative approach—leveraging in-house expertise and, when appropriate, sub-consultants—to align engineering deliverables with operational needs. This integration has consistently resulted in improved efficiency, reduced project delays, and enhanced client satisfaction.

Personnel Commitment

KEITH commits that the key personnel listed in this proposal will remain assigned to the project throughout the contract term. Any changes will be submitted in writing with qualifications of proposed replacements for prior approval.



ALEX LAZOWICK, PE, PMP, ENV SP
PRINCIPAL-IN-CHARGE

TOWN OF PEMBROKE PARK
FLORIDA
The Small Town that Means Big Business



GREG CHAVARRIA, PMP, CISSP
CLIENT SERVICES



STEVE WILLIAMS, PE
QA/QC MANAGER



MICHAEL PINZON, PE
PROJECT MANAGER

CIVIL ENGINEERING

FERNANDO VAZQUEZ, PE
CIVIL ENGINEER

MIKE CARTOSSA, PE
CIVIL ENGINEER

NILES WARRICK, PE, CFM, ENV SP
CIVIL ENGINEER

RAFA CASTRO, PE, PMP, ENV SP
CIVIL ENGINEER

CARLOS SALTOS, EI
CIVIL ENGINEER

DRAINAGE & STORMWATER

OMAR RODRIGUEZ, PE, CFM, ENV SP
STORMWATER ENGINEER

CAVEL WILLIAMSON, PE
STORMWATER ENGINEER

FRANCISCO PEILLARD, PE
STORMWATER ENGINEER

TOM GREEN, PE
STORMWATER ENGINEER

TRANSPORTATION, TRAFFIC & ROADWAY ENGINEERING

LORI TREVIRANUS, PE, RSP1
TRANSPORTATION ENGINEER

CHRISTINA YERO, PE
TRANSPORTATION ENGINEER

MIKE HERON, PE
TRANSPORTATION ENGINEER

HARRISON LAZOWICK, PE
TRANSPORTATION ENGINEER

LANDSCAPE ARCHITECTURE

KELLI SCHUELER, PLA, LEED AP
LANDSCAPE ARCHITECT

GEOFF CAMPBELL, PLA, ISA
LANDSCAPE ARCHITECT/ARBORIST

ABBY SUTTON, PLA, ASLA
LANDSCAPE ARCHITECT

SARAH LANDUCCI, ISA
LANDSCAPE DESIGNER/ARBORIST

SURVEY & MAPPING

BRYAN MERRITT, PSM
SURVEYOR

CHUCK SCHRAMM, PSM
SURVEYOR

NORIETTE ALVAREZ, PSM
SURVEYOR

MARK MITCHELL
SUBSURFACE UTILITY ENGINEER

EUGENE KHASPER
UTILITY COORDINATION

CONSTRUCTION ENGINEERING INSPECTION

JON WEYMOUTH, PE
CONSTRUCTION PROGRAM MANAGEMENT

STEVE HIGH
INSPECTOR

MORRIS SMITH, JR.
INSPECTOR

BRIAN EDDINGTON
INSPECTOR

PLANNING & COMMUNITY DEVELOPMENT

MIKE VONDER MEULEN, AICP
PLANNER

ANDREA HARPER
PLANNER

MIKE AMODIO, AICP
PLANNER

TAB 4.6

RELEVANT COMPLETED PROJECT EXPERIENCE

HALLANDALE BEACH BOULEVARD (S.R. 858) WATER MAIN IMPROVEMENTS

OWNER
City of Hallandale Beach

CLIENT
City of Hallandale Beach

PROJECT DURATION
2022 - 2025

REFERENCE
Peter Kunen
Assistant Director of Public Works/City Engineer
400 S Federal Hwy
Hallandale Beach, FL 33009
954-457-1300
pkunen@hallandalebeachfl.gov

COST
Initial Contract Award: N/A

KEITH Design Fee: $242,650

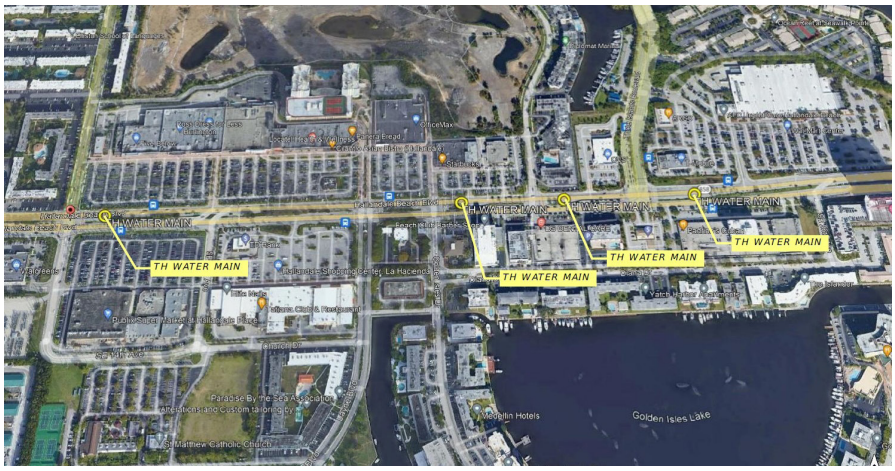
Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: 0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Civil Engineering



KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

ASBESTOS CEMENT PIPE REPLACEMENT
Deerfield Beach, FL

OWNER
City of Deerfield Beach

CLIENT
City of Deerfield Beach

PROJECT DURATION
2024 - 2025

REFERENCE
Sarah Ricci
210 Goolsby Blvd.
Deerfield Beach, FL 33442
sricci@deerfieldbeachfl.gov
954-480-4200

KEITH PRACTICE LINE
Access

COST
Initial Contract Award: $284,370.00

KEITH Design Fee: $330,020

Construction Estimate: N/A

Change Orders: N/A

Total Value of Change Order: N/A

Change Orders to Design Contract and Dollar Value: 1/ $45,650.00

RFQ DISCIPLINE
Civil Engineering



KEITH was contracted by the City of Deerfield Beach, under its continuing services contract, to identify the water mains consisting of asbestos cement pipe (ACP) within the City's Community Development Block Grant (CDBG) limits and prepare a technical memorandum for the removal and replacement of the portions of the City owned water distribution system that consists of ACP. KEITH provided Civil Engineering services for the City.

The limits of the ACP within the City's water distribution system were identified by utilizing the City's Utility Atlas that was provided to KEITH as a baseline. KEITH reviewed the City's Utility Atlas and as-built plans to eliminate the number of water mains designated with an unknown pipe material. The water mains designated with an unknown pipe material during the desktop review were investigated in the field by the KEITH team to confirm the pipe material and update the City's GIS.

The technical memorandum prepared identified future Capital Improvement Projects (CIP) based on the limits of the ACP water main within the City's water distribution system, monetary budget limits for each future CIP, and the duration of the overall ACP replacement program. The memorandum also will guide the City, consulting engineers, and contractors through the process of a typical future CIP for this program. It identifies the various methods that are currently acceptable by US EPA and the local jurisdictions for the removal and replacement of the ACP, typical design details, typical specifications, and typical permitting requirements.

BCWWS PROFESSIONAL ENGINEERING SERVICES
Broward County, FL

OWNER

Broward County Water Wastewater Services (BCWWS)

CLIENT

BCWWS

LOCATION

Broward County, FL

PROJECT DURATION

2016 - Ongoing

REFERENCE

George Serbanescu
Construction Project Manager
2555 West Copans Road,
Pompano Beach, FL 33069
(954) 831-0891
gserbanescu@broward.org

KEITH PRACTICE LINE

KEITH Water

COST

Initial Contract Award: $30,000.00

KEITH Design Fee: amount varies per work order

Construction Estimate: N/A

Change Orders: N/A

Total Value of Change Order: N/A

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Civil Engineering







Under this continuing engineering services contract, KEITH supported BCWWS with the planning, design, and construction support for various utility infrastructure improvements. These efforts include water distribution, wastewater collection, and stormwater management systems. A key focus of the contract is the implementation of the Septic Tank Elimination Program, which involves the extension of short sanitary sewer lines to serve small clusters of previously unserved properties. As the Prime Consultant, KEITH is responsible for delivering comprehensive engineering services throughout the project lifecycle. Projects under this program include:

- District 3A STEP Area 3A-N Design and Construction: Fee: $85,127.42. This project entails approximately 36 septic tank eliminations and incorporation of a new gravity sewer system lift station in the City of Hollywood (District 3A-N) on SW 33rd Ave, SW 32nd Terr, SW 33rd Terr, and the north half of Stirling Road (SR 848). This project was divided in two phases; preliminary analysis to select a lift station and the design/procurement/construction services to implement the preliminary analysis.

  Phase 1: Preliminary analysis of options and their construction cost, as required for the site selection for the construction of a sanitary sewer lift station to service 36 customers in the project area. The work includes a community outreach program to interact with homeowners for the site selection and securing of 30' x 30' easement for a sanitary sewer lift station.

  Phase 2: The project entails the construction of approximately three thousand feet (3,000') of 8" gravity sanitary sewer main, 15 maintenance access structures, 1 pump station, one thousand four hundred feet (1,400') of 6" force main to the existing Stirling Road force main and associated service lines and cleanouts. The project has the potential to eliminate 36 septic tanks. New utilities for the project will be constructed within SW 33rd Avenue SW 32nd Terrace and Stirling Road.

- District 1 STEP Area 3A-H: Fee: $ 67,528.83. This project entails the construction of approximately 400 LF of 8" PVC watermain, 2 maintenance access structures and associated service lines and cleanouts. The proposed project has the potential to eliminate approximately 50 septic tanks from the adjacent mobile home park. The proposed gravity sewer is to be located on Griffin Rd. and SW 24th Ave.

- District 3A STEP Area 3A-E1 & E2: Fee: $96,483.34. This project consisted of extending sanitary sewer laterals to properties located along SW 40th Ave from an existing gravity sewer main on SW 40th Ave (Area 3A-E2). The original project entailed the construction of approximately 700 linear feet of 8" PVC, 2 sanitary

sewer maintenance access structures and associated service lines and cleanouts. However, the design team was able to come up with a solution to minimize the work necessary. This project included a new sanitary sewer service lateral to connect the existing land use at 5020 S SR 7 to the existing WWS gravity sanitary sewer system located on the abutting SW 45th Ave./SW 50th St. roadways (Area 3A-E1). The project has the potential to eliminate 5 septic tanks.

- District 3A STEP Area 3A-D: Fee: $236,695.94. The project entails the construction of approximately 3,250 linear feet of 8" PVC gravity sewer, 10 maintenance access structures and associated service lines. The proposed project has the potential to eliminate several septic systems that currently serve businesses in an industrial park generally located southwest of the intersection of SR 84 and I-95.
- District 3A STEP Area 3A-L1: Fee: $62,132.07. This project consisted of extending public gravity sanitary sewer to properties located at the Northwest corner of Stirling Road and SW 25th Ave from an existing gravity manhole located in SW 25th Ave. The project entailed the construction of approximately 50 linear feet of 8" PVC, 1 sanitary sewer maintenance access structures and associated service laterals. The proposed project has the potential to eliminate 2 or 3 septic tanks and extend public sanitary sewer to 2 vacant lots.
- District 3A STEP Area 3A-B: Fee: $29,915.32. This project entailed the evaluation and selection of a sewer system and utility corridor to serve business properties in a boat marina entered exclusively through Marina Rd. from West SR84. This project has the potential to eliminate 5 septic tanks from the existing marina business west of Secret Woods Nature Center, Fort Lauderdale. This project included the evaluation of 2 public sewer system design options and also extending water main to serve the existing properties.
- District 3A STEP Area 3A-F1: Fee: $143,611.70. The project consisted of extending public sanitary sewer to properties located along SW 22nd Ave., SW 22nd Terr, SW 21st Ave./Anglers Rd., and SW 42nd St. from an existing gravity manhole located at the NW corner of SW 22nd Terr and SW 42nd St. The project entailed the construction of approximately 1100 linear feet of 8" PVC, 6 sanitary sewer maintenance access structures and associated service laterals. In addition, the project entailed upgrading the existing water main from a 4" to a 6". The water main extension was approximately 875 LF. The project has the potential to eliminate 4 septic tanks.
- District 1 STEP Area 1-B: Fee: $99,002.98. The project extended public sanitary sewer to properties located along Commercial Boulevard and NW 37th Avenue from an existing gravity manhole located at the Northeast corner of property addresses 3833 Commercial Boulevard. The project entailed the construction of approximately 950 linear feet of 8" PVC, 3 sanitary sewer maintenance access structures and associated service laterals. The project has the potential to eliminate 7 septic tanks.
- Lead and Copper Inventory: Fee: $499,983.56. This project entails assistance to the County to address the latest EPA executive order regarding lead in drinking water, which was last updated in August of 2022. KEITH reviewed existing records on both the public and private side and prepared an inventory of the sources where lead may be present in the existing drinking water system. The inventory is to be used to populate a GIS database that can be continually updated. KEITH also helped with the preparation of a Standard Operating Procedure (SOP) outlining the service line replacement plan as part of this first phase. The County performed the necessary testing and public outreach in areas where lead had been identified. In areas where information was insufficient, test holes were performed as part of the second phase of this project along with executing the SOP.
- Water Service Material Validation: $486,164.66. KEITH was tasked with the Water Service Material Validation project. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of existing water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations to verify service line materials, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

ANNIE GILLIS PARK
Pompano Beach, FL

OWNER
City of Pompano Beach

CLIENT
City of Pompano Beach

PROJECT DURATION
2018 - 2022

REFERENCE
Wade Collum
Urban Forester
100 Atlantic Blvd
Pompano Beach, FL 33060
(954) 545-7766
wade.collum@copbfl.com

COST
Initial Contract Award: $70,836

KEITH Design Fee: $72,059

Construction Estimate: $1,300,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

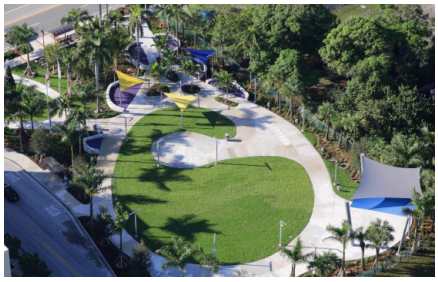
RFQ DISCIPLINE
Civil Engineering

Landscape Architecture

Planning and Community Development







KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces for events ensuring that, when not being used for events, the day-to-day visitor feels comfortable in the space. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture. The KEITH Team assisted the Client with integrated drainage plans allowing a resilient approach to infrastructure creating a functioning park with plaza, fitness areas, signage, and special events lawn. The project has become a focal point of the neighborhood at MLK Boulevard and NW 6th Avenue welcoming visitors and hosting events throughout the year.

CYPRESS ROAD IMPROVEMENTS
Plantation, FL

OWNER
City of Plantation

CLIENT
City of Plantation

PROJECT DURATION
2024 - Ongoing

REFERENCE
Samira Shalan, PE
City Engineer
400 NW 73rd Ave.
Plantation, Florida 33317
954-797-2282
sshalan@plantation.org

COST
Initial Contract Award: N/A

KEITH Design Fee: $570,255.42

Construction Estimate: N/A

Change Orders: 0

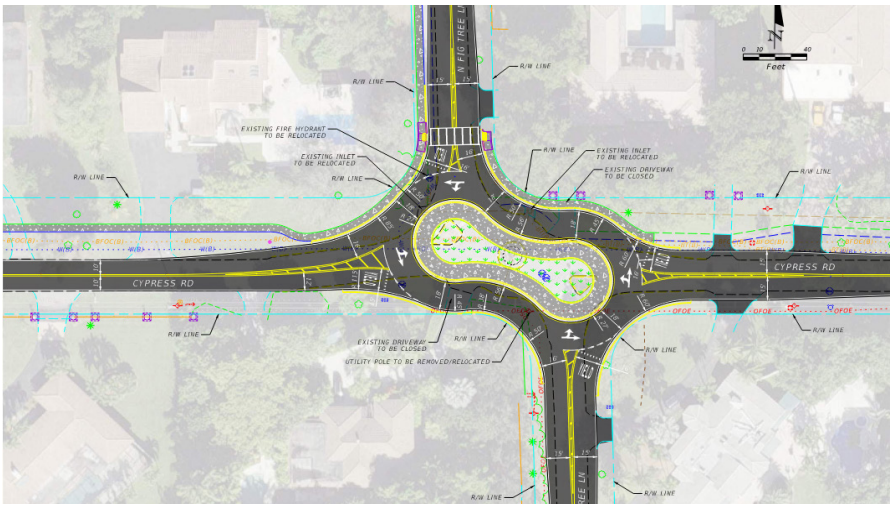
Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Transportation Engineering

Landscape Architecture

Surveying and Mapping



KEITH, under a continuing services contract with the City, assisted with development of this project involving signal upgrades, milling and resurfacing, roundabout design, drainage improvements, additional sidewalk, and the addition of corridor-wide sharrow pavement markings and respective signage. Services KEITH provided include survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage, drainage permitting, and landscape and irrigation plans. KEITH also managed a team of professional contractors providing lighting analysis and design and geotechnical services.

WASHINGTON STREET & 72ND AVENUE MOBILITY IMPROVEMENTS Hollywood, FL

OWNER

Florida Department of Transportation (FDOT), D4

CLIENT

Broward Metropolitan Planning Organization (MPO)

PROJECT DURATION

2018 - 2023

REFERENCE

Fazal Qureshi
100 West Cypress Creek Road
Suite 850,
Fort Lauderdale, FL 33309
954-876-0071
qureshif@browardmpo.org

COST

Initial Contract Award: N/A

KEITH Design Fee: $814,730

Construction Estimate: $1,361,339

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE

Transportation Engineering

Landscape Architecture

Surveying and Mapping







KEITH assisted the Client in the development of this KEITH Access design project including the addition of bicycle lanes and pedestrian improvements to each corridor (FPID 431770-1). KEITH provided full services to the Client including roadway, drainage, signing and pavement marking, ADA compliance, landscape design, survey, subsurface utility engineering, utility coordination, geotechnical engineering, and public involvement. This is a Broward County Metropolitan Planning Organization (MPO) funded project while FDOT District 4 is the client and project facilitator. The KEITH Team's extensive experience coordinating multiple agencies and stakeholders were key factors in the successful completion of this community project.

SR A1A STREETSCAPE IMPROVEMENTS SIGNALIZATION
Pompano Beach, FL

OWNER
City of Pompano Beach

CLIENT
City of Pompano Beach

PROJECT DURATION
2021 - 2024

REFERENCE
Fernand Thony
G.O. Bond Director
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
954-786-4683
Fernand.Thony@copbfl.com

COST
Initial Contract Award: N/A

KEITH Design Fee: $37,700

Construction Estimate: $19,000,000

Change Orders: 0

Total Value of Change Order: $0

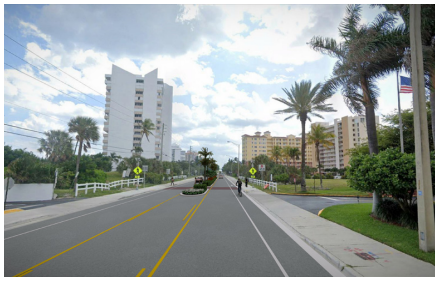
Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Transportation Engineering

Surveying and Mapping







The streetscape from Sunset Lane to the Hillsboro Inlet included the addition of ADA compliance upgrades, landscaped medians, widened sidewalks where right-of-way is available, street lighting, and landscape improvements. KEITH services included traffic engineering, transportation engineering, survey, subsurface utility engineering, civil engineering, landscape design, and construction engineering inspection. During early project coordination, it was determined that FDOT had an overlapping project with the City's planned project. We were able to coordinate the transfer of FDOT funds to the City of Pompano Beach to increase the construction budget on the City's project.

THE POMP
Pompano Beach, FL

OWNER
The Cordish Companies

CLIENT
The Cordish Companies

REFERENCE
Corey Long
Project Executive
601 East Pratt Street, 6th Floor,
Baltimore, MD 21202
609-377-6381
clong@cordish.com

PROJECT DURATION
May 2023 - Ongoing

COST
Initial Contract Award: N/A

KEITH Fee: $5,910,349.63

Construction Estimate: $2,000,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

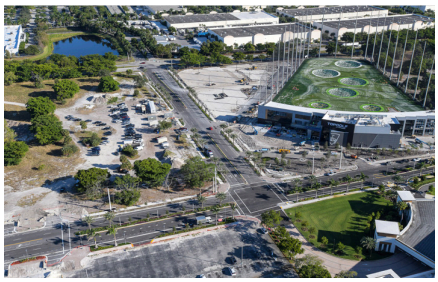
RFQ DISCIPLINE
Planning

Transportation Engineering

Drainage and Stormwater







KEITH is partnering with the Client to develop the KEITH Life project, a transformative $2 billion redevelopment of a 285-acre site in South Florida. This ambitious project includes an entertainment venue, casino, offices, retail spaces, industrial facilities, and 4,100 residential units. KEITH is providing comprehensive services, including geospatial, planning, civil, traffic, and transportation engineering, as well as landscape architecture.

KEITH has successfully designed and implemented a comprehensive master stormwater design for the 285-acre development, scheduled for a 10-year buildout. The stormwater infrastructure was meticulously constructed in phases to ensure seamless integration and functionality throughout the construction period.

To support the early phases of the project, temporary stormwater improvements were strategically installed, ensuring effective stormwater management until the full infrastructure was completed. The final stormwater system features a 13-acre lake, over 15,000 linear feet of exfiltration trench, and associated retention areas, providing robust and sustainable stormwater solutions for the entire development.

Additionally, the KEITH Team is assisting the Client in the entitlement and development process to create a distinct zoning district, enabling the creation of a Live! branded entertainment district centered around the existing casino. KEITH's services also include public engagement, platting/plat note amendments, water and sewer modeling and planning, FEMA assessments, FDOT coordination, visioning, utility coordination, roadway design, casino expansion, parking garage development, retail/grocery outlets, a Live! entertainment venue and hotel, and multi-family residential development.

KEITH is actively involved in all stages of development, assisting the Client in navigating City, County, and State agencies to unlock the site's full development potential. Once completed, this project will establish a premier destination, enhancing the appeal of Pompano Beach and South Florida for residents and visitors alike.

ABBOTT AVENUE DRAINAGE
Surfside, FL

OWNER
Town of Surfside

CLIENT
Town of Surfside

REFERENCE
Andre Eugent, MSCM
Capital Improvement Projects Director
9293 Harding Avenue
Surfside, FL 33154
(305) 861-4863 ext 305
aeugent@townofsurfsidefl.gov

PROJECT DURATION
Nov. 2021 - Ongoing

COST
Initial Contract Award: $8,481,234.01

KEITH Design Fee: $688,137.00

Construction Estimate: $10,667,305

Change Orders: 1

Total Value of Change Order: $274,852

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Drainage and Stormwater





Abbott Avenue Drainage Improvements – Evaluation and Report Phase: KEITH was retained by the Town of Surfside to provide comprehensive civil engineering services of the existing stormwater drainage condition of Abbott Avenue, spanning from 90th Street to 96th Street. The scope of services encompasses the evaluation and assessment of the current stormwater drainage conditions, as well as the preparation of a detailed report offering viable options to mitigate issues associated with ponding and standing water. Additionally, KEITH estimated the required construction improvements to address these concerns. KEITH diligently reviewed and evaluated all pertinent information and materials, including plans, narratives, calculations, and the ICPR model. Furthermore, KEITH furnished a findings and conclusion report, appraising the effectiveness and cost-efficiency of previously proposed solutions. To proactively minimize risks and changes arising from the permitting process, the KEITH Team was strategically engaged with regulatory authorities through pre-application meetings. Moreover, KEITH assessed the Town's existing land use development code, stormwater ordinance, and MS-4 reporting, providing expert recommendations and ordinance revisions to ensure compliance and exceedance of federal, state, and local requirements. The provision of future projections and infrastructure assessment established the essential framework for developing accurate stormwater models.

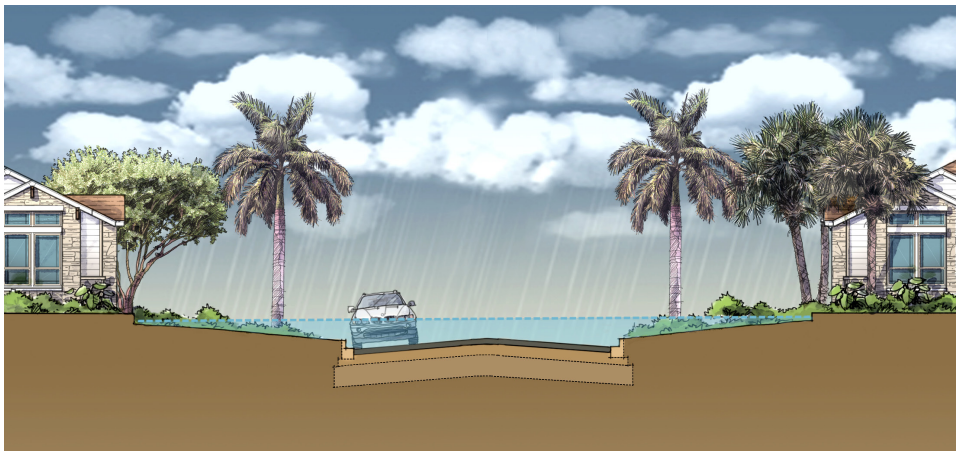
Abbott Avenue Drainage Improvements - Design Phase: KEITH was engaged by the Town of Surfside to develop construction documents for the implementation of Phase I recommendations. The primary focus of the project was to mitigate stormwater issues along Abbott Avenue. KEITH proposed a series of drainage improvements, which included the design of two underground stormwater pump stations located at the intersections of Abbott Avenue with 91st Street and 92nd Street. Each pump station was designed to discharge into three stormwater injection wells, with an additional overflow connection leading to the intercoastal waterway. To regulate the flow, a control structure with a flap gate was incorporated to ensure that the stormwater would not reach the intercoastal until the desired design pressures were achieved. KEITH also played a crucial role in preparing specifications and assisting the Town of Surfside throughout the bidding process.

ABBOTT AVENUE DRAINAGE

Surfside, FL

Abbott Avenue Drainage Improvements - Final Design Phase: KEITH developed the final phase of design for the Abbott Avenue Stormwater Drainage project. KEITH provided survey, SUE, civil engineering, FDOT coordination, bidding assistance, and construction program management services. KEITH oversaw structural engineering, mechanical and electrical engineering, and geotechnical engineering services provided by subconsultants. The KEITH Team assisted the Client in milling, resurfacing, restriping, preparation of construction documents, construction observation, final inspections, and final certification.

KEITH assisted in securing a 2022 FDEP Flooding and Sea Level Resiliency Grant to cover most of the estimated construction costs. Since, the Town of Surfside has been awarded $3,000,000 in additional funding from the Fiscal Year 2024-2025 Resilient Florida Program Statewide Flooding and Sea Level Rise Resilience Plan for Abbott Avenue Stormwater Improvements.



Existing Conditions



Final Conditions

ZONE 2 DRAINAGE STUDY
Plantation, FL

OWNER
City of Plantation

CLIENT
City of Plantation

PROJECT DURATION
2023 - 2025

REFERENCE
Samira Shalan, PE
City Engineer
400 NW 73rd Ave.
Plantation, Florida 33317
954-797-2282
sshalan@plantation.org

COST
Initial Contract Award: $152,154

KEITH Design Fee: $152,154

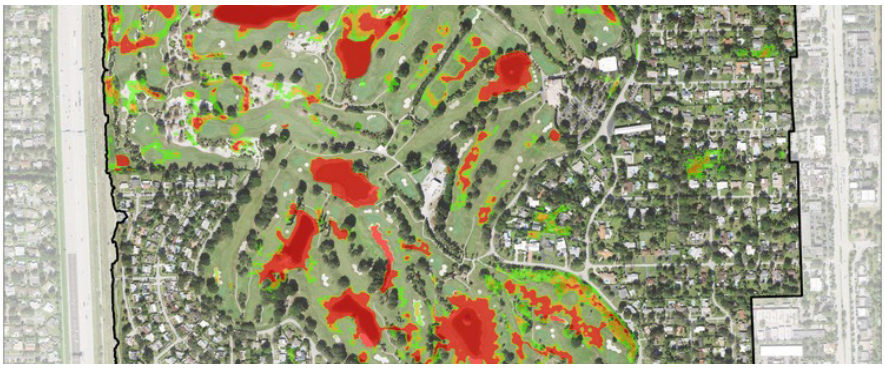
Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Drainage and Stormwater







The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

DC ALEXANDER PARK
Fort Lauderdale, FL







OWNER
City of Fort Lauderdale

CLIENT
City of Fort Lauderdale

PROJECT DURATION
2018 - 2025

REFERENCE
Carl Williams
Parks and Recreation Director
701 S. Andrews Ave.
Fort Lauderdale, FL 33316
cwilliams@fortlauderdale.gov
954-828-7275

KEITH PRACTICE LINE
Play

COST
Initial Contract Award: $9,600,000

KEITH Design Fee: $489,573

Construction Estimate: $10,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Landscape Architecture

Drainage and Stormwater

KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

EVERGLADES HOLIDAY PARK SITE IMPROVEMENTS
Fort Lauderdale, FL

OWNER
Broward County Commission

CLIENT
MBR Construction

REFERENCE
Dan West
Director of Parks and Recreation
115 South Andrews Avenue
Fort Lauderdale, FL 33069
(954) 357-8106
dwest@broward.org

PROJECT DURATION
March 2018 - Aug. 2023

COST
Initial Contract Award:
$9,600,000

KEITH Design Fee:
$891,582.53

Construction Estimate:
$12,000,000

Change Orders: 1

Total Value of Change Order:
$47,764.52

Change Orders to Design Contract and Dollar Value: 1/
$47,764.52

RFQ DISCIPLINE
Landscape Architecture

Surveying and Mapping

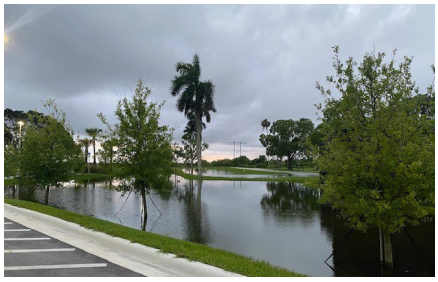
Civil Engineering

Stormwater and Drainage

Construction Engineering Inspections







Everglades Holiday Park is a 43-acre county park that serves millions of visitors each year. The site is located at the junction of two (2) SFWMD canals and is part of SFWMD water conservation areas 3A and 3B. The project included stormwater restoration master planning, civil engineering, landscape architecture, survey/SUE and construction management services, and construction phase services associated with a two-phase, $12M expansion and site improvements.

KEITH successfully provided a goal of long-term protection through the implementation of solutions for stormwater management, erosion control, and pollution. The project aimed to address complex problems with severe flooding that would close down the majority of the parking areas and access to the park rendering it functionally obsolete. As sea level rise and clear sky flooding became the norm for this already water inundated site, the team developed schemes to mitigate these flooding events and enhance the access to the park. Mitigation efforts introduced large bioswales to allow water from the parking areas to gather in vegetated areas vs back-up in the parking areas. These bioswales are interconnected and tie into the overall storm system to ensure that the system functions even in major storm events. This was successfully done by utilizing the Santa Barbara urban hydrograph methodology to design the water quality and stormwater system, providing complete water quality for the entire project. These drainage improvements have been successful allowing the park to remain open after several major storm events which can be daily in this ecosystem. In addition to the boat ramps, a series of new docks were created to provide enhanced accessibility to the waters' edge as well as for visitors on the landside to get out close to the natural ecosystem. The bulkhead allows for a long-term solution to bank stabilization on the park side while minimizing the parks extent into the natural ecosystem. This is one of the many collections of infrastructure solutions embedded into the park.

EVERGLADES HOLIDAY PARK SITE IMPROVEMENTS

Fort Lauderdale, FL

Permitting was also a challenge, as the park is located within the Florida Everglades and spans flood protection levees under the jurisdiction of the Army Corp of Engineers and the South Florida Water Management District. Through constant coordination with Broward County and the concessionaire, the design and construction team were able to satisfy the needs of all stakeholders. The park was kept open throughout the construction process by constructing the project in two phases, with the first phase being utilized for the park users when the contractor moved into Phase 2 of construction. The project had two main goals: to renovate and rehabilitate the park program elements and to allow the community safe and continuous access to the park while phased construction occurred; these goals were met with distinct and celebrated success. In 2022, Everglades Holiday Park was named as the Trip Advisors Traveler's Choice award, as well as the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

BCAD T5 CEI SERVICES
Fort Lauderdale, FL

OWNER
JETBLUE AIRWAYS

CLIENT
Broward County Aviation Department

PROJECT DURATION
2023 - Ongoing

REFERENCE
Cody Clarke, CFM, CGC
Manager, Terminal Development Infrastructure, Properties & Development
JetBlue Airways
E: cody.clarke@jetblue.com
C: (561) 932-9768

KEITH PRACTICE LINE
Access

COST
Initial Contract Award: $403,000,000

KEITH Design Fee: N/A

KEITH CEI Fee: $10,667,305

Construction Estimate: $10,667,305

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Construction Engineering Inspections







KEITH is assisting the BCAD with a KEITH Access project consists of a new five-gate terminal facility at FLL Terminal 5. This new facility will have the capacity to accommodate Airplane Design Group III aircraft, as well as one wide body aircraft. Terminal 5 will feature a two-level domestic concourse with public circulation areas, airline ticketing with support spaces, a security screening checkpoint, baggage processing, and retail concession spaces. In addition to the new terminal building, the project will also include the relocation of overnight aircraft parking, anew ramp aircraft parking connection to Concourse G, a hydrant fueling system, a two-level enclosed pedestrian bridge connection to Concourse G, an elevated and enclosed connector bridge to Cypress Garage, improved terminal curb fronts, an improved terminal access roadway system, and the expansion of the existing Ground Transportation Area 4.

PARKS & RECREATION WORKSHOP & CONCEPTUAL PLAN DEVELOPMENT

OWNER

City of Boca Raton

CLIENT

City of Boca Raton

PROJECT DURATION

2025 - Ongoing

REFERENCE

Alex Keller
201 West Palmetto Park Road
Boca Raton, Florida 33432
(561) 393-7700
apkeller@ci.boca-raton.fl.us

COST

Initial Contract Award: $133,350

KEITH Design Fee: $133,350

Construction Estimate: N/A

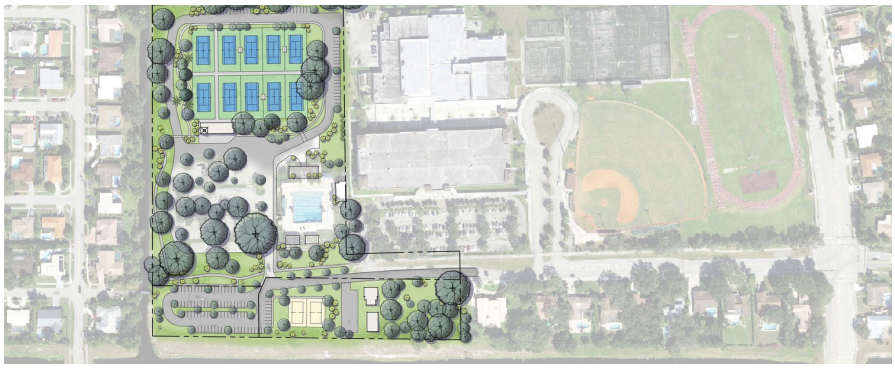
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Planning and Community Development







KEITH is the prime consultant for the City of Boca Raton and the Beach – Parks Recreation Department. KEITH is responsible for the planning and programing of 4 parks throughout the City that aim to relocate a series of recreational facilities being displaced by a PPP development in the downtown. KEITH came up with an innovative process to host a comprehensive workshop that included all City Stakeholders from the various City Departments including Planning and Zoning, Facilities and Maintenance, Park Rangers, Police, Recreation Programs and others. This day long workshop allowed all stakeholders to provide input on the parks from all aspects to ensure every department can be heard. KEITH then facilitated the design of 15 different concepts during the day to allow for a dramatically abbreviated process. What normal could take months of back and forth was accomplished in a single day. This approach has allowed the design and review process to be expedited. Construction: N/A

FAST FORWARD FT LAUD. DESIGN & CONSTUCTION
Fort Lauderdale, FL

OWNER

City of Fort Lauderdale

CLIENT

City of Fort Lauderdale

PROJECT DURATION

2017 - 2020

REFERENCE

Jeffrey Huber
808 East Las Olas Boulevard
Suite 101
Fort Lauderdale, FL 33301
904-540-9135
huber@brooksscarpa.com

COST

Initial Contract Award: $10,000

KEITH Design Fee: $10,000

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Planning and Community Development



KEITH collaborated with Brooks + Scarpa to develop a manual setting the tone for future development with an emphasis on resilient planning and design. Key elements of the plan include assessment of sea level rise, mobility planning, landscape architecture elements, CPTED principles and over development patterns. KEITH provided planning, landscape architecture, and assistance with community/ stakeholder input and research.

GENERAL PLANNING CONTINUING SERVICES
Oakland Park, FL

OWNER
City of Oakland Park

CLIENT
City of Oakland Park

PROJECT DURATION
2018 - 2025

REFERENCE
Lauren Pruss
City of Oakland Park
954-630-4257
lauren.pruss@oaklandparkfl.gov

COST
Initial Contract Award: N/A

KEITH Design Fee: CCNA Limits

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Planning and Community Development





KEITH, as prime consultant under this continuing services contract, assists the Client with professional, multi-disciplinary planning services on an as-needed basis to proactively engage stakeholders in the City's decision-making process. KEITH assists the Client with comprehensive planning services including land use planning, project implementation, land development regulations, environmental planning, transportation planning, and economic analysis. KEITH has the proven availability and technical capabilities to successfully manage the scope in-house coordinating meetings with other municipalities, regulatory agencies, developers, and local and state governments; preparing communication strategies and/or protocols; and assist the City's staff coordinating events, project meetings, and formal presentations. Projects have included historic preservation consulting, monthly on-call planning services, and Mai Kai historic restaurant redevelopment.

POMPANO GO BOND PARKS DESIGN/BUILD

Pompano Beach, FL

OWNER

City of Pompano Beach

CLIENT

City of Pompano Beach

PROJECT DURATION

2018 - 2023

REFERENCE

Fernand Thony
G.O. Bond Director
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
954-786-4683
Fernand.Thony@copbfl.com

COST

Initial Contract Award: N/A

KEITH Design Fee: varies per work order

Construction Estimate: $181,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Civil Engineering

Landscape Architecture

Planning and Community Development







The KEITH Team was awarded the Pompano Beach General Obligation Bond Park Redevelopment Design/Build projects, which included North Pompano Park, the Youth Sports Complex, and Centennial Park. The design phase for these projects encompassed surveying, subsurface utility engineering, civil engineering, traffic and transportation engineering, landscape architecture, and planning. Each project also involved extensive public outreach.

The Centennial Park project featured the addition of an outdoor, open-air event pavilion that incorporated contextually sensitive architecture honoring the historic Sample-McDougald House, located on the property. The improvements also included the redevelopment of walkways and garden areas adjacent to the pavilion. KEITH worked closely with stakeholders to ensure the new garden spaces and pavilion met the event needs of both users and staff. Fee: $164,500.00

The North Pompano Park project involved redeveloping the site to preserve existing features that had functioned well, while enhancing and introducing new multi-purpose fields, exercise equipment, landscaped walking trails, connectivity to the on-site pond, and other programmed spaces. KEITH's design achieved a well-balanced integration of both passive and active uses for this residential-area park. Fee: $494,609.65

The Youth Sports Complex project was a 10-acre, multi-sport facility. KEITH designed the park to include several new multi-purpose fields, a community center with event rooms, and landscaped paths. Located adjacent to Centennial Park and the historic Sample-McDougald House, the architecture was thoughtfully designed to reflect the historic home's vernacular while also meeting the community's desire for a state-of-the-art sports facility. Fee: $431,250.00

CEI CONSULTANT SERVICES FOR HUIZENGA PARK

Fort Lauderdale, FL

OWNER

Fort Lauderdale Downtown Development Authority

CLIENT

Fort Lauderdale Downtown Development Authority

PROJECT DURATION

2024 - Ongoing

REFERENCE

Jenni Morejon
Executive Director
201 East Las Olas Boulevard
Suite 1150
Fort Lauderdale, FL 33301
(954) 463-6574
jenni@ddaftl.org

COST

Initial Contract Award: $242,500

KEITH CEI Fee: $246,600

Construction Estimate: $15,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE

Construction Engineering Inspections







KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/ engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

POMPEY PARK RECREATION CENTER OWNERS REP
Delray Beach, FL

OWNER
City of Delray Beach

CLIENT
City of Delray Beach

PROJECT DURATION
2024 - Ongoing

REFERENCE
Jason Kaufman
Engineering Division Manager
100 NW 1st Avenue,
Delray Beach, FL 33444
(561) 243-6235
kaufmanj@mydelraybeach.com

COST
Initial Contract Award: $2,656,400

KEITH CEI Fee: $2,656,400

Construction Estimate: $45,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Construction Engineering Inspections







KEITH was selected by the City of Delray Beach to serve as the owner's representative for the redevelopment of the Pompey Park Recreation Center. The project includes constructing new facilities such as pools, a baseball field, playground, basketball courts, restrooms, park shelter, parking spaces, and a recreational building, along with upgrades to the existing pool and little league field. KEITH will be providing construction administration and inspection services. The KEITH Team will oversee planning and design, manage the budget and schedule, monitor construction quality, and facilitate communication among stakeholders.

PORT EVERGLADES SOUTHPORT PHASE IXA
Fort Lauderdale, FL

OWNER

Port Everglades

CLIENT

BEA Architects, Inc.

PROJECT DURATION

20218 - Ongoing

REFERENCE

John Foglesong, PE
1850 Eller Dr., Suite 504,
Fort Lauderdale, FL 33316
(954) 468-0143
(954) 325-7887 (c)
jfoglesong@broward.org

COST

Initial Contract Award: $1,151,838.01

KEITH Fee: $1,151,838.01

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE

Construction Engineering Inspections

Surveying and mapping







KEITH is providing professional engineering and surveying services for the design, permitting, and construction contract administration associated with development of new cargo handling container yards. These container yards are integral to the expansion of Port Everglades' Southport Turning Notch, which currently is under development. The project consists of two components:

Component I is the design, permitting, and construction administration of new container yards to be constructed east and west of McIntosh Road.

Component II will include environmental assessments and demolition of the Foreign Trade Zone warehouse buildings and conversion of the site into a cargo handling container yard facility.

Design services include existing facility and site documentation and assessments; project budgeting; environmental evaluations, assessment and remediation plans; project cost estimating; project schedule development and analysis; complete engineering and design of proposed project scope project permitting, as required with local, state, and federal agencies; construction contract document development; construction specification development; contract and bidding document development; code analysis; bid/award support and concurrence; negotiation support; construction contract administration services; construction phase field support services; inspections, construction observation, and project progress documentation; project-related claims analysis and support; surveying and mapping; computer-aided and manually generated graphics support; preparation of narratives and other textual project support; photographic/videographic project support; geographic information systems (GIS) project support; and other data and information system project support.

WEST PALM BEACH CONTINUING SERVICES CONTRACT

West Plam Beach, FL

OWNER

City of West Palm Beach

CLIENT

City of West Palm Beach

PROJECT DURATION

2022 - 2027

REFERENCE

Suzanne Berglund, P.E.
Assistant Director, Engineering Services Department
401 Clematis Street,
West Palm Beach, FL 33401
(561) 494-1075
sberglund@wpb.org

COST

Initial Contract Award: $500,000 (CCNA limits)

KEITH Design Fee: varies per work order

Construction Estimate: N/A

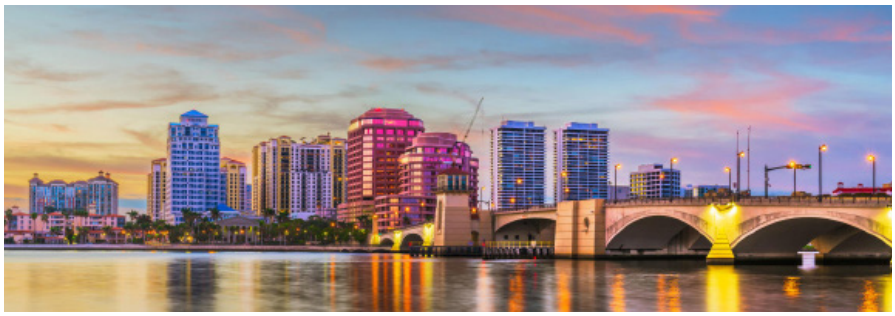
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Building Inspections, Plans Review, and Permitting



KEITH provided civil engineering, surveying, subsurface utility engineering, and landscape architecture services on a continuing services contract for the City of West Palm Beach. Projects under this contract include:

In-House Civil Engineering Support: Members of the KEITH Team have served the City with in-house consulting services for the past 3 years. The KEITH Team operates as an extension of the City, working both individually and collaboratively with City staff to support the City Engineering Department in permits review and research. They closely coordinate with engineering staff, contractors, and City construction coordinators, and assist the City in meetings with developers, engineers, and contractors as needed.

Alhambra Place Improvements and Palm Beach Lakes Blvd. Signalization: KEITH provided SUE and surveying services for utility upgrades along Alhambra Place and one test hole on Palm Beach Lakes Blvd. The work included horizontal utility designation and up to 20 test holes, excluding gravity systems, laterals, irrigation, and overhead utilities unless requested.

Flagler Drive Survey: KEITH conducted 6 Specific Purpose / Topographic Surveys along Flagler Drive at the intersections of Dyer, Almeria, Valencia, Granada, and Barcelona Roads, and just north of Barcelona. These surveys supported the installation of in-line tide control valves and the potential replacement of stormwater infrastructure. Each survey extended 10 feet beyond the curve radius along Flagler Drive and adjacent side streets. The surveys documented surface features, trees and storm and sanitary structures.

Okeechobee Blvd & Parker Ave Valve Replacement: KEITH provided surveying and SUE services for a critical valve replacement project at a high-traffic intersection. The scope included water main investigation and precise utility location. KEITH prepared horizontal utility designations for up to 30 test holes and provided utility mapping, permitting, office coordination, and Maintenance of Traffic (MOT) planning.

Australian Ave & 7th Street: KEITH provided SUE services for a water main investigation at Australian Avenue and 7th Street. The scope included horizontal utility designation and up to 15 test holes, excluding gravity systems, laterals, irrigation, and overhead utilities unless requested. Utilities were marked using electromagnetic and GPR methods, with test holes restored and documented. Surveying captured markings using RTK GPS, with deliverables in AutoCAD and Excel formats. KEITH also mapped right-of-way lines at locations 3 and 3a and collected sanitary manhole data at location 8.

Fire Station No. 1: KEITH prepared a topographic survey for the site of West Palm Beach's Fire Station No. 1. The survey documented surface improvements, tree locations, and storm and sanitary sewer structures.

25th Street Topographic Survey: KEITH prepared a topographic survey of 25th Street from North Australian Avenue to the east side of the railroad tracks between Rosemary Avenue and Pinewood Avenue.

Apoxee Park Parking Lot Improvements: KEITH provided civil engineering services for improvements to the access roadway and parking lot at Apoxee Park, located at 3125 N Jog Road in West Palm Beach, FL. The existing milled asphalt surface had been prone to washouts during heavy rain events, leading to frequent maintenance by the City. The project involved evaluating existing conditions, developing multiple improvement options with cost estimates, and proceeding with civil engineering design for the selected solution.

Ernest St Soft Digs: KEITH provided subsurface utility engineering services for Ernest Street, performing various utility locates during the design phase to minimize construction impacts.

GENERAL CIVIL ENGINEERING & INSPECTION SERVICES
Lighthouse Point, FL

OWNER
City of Lighthouse Point

CLIENT
City of Lighthouse Point

PROJECT DURATION
2023 - 2028

REFERENCE
Jennifer Oh
City Clerk
2200 NE 38TH Street,
Lighthouse Point, FL 33064
(954) 943-6500
joh@lighthousepoint.com

COST
Initial Contract Award: $500,000 (CCNA limits)

KEITH Design Fee: varies per work order

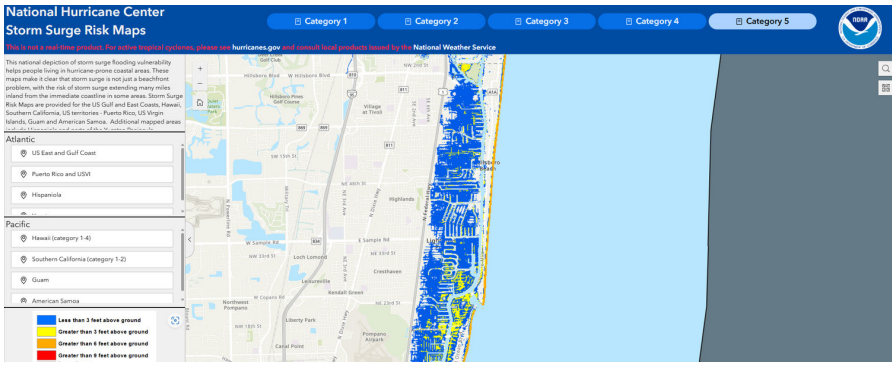
Construction Estimate: N/A

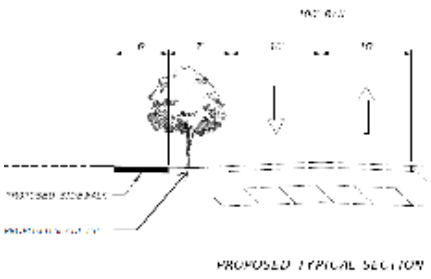
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Building Inspections, Plans Review, and Permitting







KEITH was selected through this continuing services agreement for general consulting, engineering, surveying services. KEITH is providing services to the Client including civil engineering, survey, and inspections on an as-needed basis. Some projects under this contract include:

In-House Civil Engineering Support: Members of the KEITH Team have served the City with in-house consulting services for the past 3 years. The KEITH Team operates as an extension of the City, working both individually and collaboratively with City staff to support the City Engineering Department in permits review and research. They closely coordinate with engineering staff, contractors, and City construction coordinators, and assist the City in meetings with developers, engineers, and contractors as needed.

Vulnerability Assessment And Adaptation Plan: KEITH assisted the City of Lighthouse Point with the development of a comprehensive Vulnerability Assessment and Adaptation Plan funded through the Florida Department of Environmental Protection's Resilient Florida Grant Program. This initiative evaluates the City's exposure and sensitivity to high tide flooding, storm surge, sea level rise, and compound flooding in accordance with Section 380.093, Florida Statutes. KEITH led the technical effort to identify at-risk public assets and infrastructure using advanced GIS tools, LiDAR data, and flood scenario modeling based on NOAA and FEMA projections. The assessment prioritizes infrastructure vulnerabilities and outlines strategic adaptation measures tailored to the City's most critical needs.

McDonough Tennis Center: KEITH assisted with renovations to the tennis courts at the Lighhouse Point Tennis Center. KEITH provided survey, SUE, civil engineering, and construction management services. KEITH prepared a specific purpose survey and horizontally marked any known underground utilitites. The KEITH Team also prepared schematic designs, construction documents, and permitting approvals. KEITH provided construction engineering services to ensure the integrity of the design intent and prepared final certification.

TAB 4.7

PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Approach and Methodology

KEITH has developed a keen understanding of the many challenges that can be encountered for projects within the Town of Pembroke Park. Accordingly, we have assembled a team with broad capabilities and depth of experience to address any needs that may arise. These many years of collective experience mean that any of Pembroke Park's concerns with project development will be taken under consideration throughout the entire design and construction process.

KEITH is well-versed on the management and implementation of large and small-scale projects. As one of the veteran South Florida based engineering firms, we have provided services for general continuing contracts as a prime consultant for numerous governmental agencies for decades. Our approach to every project begins with a "No Excuses" methodology. We bring a unique combination of top-quality consultants with years of in-depth experience working on similar municipal projects under the leadership of KEITH, a firm you know you can trust with your most important projects. We believe that our overall corporate ideology, coupled with our expertise and commitment to the Town of Pembroke Park will be the keys to the successful execution of this contract.

Delivering the Scope of Services

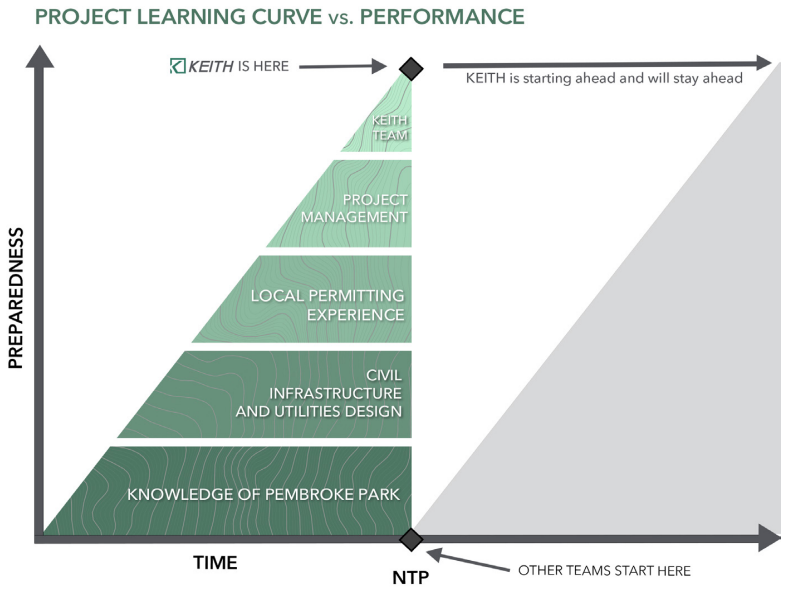
Our strategy is simply to assist the Town in creating a team with the right skill sets and personalities; ensure the team has the proper tools to manage and communicate; understand existing processes and augment those processes, if needed; and finally, facilitate the alignment of the project team towards the common goal of project delivery.



- **People.** The most important element and foundation of our strategy is to ensure that the right people with the correct skill sets are assigned to support the project team. In today's world of project delivery, it is not enough to have the correct skill set. We must consider how the team's diverse personalities compliment and support each other to achieve team cohesiveness.

- **Tools.** The delivery team must also have the correct tools to manage projects and to communicate progress to stakeholders. These tools typically include scheduling, document controls, and collaborative websites. Scheduling tools like MS Projects or Primavera P6 Scheduler are important tools to coordinate the execution of various projects. Familiarity with these tools also assists the project team in evaluating and managing change on projects. Establishing a web-based document

controls system is a critical element to foster transparency and to ensure important documents are available to the entire team when needed. Document controls tools such as eBuilder, Primavera Contracts Manager, or others not only help make documents accessible, but they also assist in status monitoring of submittals and Requests for Information, as well as reporting of metrics (review response times, change logs, etc.).



- **Processes.** Project delivery has changed over the years, but one thing remains consistent: processes bring consistency and repeatability to project management. With efficient processes that are well-defined and communicated, the delivery team becomes more efficient with every task accomplished. These processes also allow leadership to fine tune the delivery to match the changing needs of the Town. The delivery team performance is directly tied with their understanding and ability to follow established processes. Since processes are such an important part of the team's delivery strategy, a joint review of the existing processes is recommended. During this review, KEITH can assist the Town in evaluating if modifications to any existing processes can be made to improve the efficiency of the project delivery team or if additional processes or forms are needed. This review can be done in parallel with project delivery to maintain forward progress of the existing projects.

- **Alignment.** It is not enough to have the right people with the right tools following efficient processes. They must be aligned towards a common vision/goal. One way to accomplish alignment is to clearly communicate expectations and create a dialogue between the project delivery team and various key Town staff/stakeholders. Alignment can also be encouraged through the establishment of efficient processes and monitoring metrics that promote and encourage project delivery success.

Management and Design Approach

The KEITH Team will implement a rigorous communication protocol among all project participants. The basis of our management approach will focus on managing communication between our team and the Town of Pembroke Park as follows:

- Provide Single Point of Contact: Project Manager, Mr. Michael Pinzon, PE
- Stress early planning and scheduling
- Establish the involved group of stakeholders, and provide clear lines of communication to all, as required
- Understand the objectives of the project and assure that all project stakeholders have the same level of commitment and expectation in understanding the scope of work
- Schedule periodic progress meetings
- Maintain strong, ongoing working relationships with the Town staff

Our approach to this management plan is one that has proven successful with many projects. We will schedule all meetings in coordination with Town staff, conduct the meetings, provide agendas and meeting materials, record and submit minutes for review/approval and then distribute those minutes to the appropriate parties. We will establish clear lines of communication and review procedures among team members to ensure the continuous and timely flow of work in the planning and design phases.

Based on the scope of each individual work authorization, the KEITH Team will develop a project schedule to sequence key activities associated with and required for the successful design of the project. By carefully scheduling and sequencing activities, key elements of the work authorization may be performed in a sequential, but staggered manner to expedite delivery of the work authorization while ensuring all issues and concerns are properly addressed. An example of this would be a certain level of general planning and conceptual design consideration of alternative solutions and interviews with authorities having jurisdiction, may be undertaken while site inspections and surveys of existing conditions at a site or facility are underway.

Project Manager

When approaching any work order assigned, certain factors and initiatives are always considered and implemented. Mr. Michael Pinzon, PE, serving as the Project Manager for this contract, will be responsible for directing our team members to undertake the correct approach for each assignment.

Project Execution and Controls

"Plan. Measure. Manage. Execute." The elements of Project Controls are:

- Quality Assurance/Quality Control
- Cost Control
- Schedule Control

The KEITH Team will provide experienced senior project managers with extensive project controls experience to properly reflect the size and pace of the work.



Quality Assurance/Quality Control

KEITH is keenly aware that time is of the essence for most projects and cost is always an important component of the design. Therefore, we have an established Quality Assurance/Quality Control (QA/QC) Program that is implemented throughout the design process through project closeout. This ensures that the plans are prepared to the highest quality standards from the beginning and eliminates lengthy agency review and revision times. It also allows for value engineering and constructability analysis throughout the quality review process.

Underlying this quality process are three (3) corporate philosophies: Utilizing the right people to do the right things at the right time; putting our detailed and time-tested processes in place to facilitate quality work and delivery and utilizing a comprehensive quality management plan that addresses quality control throughout every aspect of the project.

Our QA/QC Program consists of the following four (4) key principles:

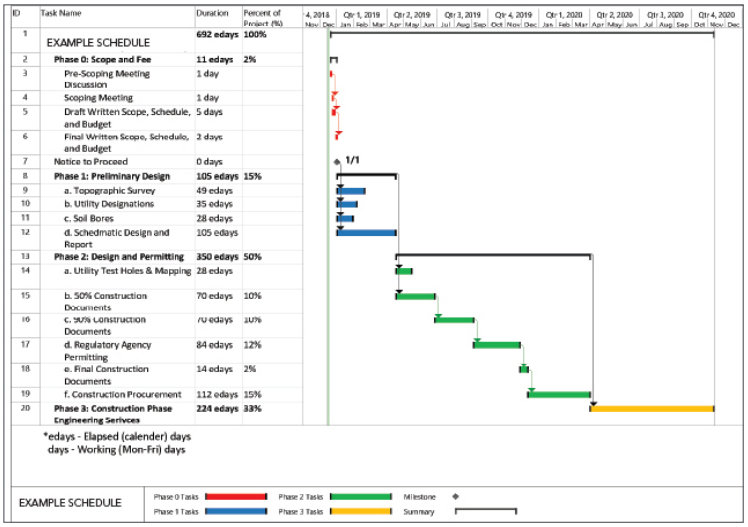
1. Proper Project Approach: Quality is achieved through due diligence, communication, planning, coordination, supervision, and technical direction at the very start of the project. The Project Manager will discuss the goals and objectives for each project with the City to understand the scope of work, level of detail, and the applicable technical standards that need to be met for each assignment.

2. Constant Project Supervision and Communication: Quality is achieved by conveying the scope and special instructions to the office and field staff together with regular reviews of their continued work effort and progress.

3. Active Senior Management: Quality is assured by the Senior Management establishing realistic schedules and providing the proper technical directions to the team assigned. Plan omissions are typically the greatest challenge in any QA/QC program, and they are best identified in a review by experienced senior staff members. Senior staff also provide the independent reviews of the processes, procedures, and project documentation to provide the required deliverable to the City.

4. Formal Quality Reviews: Quality of the deliverables and the procedures is verified by the KEITH QA/QC Officer, Stephen Williams, PE. A final check of the deliverables is performed by the Project Manager and the QA/QC Officer on every project prior to submission to the City.

Schedule Control



ID	Task Name	Duration	Percent of Project (%)
1	EXAMPLE SCHEDULE	692 edays	100%
2	**Phase 0: Scope and Fee**	11 edays	2%
3	Pre-Scoping Meeting Discussion	1 day	
4	Scoping Meeting	1 day	
5	Draft Written Scope, Schedule, and Budget	5 days	
6	Final Written Scope, Schedule, and Budget	2 days	
7	Notice to Proceed	0 days	
8	**Phase 1: Preliminary Design**	105 edays	15%
9	a. Topographic Survey	49 edays	
10	b. Utility Designations	35 edays	
11	c. Soil Bores	28 edays	
12	d. Schedmatic Design and Report	105 edays	
13	**Phase 2: Design and Permitting**	350 edays	50%
14	a. Utility Test Holes & Mapping	28 edays	
15	b. 50% Construction Documents	70 edays	10%
16	c. 90% Construction Documents	70 edays	10%
17	d. Regulatory Agency Permitting	84 edays	12%
18	e. Final Construction Documents	14 edays	2%
19	f. Construction Procurement	112 edays	15%
20	**Phase 3: Construction Phase Engineering Services**	224 edays	33%

*edays - Elapsed (calender) days
days - Working (Mon-Fri) days

EXAMPLE SCHEDULE — Phase 0 Tasks, Phase 1 Tasks, Phase 2 Tasks, Phase 3 Tasks, Milestone, Summary

While all work authorizations must be executed in a quality fashion, it is critically important that they are also performed responsively, in accordance with Town of Pembroke Park's schedule and budget objectives. The depth of staff on this team of consultants, both in number and experience, will permit us to satisfy these work authorization assignments for the Town on this contract without sacrificing quality and responsiveness.

Our ability to work in close coordination with Town of Pembroke Park staff, contractors and other consultants will result in projects being completed on time and within budget. We have found great success utilizing an approach that has led to effectively identifying problems and quickly defining solutions. This approach, coupled with our experience and knowledge, offers the Town of Pembroke Park the opportunity to minimize cost overruns and project delays.

Developing and managing the schedule to deliver the project will require accurate project scopes and cost estimates.

As your Consultant, the KEITH Team will:

- Prepare a realistic and achievable project schedule, which reflects the project's funding constraints. The schedule will be complete, allow room for contingencies, and focus on what is important to the Town in order to deliver on commitments at key milestones.
- Develop accurate and complete project scopes and cost estimates that will be reviewed, as required, including such incentives as may be appropriate and justifiable. This includes provisions to build in upgrades for rapidly changing technology.
- Monitor progress periodically as required and minimize delays of any kind. This requires preventing foreseeable delays, mitigating delays from unforeseen sources, and reversing or recovering from delays that may arise from unforeseen circumstances.

- Establish a process to review and properly assign responsibility for any increase in project delays.
- Establish a mechanism for prompt resolution and payment (i.e., including alternative dispute resolution procedures).
- Arrange for task-oriented team "workshops" as required to review the work and schedule aimed at enhancing efficiency (i.e., by enhancing productivity, optimizing schedule overlaps, reducing work, value engineering, and the like).

By using these standard procedures, KEITH will deliver each project on time and on budget. We will commit a dedicated Rapid Response team of managers, engineers, and professionals of all disciplines, as well as technicians that will make the Town of Pembroke Park's assignments our top priority!

Cost Control and Cost Estimates

Two factors weigh into a successful overall project cost control initiative: controlling the cost of the construction by providing efficient and practical designs ("value engineering") and controlling the cost of the design effort itself. KEITH takes responsibility for both factors on every project for every client.

At KEITH, we undertake design estimates, constructability reviews and schedule analysis as the project evolves through the various phases of design. At each phase of design benchmark, we evaluate potential errors, omissions, and document coordination problems that may impact cost and time after contract award and bring these to the attention of the project team. We can evaluate alternatives and recommend substitute methods or materials based on their relative economy and life cycle. Our efforts are designed and focused to identify and make recommendations on cost issues and risks as early as possible to address and mitigate these prior to the start of construction.

KEITH has a reputation of working within the budgets set and negotiated to perform design and construction services of this nature. We look to build long lasting partnerships with our clients and have found the best business practices to be reliable and accountable. *KEITH recently completed the re-analysis of the Northern, Western and Ravenswood Drainage System Study for Broward County Aviation Department (BCAD). Our value engineering practices provided Broward County a reduction in anticipated comparable cost which equated to a projected savings differential estimated at $6.5 million from the initial study and recommendation provided by a previous drainage consultant.*

On many previous projects, KEITH has managed our team in an efficient manner resulting in residual contract dollars being reconciled and reassigned for additional projects. Design team addendums are only requested in association with a significant scope change or significant unforeseen conditions.

The general intention of this contract is to be available to the Town of Pembroke Park as a consultant that functions as an extension of its own skilled professionals. KEITH will continue to provide a trans-disciplinary resource pool of qualified professionals as we have for years. This team will be expected to provide quality and time-and-budget-responsive support to the Town for specialized general civil engineering services, as identified in the Town's Request for Qualifications. This support may be in the form of defined technical tasks, which are alternatively performed in the office of the consultant team or as needed in the Town's offices, side-by-side with its professional and technical staff.

FAST TRACK | Efficient Work Order Process

Regardless of the project site, scale, or schedule, KEITH commits the necessary resources and quality personnel to complete the work orders. Our experience has provided a thorough understanding of the myriad of project issues that may arise when executing fast-track work orders on contracts requiring on-call engineering services. The KEITH Team, with its senior level, proactive management, and continuous quality control measures, has proven to be a team that can successfully perform on this consulting services contract for the Town of Pembroke Park.

KEITH proposes to maintain the process that has been followed for each work authorization based on similar types of experiences, to assure continued timely response to Sunny Isles Beach's needs, which involves a close working relationship with the utility representatives, permitting agencies and other key stake holders. This process, and the timeline to which the KEITH Team commits, is as follows:

- Our Project Manager will meet in person or via telephone with Town's Project Manager or

representative within one (1) business day of the initial scoping meeting request, to discuss scope, schedule, and budget issues related to the individual project work authorizations.

- KEITH will provide a draft written scope, schedule, and budget for the work authorizations to the Town within five (5) business days of the scoping meeting and be prepared to negotiate the scope and fee through the Town's negotiation process.

- KEITH will provide a final written scope, schedule, and budget within two (2) business days of receipt of agreed upon comments on the draft scope following successful negotiations. It is important to note that the KEITH Team has successfully negotiated many projects with a minimum number of negotiation sessions to meet the requirements of the Town Commission directives concerning minimizing the negotiations. We have done that by entering the negotiation process with reasonable fees so that one (or two if needed) negotiation sessions are ample to complete the scope and fee process.

KEITH has the ability and staff capacity to begin work with minimum notice and will initiate work immediately upon formal Notice to Proceed or as needed by the Town. KEITH's approach to this contract includes Quality Responsiveness and Skilled Management combined with the technical ability and level of experience that will provide superior service to the Town of Pembroke Park. We are extremely proud of our accomplishments as a local business and truly believe our commitment and dedication to the success and progress of our cities makes us the best choice for this contract.

Workload Management

KEITH manages its long and short-term workload through a policy of proactive management and resource/ personnel sharing. Our diverse staff wear many hats; we have committed to the time and energy required to meet the schedule requirements of similar contracts in the past and continue to be committed to providing unparalleled service to this contract. Delays are contained and minimized through routine weekly department/project meetings aimed at maximizing project scheduling effectiveness. Senior management oversight and weekly interaction guarantees our teams have those discussions to deliver the projects successfully. Given our current and projected workloads, KEITH can and will provide the personnel and resources to exceed the expectations of the Town for this contract.

KEITH has the administrative know how and the staff to manage large and small work authorizations, the management skills and the technical expertise to ensure top quality is always delivered to the Town.

Given our current and projected workloads, KEITH can and will provide the personnel and resources required to service the Town of Pembroke Park for this contract.

We Know Agency Staff, Standards, and Procedures

The KEITH Team has performed a magnitude of work for the state, county and local municipalities within Southeast Florida, including the Town of Pembroke Park. Our experience has resulted in a thorough knowledge of the standards, and how to apply them with a practical and common-sense approach to solving problems. We believe that building relationships is what it takes to truly understand the concerns of the agencies and address them in a professional manner that is personal to the Agency.

We take pride in building those long-lasting relationships and acting as an extension of our clients' staff.

Safety and Risk Management Philosophy

Accidents do not happen without cause. The identification, isolation and control of these causes are underlying principles of all accident prevention techniques. Education and training are an ongoing and daily process within

the KEITH Team structure. Through adequate instruction, personnel gain useful knowledge and develop safe attitudes which result in safe work habits. Our Field Review and Safety Supervisors, hold weekly "tool box" safety meetings in accordance with OSHA specifications.



The KEITH Team is committed to protecting employees, clients, and the general public on all of its projects. The goal is ZERO incidents. Safety includes health and risk management, in addition to security factors. KEITH has a proven Safety, Health, and Risk Program that addresses all phases of the design and construction process, from business development to project closeout. It includes best management practices from the National Safety Council and the Construction Industry Institute. This "play book" allows KEITH to tailor safety plans to any level of contractual risk in a variety of office and construction settings to achieve superior results. All of our field personnel have received Temporary Traffic Control (TTC)/Maintenance of Traffic (MOT) safety training currently required by the FDOT for work within public roadways. Specialty crews have additional certifications for OSHA Confined Space Entry requirements for general industry and construction, and general job site safety certifications.

It is imperative that all project personnel understand that safety is a shared responsibility. The goal is to provide information which will enhance safe working practices, not only for the benefit of our employees, but also for the client and general public.

Stormwater Management

KEITH has the knowledge and proven abilities to understand the complex nature of stormwater management. Especially in the urban environment, where balance must be achieved between the permitting requirements, restricted positive outfalls, budget limitations and existing historical drainage patterns. Our team has the professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. In addition, we are routinely familiar with the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it.

Some key projects include:

Tamarac Stormwater Pump Stations
Parkland Citywide Stormwater Master Plan
Kendall Lake Stormwater Improvements
Pompano Beach Stormwater Design and Analysis
FLL Retention Area Stormwater Improvements
Gateway Drive Stormwater Improvements
Abbott Avenue/Town-wide Stormwater Improvements
Pompano Beach Atlantic Boulevard Stormwater
FLL Stormwater Master Plan
Monroe County Stormwater Master Plan
Broward College North Campus Stormwater Plan
Port Everglades Container Yard Stormwater Report
Surfside NPDES MS-5 Monitoring and Reporting
Plantation Citywide Stormwater Master Plan

Water Distribution, Sanitary Sewer Collection System and Force Main

KEITH has vast experience with studies, designs, permitting and construction administration tasks associated with water distribution and sanitary sewer collection systems. Designs following standards of South Florida utility providers have been implemented. Sanitary sewer collection system designs ranged in pipe sizing from a 2-inch force main serving a grinder pump system to a 16-inch diameter force main transmission line. Numerous public and private pump station designs have been constructed throughout South Florida. Water distribution system designs ranged from 4-inch diameter fire sprinkler lines to 24-inch diameter water transmission lines. All manner of service demand evaluation and hydraulic capacity of these systems has been evaluated in the design of these systems. KEITH inspection staff have expertise with all AWWA/Florida HRS testing requirements of water distribution systems and all FDEP testing requirements for gravity/force main sanitary sewer collection systems. At Fort Lauderdale Hollywood International Airport, KEITH was responsible for many miles of sanitary sewer

force main and water main relocations and upgrades associated with the construction of the South Runway.

Some key projects include:

- BCWWS Continuing Engineering Services – County-wide Water Distribution, Wastewater & Stormwater Collection
- Fort Lauderdale Hollywood International Airport - Westside Watermain Expansion Loop
- Fort Lauderdale - Bermuda Riviera Watermain Improvements
- Nova Southeastern University (NSU) - Campus-Wide Master Drainage

Surveying Services

The KEITH Team has the blend of experiences to handle every aspect of a project's needs from start to finish. KEITH currently employs 200 full-time staff members of whom 50 are surveying and mapping related personnel. Our current percentage of active survey work compared to all the other services we provide is 40% and we've consistently performed at this level of activity, giving us the ability to adjust our crews based on the demand. Another benefiting factor that most firms do not have are our hybrid crews. Our hybrid crews are cross trained to have both survey and utility experienced personnel on each crew allowing us to expand crews if necessary. Every crew can perform multiple tasks such as survey, GPS and utilities services. KEITH is also able to provide all the services the Town needs in-house, under one roof. Things are done faster—efficiently and effectively. Our total completed projects for last year included over 200 survey and mapping related assignments. Those projects ranged from sketch and legal description surveys to flood certificates for two major transportation projects such as the I-95 Express Lanes and the Fort Lauderdale-Hollywood International Airport (FLL) South Runway. Our team utilizes technologies both in the field and in the office to verify accuracy of existing features through our 3D Scanning, Survey and SUE capabilities. We are well equipped with technology and personnel to tackle any small, medium or large survey the Town may require.

The KEITH Team has completed and performed similar assignments for consulting service contracts for the past twenty-two years which include numerous construction layout, boundary surveys, preparation of sketches and legal descriptions, mapping, AutoCAD drafting, calculations, and others such as topographic surveys, horizontal and vertical geodetic control surveys, right-of-way mapping and right-of-way mapping and right-of-way surveys, parcel and right-of-way stakeout, Digital Terrain Models (DTM), maintenance mapping, parcel sketches and GIS services.

Some key projects include:

- Town of Southwest Ranches Continuing Contract
- Miscellaneous Surveying Services for City of Pompano Beach and Pompano Beach CRA
- Miscellaneous Surveying and Engineering Services for the City of Parkland
- Miscellaneous Surveying and Mapping for the City of Fort Lauderdale



Planning and Planning Review

Our key staff have worked as City Planners, Planning Directors, and as City Planning Consultants for various municipalities. Through their time in public service, they gained valuable insight into the constraints, challenges, and opportunities public agencies encounter as they carry-out their mandates. This understanding informs their approach when overseeing public agency

contracts. As a result of their academic training, practical experience in both the public and private sectors, and hands-on approach, our team looks forward to working with Town staff to best serve the Town's needs. We are also well-versed in managing the planning process for private development. This provides our team with a unique perspective, in that we appreciate the need to streamline processes in order to gain efficiencies and to provide timely service to clients who invest in development projects, that ultimately serve to increase the Town's tax base.

KEITH has a vast amount of experience in providing professional planning services. This includes long range planning services comprising of comprehensive planning, evaluation and appraisal reports, preparation of land development applications including, rezoning, platting, delegation requests, and site planning. Our planners have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. We understand the necessity for continual input during the conceptual site planning design stages to assure a satisfactory final community site plan.

KEITH has the knowledge and proven abilities to coordinate and provide all necessary services for commercial and residential community site planning. At KEITH, we understand the development review process from initial conceptual design application submission to final approval. We can also provide numerous planning studies including, but not limited to parking studies, corridor studies, state mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies.

Comprehensive Planning

With extensive experience developing and implementing comprehensive plans, our team understands that the Comprehensive Plan document is a key regulatory mechanism and guidance document for achieving a local government vision, which also provides a foundation for the LDRs and provides support for planning initiatives. Our project team understands the legal requirements and processes related to a local government's comprehensive plan.

We have performed a variety of comprehensive planning assignments including collecting data and analysis and creating comprehensive plans, conducting Evaluation and Appraisal Reviews (EAR) and preparing EAR-based amendments, revising the policies that address singular issues and reviewing developer proposals for text or map compliance. Our project team has also assisted state agencies in their review of comprehensive plan amendments from the agency perspective in numerous subject matter areas including environmental, land use and transportation.

Land Development Regulations (LDRs), Code Amendments

Our team has substantial experience updating local government LDRs. Staff has worked with several local governments throughout the State of Florida to update Land Development Regulations and code amendments in a variety of ways, from updates to address major changes to elements of the Comprehensive Plan, to adjustments to sections of the LDR to address specific issues in the community.

We are particularly fluent in the requirements for communities within Broward County. We value community and stakeholder collaboration and incorporate opportunities for public input at appropriate places in review processes. During LDR amendments for other communities, staff has utilized public input along with guidance from comprehensive plans and other planning documents to successfully improve upon and streamline existing regulatory frameworks.

Urban Planning and Design

Our team is experienced in reviewing the architectural and urban design components of development applications such as height, setback, window glazing percentage, massing and other code requirements. Our urban designers are familiar with local building vernacular and can work with the Town to enhance design standards. Our team is also familiar with other aspects of urban design including complete street design requirements and the need for a connected, multi-modal transportation network. As part of our design philosophy, our project team members are LEED certified; have created land development regulations and comprehensive plan elements to encourage green building and sustainable development and address sea level rise; and have prepared climate and sustainability plans.

Landscape Architecture and Master Planning

Our landscape architecture department specializes in the creative fusion of architecture, landscape architecture and the environment. The ability to offer in-house landscape architecture design capabilities provides for a more comprehensive, unified team. Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas and various urban redevelopments.

Whether it is in meeting the code of landscape ordinances with creativity or in creating spectacular lush destinations—we bring experience, knowledge, fresh energy and innovation to each project. Our approach guides and assists clients in making smart, long-term decisions that result in greater value for them, their projects, their clients and our community. From site detailing to landscape and irrigation plans, tree removal, mitigation plans and more, our team has completed projects for public and private clients throughout the tri-county region including projects for hospitals, libraries, parks (public and aquatic), fire stations, marinas, streetscapes and more.

Our team is experienced in all aspects of Master Planning, including the creation of a framework in which development parcels, massing, heights, relationships of buildings, circulation and streets are defined in enough detail to define predictable outcomes but with sufficient flexibility to allow various responses to actual developers and designers of which there may be several within one master plan area. We also have significant expertise with planned unit developments, form-based codes and non-physical aspects of master planning such as funding, scheduling and phasing. Our team has prepared master plans for various jurisdictions and agencies. Significant projects include projects for the City of Fort Lauderdale, City of Marathon and City of Plantation; as well as the Broward County Convention Center and the Fort Lauderdale/Hollywood International Airport.

Public Involvement

KEITH recognizes that among the many contributing factors to a successful project, public involvement and consensus building are critical elements and we strive to incorporate into every major project. Our public involvement program has been extremely successful in establishing lines of communication among the affected parties so that everyone has an opportunity to contribute towards the development of the project. We have facilitated charrettes for numerous municipal projects to gain awareness of community preferences and concerns on upcoming developments. On many sensitive construction projects, KEITH has established a community hotline manned by our project engineers to assist in resolving community construction related concerns in a timely and effective manner.

Construction Engineering Inspections

It is imperative that the CEI team understands the significant differences in the two roles and the dissimilar management approach of the Contractor vs. the CEI. KEITH specializes in Construction Project Management services, acting and focusing in the capacity of the Owner's Representative overseeing General Contractors. We subscribe to only one mission and one allegiance, and that is the successful implementation of all contracts to the benefit of the project and Pembroke Park.

The CEI will provide on-site Quality Assurance Inspectors who are responsible to provide daily inspection reports to document their observations, activities on the project, directions to and agreements with the contractor. KEITH will be responsible for the supervision of Quality Assurance Inspectors and review of the Inspector's Daily Reports and action items required to respond to issues noted in their reports. Our CEI's will also coordinate the daily web based photographic documentation efforts for the project and will ensure remote access is functional, and that photo documentation is incorporated into the Daily and Weekly Reports.

The Inspector's Daily Report is an important tool for the documentation of progress, conditions, manpower, equipment utilization, reporting problems and assessing productivity. Reports, including daily photographic evidence of progress are essential to the evaluation of claims, processing of progress payment requests, and acceptance or rejection. If the inspector determines the work was not installed according to Contract Documents, a Notice of Non-conformance (NCR) shall be issued to the Contractor. The Contractor would be given adequate time to rectify the non-conforming work in accordance with

approved protocols. The responsibility of the CEI is to ensure that all NCRs are rectified and closed in a timely manner. The KEITH Team has a proven track record of successfully closing all NCR's issued on projects and are committed to following QA procedures to ensure the Town is provided with a quality product it can be proud of.

Sustainability and LEED Experience

KEITH is devoted to improving the built and natural environments we are fortunate to be a part of and for our team that starts at our home offices. Sustainability requires a more holistic approach than before; one that looks at a triple bottom line from economic, social and ecological aspects.

The KEITH Team is very familiar working on projects incorporating LEED strategies and practices promoting better buildings and project sites that complement our environment and enhance our communities. KEITH provided integrated engineering design components on a number of public facilities to facilitate a designation of a LEED-Certified Building. The KEITH Team has completed over 17 LEED accredited projects throughout the nation. Some relevant projects include:

- Glade View Elementary School – LEED BD+C
- Rosenwald Elementary School – LEED BD+C
- Hallandale Beach Fire Station 7 – LEED BD+C New
- Nova Southeastern University Sports Center – LEED Silver
- Pinnacle at Tarpon River – LEED BD+C Homes
- Tamarac Fire Station 78 – LEED BD+C New
- FLL Terminal 2 – LEED BD+C New
- FLL Terminal 3 – LEED BD+C New

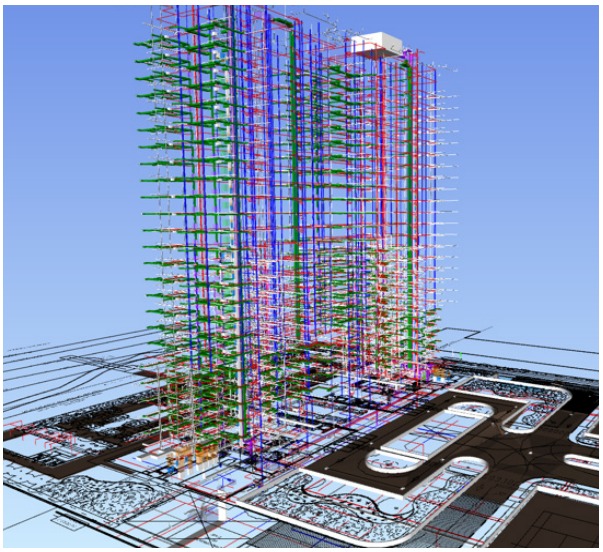
Minimizing Change Orders

KEITH can evaluate alternatives and recommend substitute methods or materials based on their relative economy and life cycle. Our efforts are designed and focused to identify and make recommendations on cost issues and risks as early as possible in order to address and mitigate prior to start of construction.

The inspection staff will be armed with this detailed information during construction to ensure budget is following approved estimates. Clients are notified of any outstanding issues based on each completed deliverable. Constructability Reviews will be in place in order to minimize and/or eliminate any potential change orders by the General Contractor during the construction process based on conflicts between disciplines, drawings and specifications.

Willingness to Meet Time and Budget Requirements

KEITH has historically completed projects ahead of schedule and within budget parameters. Our hands on project approach and dedicated team, as described in previous sections, has proven their ability to control the design process, expedite the permitting process and move quickly into construction. Our budgets are based on historical costs for similar projects and estimated levels of effort anticipated for each individual project. Combining our local knowledge and input from key subconsultant partners on the elements needed to plan and execute the project, we are confident the project can be completed within the time and budget allotted. Yes, the KEITH Team is willing and confident we can meet anticipated project completion dates for the entire duration of this contract and will provide design and CA services to keep total project cost below the project budget ceilings. We will work with the Town staff to assure individual work order schedules and budgets are properly identified and expectations are understood to deliver on-time projects while being good stewards of the Town's funds.



Technology

At KEITH, we invest in technologies that benefit the process and outcome of our client's projects. For years now, our firm has led the industry utilizing AutoCAD, Civil 3D, Revit, and other high-powered BIM/ CIM Software. To supplement our high-quality location services, KEITH is excited for our new Leica Pegasus 2 Mobile LiDAR to complement our existing Leica Scan Station C10 and Faro scanners. The use of Mobile LiDAR can expedite project phasing as traditional surveying can take time depending on the size of the area, and it can also reduce the need to have field crews in or near the roadway.

Every member of our design team has a proven history of successfully completing projects of this size and nature, and this Contract has our full attention and commitment. Each member of our team is wholly committed to the success of work authorizations to be issued under this contract. At KEITH we carefully monitor, measure and push to fruition each and every activity on the work authorization. We measure its progress to ensure we remain on track and on schedule. This is true through planning, design, permitting, bidding, administration of the construction contract and project close-out. Understanding the proposed scope and schedule of the Town on each work authorization is fundamental to the success of each project and the KEITH Team knows what it takes to meet the expected goals and objectives of the Town and all the associated stakeholders.

Commitment to Success

The KEITH Team is a representation of the combined experience, strengths and capabilities of professional personnel who have all been providing services for or working with projects that are subject to the Town's standards and specifications, working in South Florida for decades. This combination provides the Town with a diverse team, led by a firm that is Broward County based and well-known in the community.

Every member of our design team has a proven history of successfully completing projects, and this contract has our full attention and commitment. Each member of our team is wholly committed to the success of work authorizations to be issued under this contract. At KEITH, we carefully monitor, measure and push to fruition each and every activity on the work authorization. We measure its progress to ensure we remain on track and on schedule. This is true through planning, design, permitting, bidding, administration of the construction contract and project close-out.

Understanding the proposed scope and schedule of these utility projects is fundamental to the success of this project and the KEITH Team knows what it takes to meet the expected goals and objectives of the Town.

We are fully committed to continuing to be a true partner with the Town of Pembroke Park, always keeping the Town's interests at heart, while delivering projects on time and within budget.



TAB 4.8

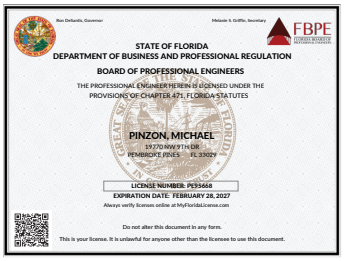
PROFESSIONAL LICENSURE



Alex Lazowick, PE, PMP, ENV SP



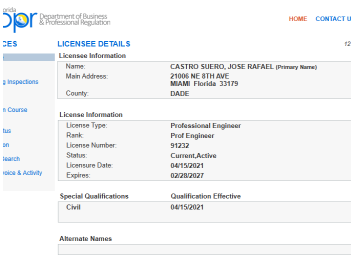
Alex Lazowick, PE, PMP, ENV SP



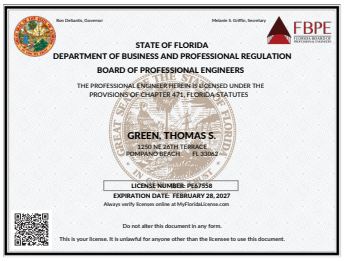
Michael Pinzon, PE



Michael Cartossa, PE



Rafa Castro, PE, PMP, ENV SP



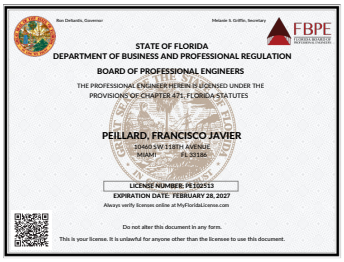
Tom Green, PE



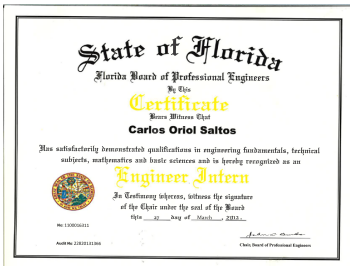
Omar Rodriguez, PE, CFM, ENV SP



Harrison Lazowick, PE



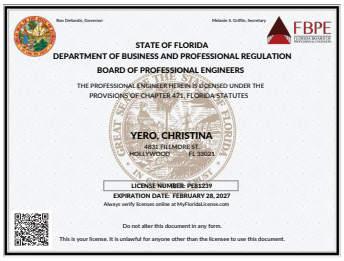
Francisco Peillard, PE



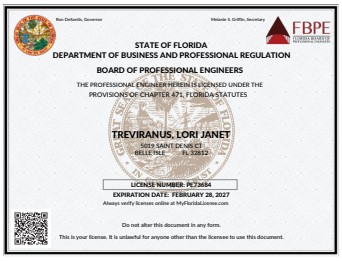
Carlos Saltos, EI



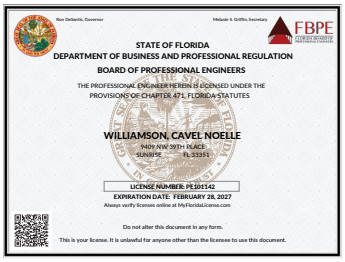
Mike Heron, PE



Christina Yero, PE



Lori Treviranus, PE, RSP1



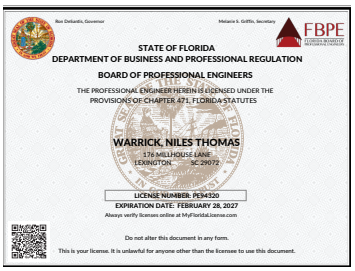
Cavel Williamson, PE



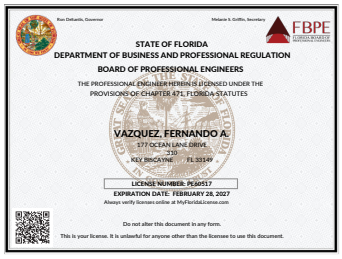
Stephen Williams, PE



Jon Weymouth, PE



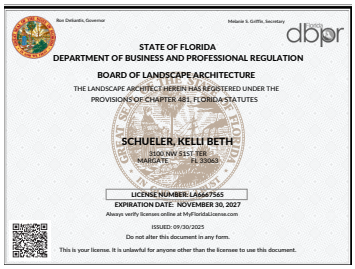
Niles Warrick, PE, CFM, ENV SP



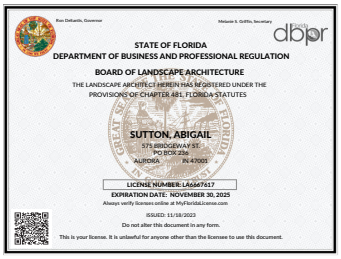
Fernando Vazquez, PE



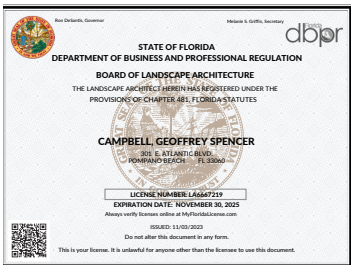
Jon Weymouth, PE



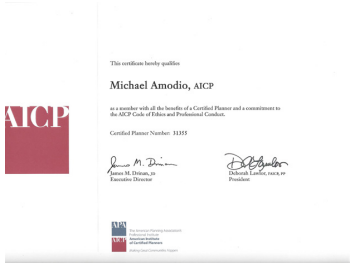
Kelli Schueler, PLA, LEED AP



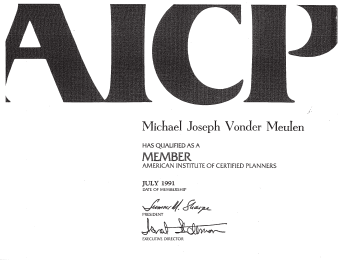
Abby Sutton, PLA



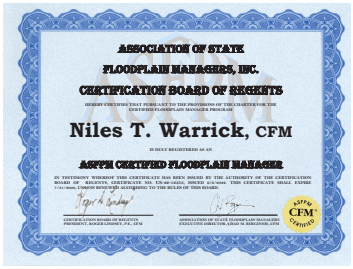
Geoff Campbell, PLA, ISA



Mike Amodio, AICP



Mike Vonder Meulen, AICP



Niles Warrick, PE, CFM, ENV SP



Niles Warrick, PE, CFM, ENV SP



Lori Treviranus, PE, RSP1

Credential Verification

Certification ID search 'FL-10034A' returned 1 records

Back to Search

First Name	Last Name	City	State \ Province	Country	Credentials
Sarah	Landucci	Pompano Beach	FL	UNITED STATES	ISA Certified Arborist®

Sarah Landucci, ISA

Credential Verification

Certification ID search 'FL-9509A' returned 1 records

Back to Search

First Name	Last Name	City	State \ Province	Country	Credentials
Geoffrey S.	Campbell	Pompano Beach	FL	UNITED STATES	ISA Certified Arborist®

Geoff Campbell, PLA, ISA

NORIETTE J ALVAREZ
2665 SW 37TH AVE APT 410, MIAMI, FL 33133-2713

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS7273	11/20/19	02/28/27	Active
Surveyor of Record For	LB7924	11/16/11	02/28/25	Active

Noriette Alvarez, PSM

BRYAN ALAN MERRITT
134 KINGS WAY, ROYAL PALM BEACH, FL 33411-1512

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS6558	07/18/06	02/28/27	Active

Bryan Merritt, PSM

CHARLES RICHARD SCHRAMM JR
2260 NE 37TH CT, LIGHTHOUSE POINT, FL 33064

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS5366	07/06/94	02/28/27	Active

Chuck Schramm, PSM

State of Florida
Department of State

I certify from the records of this office that KEITH AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on January 20, 1998, effective January 16, 1998.

The document number of this corporation is P98000006011.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 31, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of January, 2025

Secretary of State

Tracking Number: 8022148786CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: KEITH AND ASSOCIATES INC
Owner Name: KEITH AND ASSOCIATES INC
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 9547883400
Receipt #: 315-338081
Business Type: ENGINEER (ENGINEER)
Business Opened: 04/03/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		180		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
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Receipt #WWW-24-00293816
Paid 08/27/2025 45.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: STEPHEN D WILLIAMS
Owner Name: KEITH & ASSOCIATES INC
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 954-788-3400
Receipt #: 315-756
Business Type: ENGINEER (ENGINEER)
Business Opened: 12/08/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
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Paid 08/27/2025 30.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: KEITH & ASSOCIATES INC
Owner Name: ADOLPHINE M LAZOWICK
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 954-788-3400
Receipt #: 319-3392
Business Type: ALL OTHERS (LAND SURVEYORS/MAPPERS)
Business Opened: 12/08/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
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Paid 08/27/2025 30.00

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KEITH AND ASSOCIATES INC
301 EAST ATLANTIC BLVD, POMPANO BEACH, FL 33060-6643
Phone 954-788-3400

License Type	License#	Issued	Expires	Status
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Surveyor of Record	LS4105	06/28/84	02/28/27	Active

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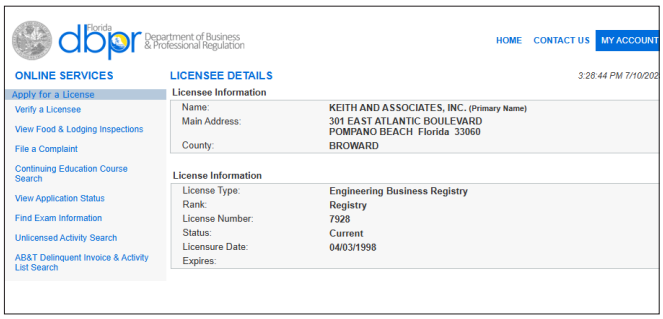


Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

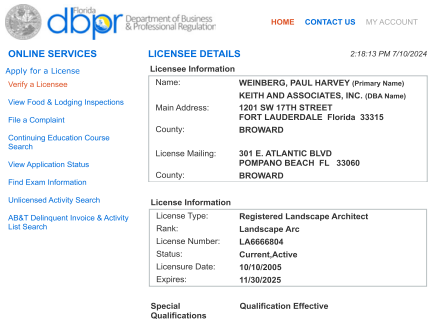
LICENSEE DETAILS 3:28:44 PM 7/10/202

Licensee Information

Name:	KEITH AND ASSOCIATES, INC. (Primary Name)
Main Address:	301 EAST ATLANTIC BOULEVARD POMPANO BEACH Florida 33060
County:	BROWARD

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	7928
Status:	Current
Licensure Date:	04/03/1998
Expires:	



Florida dbpr Department of Business & Professional Regulation

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- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 2:18:13 PM 7/10/2024

Licensee Information

Name:	WEINBERG, PAUL HARVEY (Primary Name)
	KEITH AND ASSOCIATES, INC. (DBA Name)
Main Address:	1201 SW 17TH STREET FORT LAUDERDALE Florida 33315
County:	BROWARD
License Mailing:	301 E. ATLANTIC BLVD POMPANO BEACH FL 33060
County:	BROWARD

License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA6666804
Status:	Current,Active
Licensure Date:	10/10/2005
Expires:	11/30/2025

Special Qualifications	Qualification Effective

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Keith and Associates, Inc.

2 Business name/disregarded entity name, if different from above.

dba KEITH

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

301 East Atlantic Boulevard

Requester's name and address (optional)

6 City, state, and ZIP code

Pompano Beach, FL 33060

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

6	5	–	0	8	0	6	4	2	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 01/31/2025

General Instructions

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

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

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

TAB 4.9

REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: Keith and Associate, Inc.

D.B.A.: KEITH Federal I.D. No.: 65-0806421

Business Address: 301 E Atlantic Blvd

City : Pompano Beach State: FL Zip: 33060

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/05/2025

Addendum No.: 2 Dated: 11/04/2025 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1215852

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Alex Lazowick, PE, PMP, ENV SP
Consultant Name

11/10/2025
Date Signed

Affiant Signature

President/CEO
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 10th day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Alex Lazowick, PE, PMP, ENV SP who is personally known to me or who produced the following identification:_____.

(Notary Seal)

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338288
Expires 12/5/2026

Notary Public for the State of Florida

My commission expires: 12/5/2026

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of KEITH, a nongovernmental entity.

3. KEITH does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Paul Weinberg, PLA

Witness #2 Print Name: Elizabeth Underwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Alex Lazowick, PE, PMP, ENV SP
Title: President/CEO
Entity Name: KEITH

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 20 25 by Alex Lazowick, PE, PMP, ENV SP (name of person) as President/CEO (type of authority) for KEITH (name of party on behalf of whom instrument is executed).

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338284
Expires 12/5/2026

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
X Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. KEITH ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Paul Weinberg, PLA

Witness #2 Print Name: Elizabeth Underwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Alex Lazowick, PE, PMP, ENV SP

Title: President/CEO

Entity Name: KEITH

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2025, by Alex Lazowick, PE, PMP, ENV SP (name of person) as President/CEO (type of authority) for KEITH (name of party on behalf of whom instrument is executed).

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338288
Expires 12/5/2026

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
____ Produced identification (Type of Identification: _____)
____ Did take an oath; or
X Did not take an oath

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Keith and Associates, Inc.
2. Doing Business As / Fictitious Name: (if applicable): KEITH
3. Federal Employer I.D. No. (FEIN): 65-0806421
4. Website address: (if applicable): www.keithteam.com
5. Principal place of business address: 301 E Atlantic Ave, Pompano Beach, FL 33060
6. Office location responsible for this project: 301 E Atlantic Ave, Pompano Beach, FL 33060

   Telephone No.: 954.788.3400
7. Type of business *(check appropriate box):*
   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Alex Lazowick, PE, PMP, ENV SP

   Title: President/CEO

   E-mail: ALazowick@KEITHteam.com

   Telephone No. 954.788.3400

Name: Tom Green, PE

Title: Director of Municipal Services

E-mail: TGreen@KEITHteam.com

Telephone No. 954.788.3400

9. List name and title of each principal, owner, officer, and major shareholder:

a) Dodie Keith-Lazowick, PSM - Chairman

b) Alex Lazowick, PE, PMP, ENV SP - President/CEO

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) N/A

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: civil engineering, surveying and mapping, landscape architecture, subsurface utility engineering, utility coordination, planning, transportation engineering, and construction management services

14. How many years has your firm been in business while providing the services offered within this solicitation? 26 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

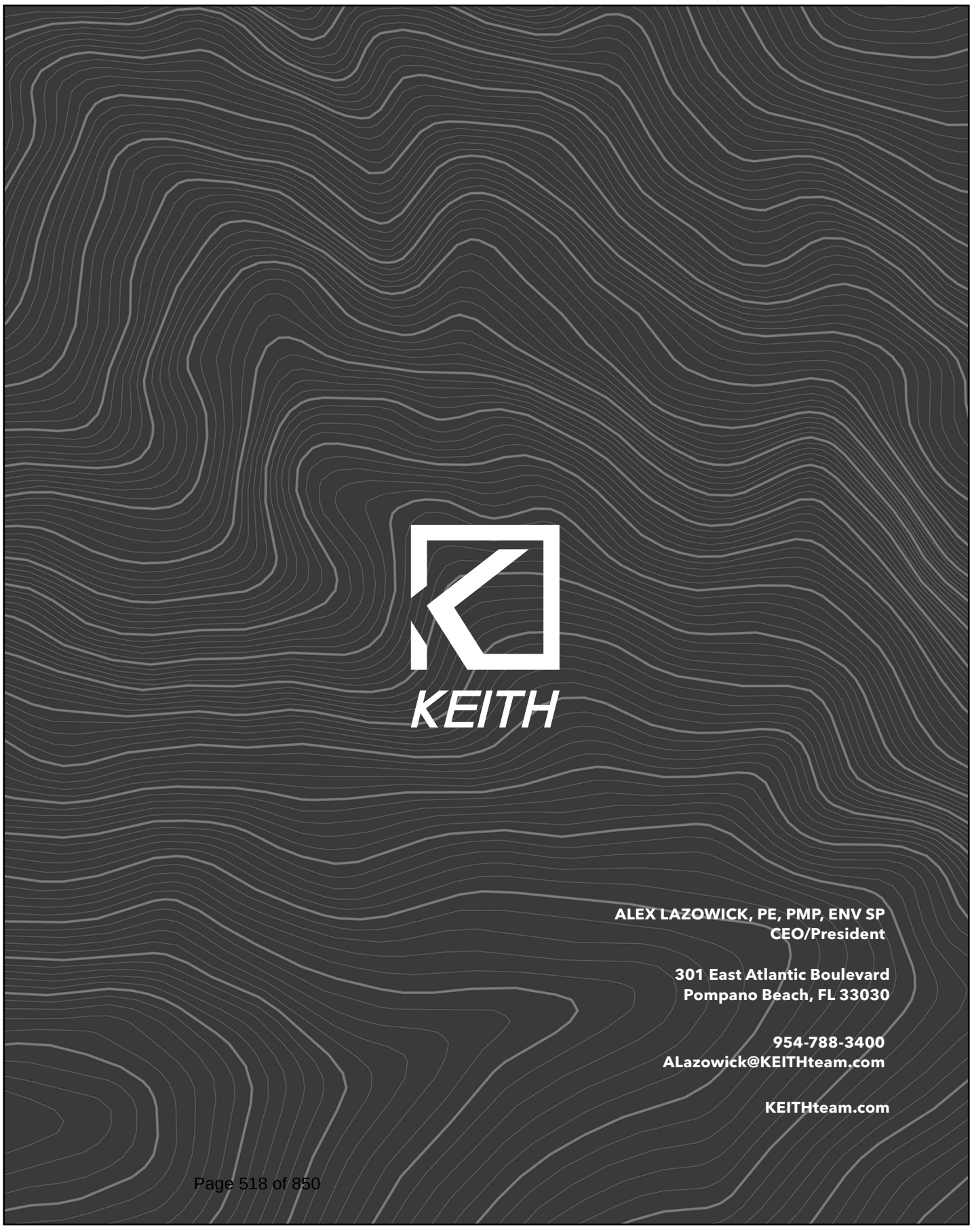
Keith and Associates, Inc., dba KEITH

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**



ALEX LAZOWICK, PE, PMP, ENV SP
CEO/President

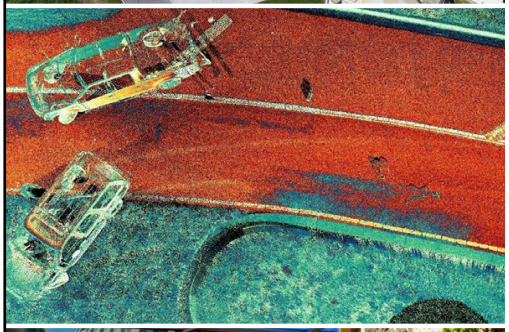
301 East Atlantic Boulevard
Pompano Beach, FL 33030

954-788-3400
ALazowick@KEITHteam.com

KEITHteam.com

HBC









Town of Pembroke Park

RFQ# 25-02

Architectural and Engineering Services Through Continuing Contracts (CCNA)

NOVEMBER 13, 2025

Name of Respondent's Agency/Firm: HBC Engineering Company

Name of Contact: Hernan Lugo, MS, PE, CFM

Address: 5200 NW 33rd Ave, Suite 211, Fort Lauderdale, FL 33309

E-Mail: proposals@hbcengineeringco.com

Telephone Number: (956) 648-9799



FOR MORE INFORMATION:

Hernan Lugo, MS, PE, CFM
Project Manager
HBC Engineering Company
(956) 648-9799
hlugo@hbcengineeringco.com

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Fort Lauderdale, FL 33309
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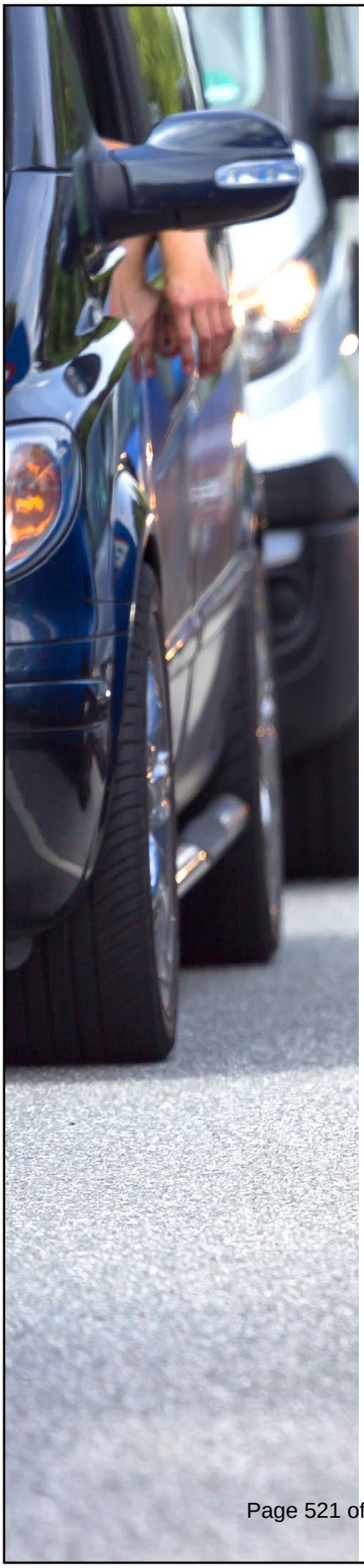

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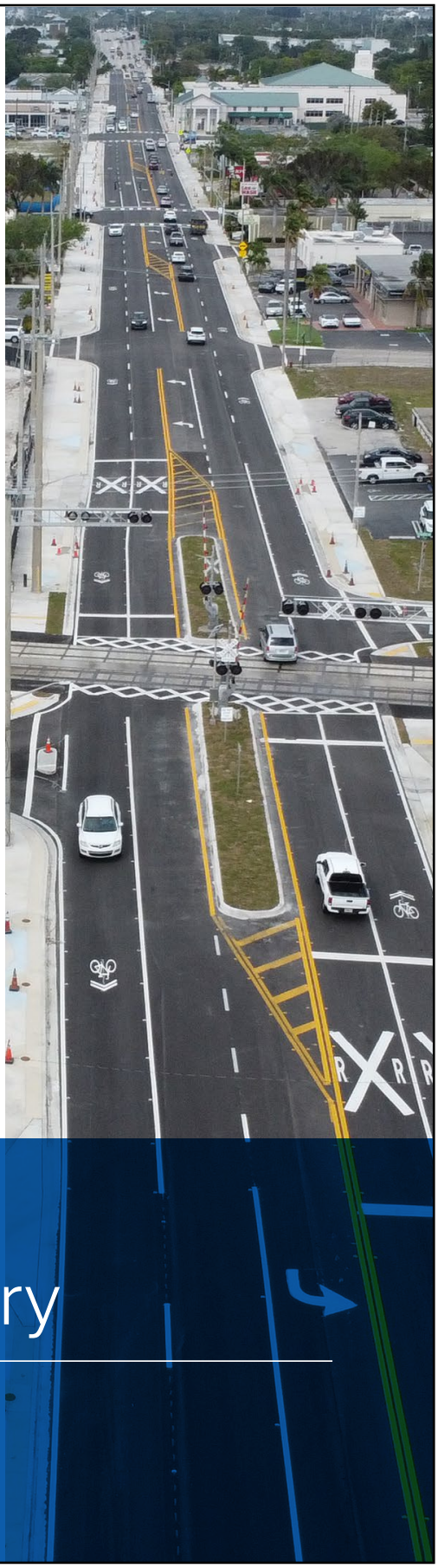


1. Cover Letter / Executive Summary

HBC

HBC Committed to Excellence

HBC Engineering Company
5200 NW 33rd Avenue, Suite 211
Fort Lauderdale, FL, 33309

November 13, 2025

Ms. Stephanie Woodbury, Procurement Administrator
Town of Pembroke Park – Procurement Division
3150 SW 52nd Avenue
Pembroke Park, FL 33023

RE: RFQ No. 25-02 – Architectural and Engineering Services through Continuing Contracts (CCNA)

Dear Evaluation Committee,

HBC Engineering Company (HBC) is pleased to submit our qualifications to provide professional Architectural and Engineering services to the **Town of Pembroke Park under RFQ 25-02.** We recognize the Town's continuing contract program as a strategic vehicle to deliver infrastructure projects that enhance community resilience, mobility, and public facilities. HBC is a Florida-registered, multidisciplinary firm established in 2006, providing civil, structural, transportation, water resources, and MEP engineering services to municipalities throughout South Florida. Our commitment is to deliver responsive, cost-effective, and high-quality services in full accordance with the Town's schedules and technical standards.

HBC understands that this continuing contract will support the Town's ongoing capital program through task assignments that may include roadway and drainage improvements, structural evaluations, public facility renovations, water and wastewater system upgrades, landscape and irrigation design, and building system modernization. We will provide comprehensive support from planning and concept development through permitting, bidding, and construction administration. Our team will apply FDOT, FDEP, and Town standards to deliver safe, sustainable, and permittable solutions.

Our staff of more than 80 professionals includes licensed engineers, architects, inspectors, and planners experienced in continuing contracts across Broward, Palm Beach, and Miami-Dade Counties. We warrant that HBC shall maintain in good standing all required licenses, certifications, and permits throughout the contract term and shall perform all services in full compliance with federal, state, and local laws. Our approach emphasizes quality assurance, clear communication, and predictable delivery—values that have earned HBC its reputation for excellence and reliability in public-sector engineering.

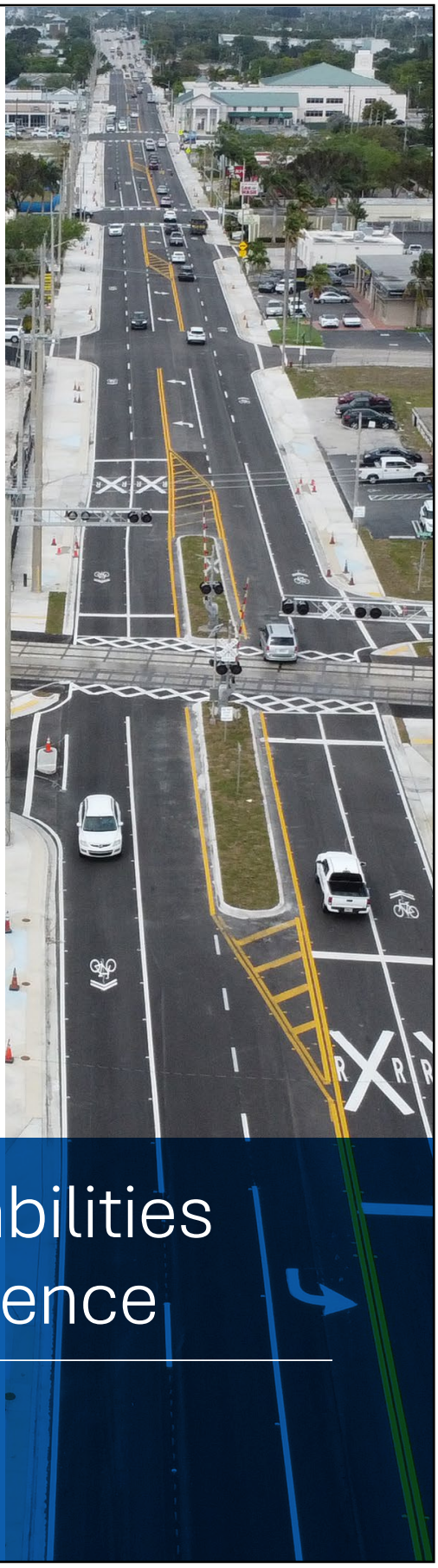
As authorized representative, Adebayo Coker, PE, President and Contract Manager of HBC Engineering Company, located at 5200 NW 33rd Avenue, Suite 211, Fort Lauderdale, FL 33309, is empowered to negotiate terms, render binding decisions, and commit HBC's resources for this contract. He may be reached directly at (305) 632-5280 or acoker@hbcengineeringco.com

HBC appreciates the Town's commitment to maintaining safe, resilient, and sustainable infrastructure and welcomes the opportunity to serve as a trusted partner in delivering projects that reflect Pembroke Park's vision and values. We stand ready to commence work immediately upon award.

Respectfully

Adebayo Coker, PE
President | Principal-in-Charge
HBC Engineering Company
(305) 632-52802 | acoker@hbcengineeringco.com

Hernan Lugo, MS, PE, CFM
Project Manager
HBC Engineering Company
(956) 648-9799 | hlugo@hbcengineeringco.com



2. Professional Capabilities and Project Experience

HBC

FIRM QUALIFICATIONS

Established in 2006, HBC is a Florida-registered engineering consulting firm offering full-service architectural and engineering capabilities to public agencies throughout the state. With more than 80 professionals, HBC provides integrated planning, design, and construction support services encompassing civil, structural, transportation, environmental, architectural, and building systems engineering. The firm is structured to deliver comprehensive solutions under continuing contracts, supporting municipalities, counties, and special districts with responsive, cost-effective technical services.

HBC's experience spans over 100 continuing services contracts and more than $5.2 billion in constructed project value. The firm's multidisciplinary expertise covers roadway and drainage improvements, water and wastewater systems, site development, building renovation, and facility infrastructure upgrades. HBC has successfully completed assignments for the Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise (FTE), Greater Miami Expressway Agency (GMX), and numerous local governments across Miami-Dade, Broward, and Palm Beach Counties. This depth of municipal and state experience demonstrates the firm's ability to meet the Town's requirements for professional A&E services through the CCNA process.

HBC's in-house team includes licensed Professional Engineers, planners, and construction inspectors who manage projects from concept development through design, permitting, and construction support. Our scope of services includes preliminary studies, site assessments, drainage and utility analysis, roadway and intersection design, grading and paving plans, water and wastewater system design, signing and pavement marking plans, lighting and signal coordination, cost estimating, and construction phase assistance. The firm's internal QA/QC program ensures full compliance with FDOT, FDEP, and local standards, providing consistency, accuracy, and regulatory assurance at every stage.

HBC's project approach emphasizes coordination, efficiency, and long-term value. Each task is led by an experienced project manager supported by discipline specialists who understand municipal procedures, procurement protocols, and permitting requirements. The firm's success is grounded in strong client partnerships, proactive communication, and the ability to mobilize technical resources quickly to meet the Town's ongoing project needs.

Certified as a DBE, MBE, SBE, and MWBE in Florida, and as DBE and LDB in Miami-Dade County, HBC actively supports diversity and equitable participation in public contracting. Through local presence, extensive multidisciplinary resources, and a record of performance with municipal clients, HBC is fully qualified and prepared to provide professional architectural and engineering services for the Town of Pembroke Park under this continuing contract.

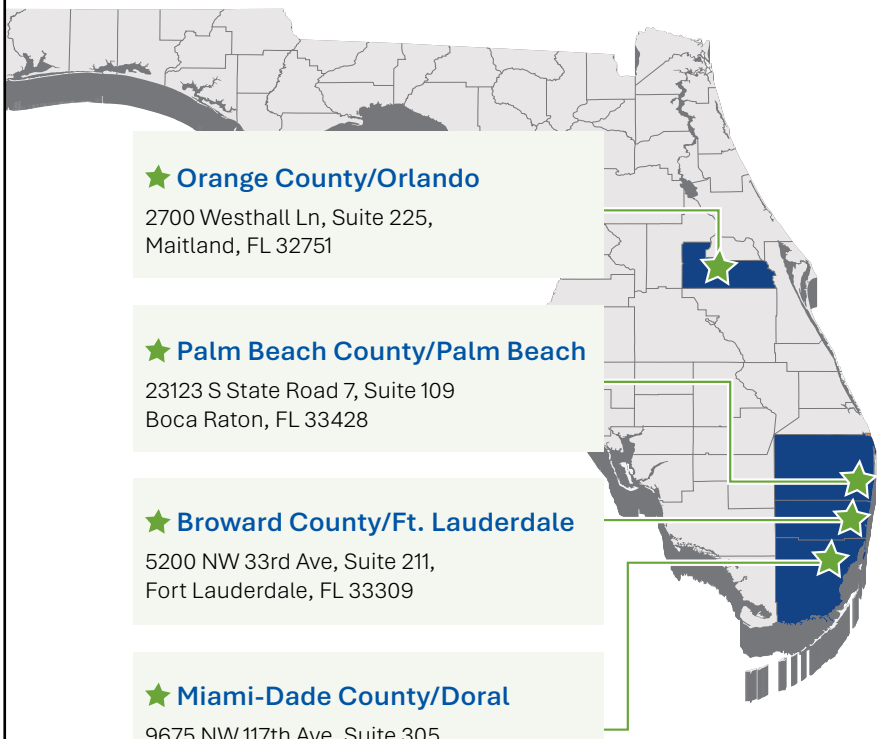
100+	5.2B+	19	490+	80+
Continuing services contracts	Construction dollar value of projects	Years of relevant experience	Municipal, county, and state contracts	Professionals across Florida

HBC offers a wide range of services, including:

- Roadway and intersection improvements
- Drainage and stormwater system design
- Water and wastewater utility design
- Grading, paving, and earthwork plans
- Site civil design for municipal facilities
- Permitting and regulatory coordination (FDOT, FDEP, SFWMD, RER)
- Erosion and sedimentation control plans
- Signing and pavement marking plans
- Maintenance of Traffic and construction phasing
- Cost estimating and bid document preparation
- Constructability reviews
- Utility coordination
- Transportation and traffic engineering studies
- Environmental and permitting support
- Data collection and field verification
- Public involvement and stakeholder coordination
- Post-design support and construction phase services

Locations

Our offices are strategically located across South Florida, including Broward, Miami-Dade, Palm Beach, and Orange Counties, enabling HBC to efficiently support the Town's continuing architectural and engineering needs. Each office is staffed with multidisciplinary professionals and equipped with advanced design and coordination tools to deliver responsive service and technical excellence.



★ Orange County/Orlando

2700 Westhall Ln, Suite 225,
Maitland, FL 32751

★ Palm Beach County/Palm Beach

23123 S State Road 7, Suite 109
Boca Raton, FL 33428

★ Broward County/Ft. Lauderdale

5200 NW 33rd Ave, Suite 211,
Fort Lauderdale, FL 33309

★ Miami-Dade County/Doral

9675 NW 117th Ave, Suite 305
Miami, FL 33178



Why the HBC Team?

HBC understands the Town of Pembroke Park's commitment to maintaining safe, resilient, and well-planned community infrastructure. The Town's focus on improving public facilities, enhancing drainage and mobility systems, and supporting sustainable growth aligns directly with HBC's core expertise and regional experience. Our team is prepared to assist the Town in advancing its capital improvement and redevelopment objectives through practical, cost-efficient, and regulatory-compliant engineering and architectural solutions.

From project initiation through completion, HBC is committed to precision, accountability, and responsiveness. With deep familiarity with South Florida's permitting environment, local conditions, and infrastructure needs, HBC stands ready to support the Town with multidisciplinary services that promote resilience, functionality, and long-term value.

FDOT Technical Categories

2.0 Project Development & Environmental (PD&E) Studies
3.0 Highway Design - Roadway
3.1 Minor Highway Design
3.2 Major Highway Design
3.3 Controlled Access Highway Design

4.0 Highway Design - Bridges
4.1.1 Miscellaneous Structures
4.1.2 Minor Bridge Design

5.0 Bridge Inspection
5.4 Bridge Load Rating

6.0 Traffic Engineering & Operations Studies
6.1 Traffic Engineering Studies
6.2 Traffic Signal Timing
6.3.1 Intelligent Transportation Systems Analysis & Design
6.3.2 Intelligent Transportation Systems Implementation
6.3.3 Intelligent Transportation Traffic Engineering Systems Comunications
6.3.4 Intelligent Transportation Systems Software Development

7.0 Traffic Operations Design
7.1 Signing, Pavement Marking and Channelization
7.2 Lighting
7.3 Signalization

10.0 Construction Engineering Inspection
10.1 Roadway Construction Engineering Inspection

13.0 Planning
13.4 Systems Planning
13.5 Subarea/Corridor Planning
13.6 Land Planning/Engineering
13.7 Transportation Statistics

LIST OF CURRENT AND PAST CLIENTS

Municipal Clients	City of Belle Glade
	City of Boca Raton
	City of Boynton Beach
	City of Delray Beach
	City of Doral
	City of Fort Lauderdale
	City of Hallandale Beach
	City of Hollywood
	City of Homestead
	City of Lighthouse Point
	City of Miami
	City of Miami Gardens
	City of Miramar
	City of Opa-Locka
	City of Riviera Beach
	City of South Daytona
	City of West Palm Beach
	City of West Park
	Town of Medley
County Clients	Broward County
	Miami-Dade County
	Palm Beach County
State and Regional Agencies	FDOT (Florida Department of Transportation)
	CFX (Central Florida Expressway Authority)
	Greater Miami Authority (GMX)
	JTA (Jacksonville Transportation Authority)
	SFRTA (South Florida Regional Transportation Authority)
	Seminole Tribe of Florida
Airports	Hollywood International Airport
	Miami International Airport
	Southwest Florida International Airport





HBC TEAM AWARDS & RECOGNITIONS

Miami-Dade County
Proclamation – HBC Engineering Day, October 22, 2025

American Council of Engineering Companies(ACEC)
2023 Outstanding Project Award- Venetian Causeway Improvements Bridges PD&E Study

American Society of Civil Engineers (ASCE)
2024 Engineer of the Year Award - Claudia Bustamante
2023 Awards & Board Installation Dinner Certificate of Appreciation
2023 - Silver Sponsor of the ASCE
2022 Awards & Board Installation Dinner Certificate of Appreciation
2022 - Silver Sponsor of the ASCE

Cuban American Association of Civil Engineers (CAACE)
2021 Project of the Year Category III Award for the Miami-Dade County Water and Sewer Department (MDC-WASD) Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Florida Department of Transportation (FDOT)
2006 Special Achievement Award
2005 Highway Engineering Award
2004 Team Achievement Award - Biscayne Boulevard III

The Intelligent Transportation Society of Florida
2024 Outstanding Achievement Award - Daniel Rodriguez

The Miami-Dade County Office of the Mayor and Board of County Commissioners
2020 Certificate of Appreciation - Bronze Sponsor of the 7th Annual District 1 Black Heritage Festival
2019 Certificate of Appreciation - Platinum Sponsor of the 6th Annual District 1 Black Heritage Festival

Nigerian Women Association of Georgia (NWAG)
2023 Sponsor Award

HBC is engineering progress with purpose, precision in motion, and built on trust and vision.

Why These Awards Matter

Each award reaffirms our dedication to technical excellence, value-driven solutions, and collaborative relationships. They serve as milestones on our mission to serve clients with integrity and impact.

Let's build something award-winning—together.

TECHNOLOGICAL CAPABILITIES & CUTTING-EDGE PRACTICES



At HBC, we recognize that delivering technologically advanced services to our clients requires a solid internal technological infrastructure. We maintain a robust network of computer-aided design (CAD), building information modeling (BIM), Geographic Information System (GIS) stations, and advanced project management software. These tools enable us to offer precise and efficient design solutions, ensuring all projects meet high standards.

Design Software & Tools: We utilize state-of-the-art CAD and BIM platforms, which allow us to develop accurate and detailed design models that can quickly adapt to project changes. These tools are integrated across our network, ensuring all stakeholders can access the most up-to-date project information.

Project Management Systems: Our sophisticated project management software allows us to track progress, allocate resources, and manage timelines effectively. This ensures that all project phases—from planning to execution—are well-coordinated and meet established milestones. Project managers have real-time access to cost data and performance metrics, helping us deliver projects on time and within budget.

Geospatial & Surveying Technology: To further enhance our precision, we employ advanced geospatial tools such as GIS and GPS for projects requiring surveying or subsurface utility engineering. These technologies provide accurate and reliable data critical for making informed decisions about design and construction.

Drone Technology: We are also pioneers in incorporating drone technology into our surveying and inspection processes. Our uncrewed aerial vehicles (UAVs) capture high-resolution imagery and 3D data, allowing us to conduct aerial surveys, monitor construction progress, and identify potential issues with unparalleled accuracy. Drone technology enables rapid data collection over large areas, reducing time and labor costs while improving project efficiency and safety.

Centralized Networking: HBC maintains a centralized data storage and networking infrastructure, ensuring seamless sharing of CADD files, GIS data, and other critical project information. Our system supports efficient drawing management and cross-disciplinary collaboration, ensuring that all team members across multiple locations can work cohesively.

Sustainable Engineering Practices: We integrate sustainable engineering solutions throughout our projects, advocating for energy-efficient designs and environmentally responsible practices. Our designs prioritize resource management and long-term sustainability, aligned with eco-friendly infrastructure development.

Custom IT Solutions: HBC's Technology Solutions Group extends beyond core engineering services by offering specialized IT services such as database development, web design, and custom application creation. This enables us to enhance project delivery with tailored technological solutions that address each client's and project's needs.

By leveraging cutting-edge technology like drones, efficient project management systems, and centralized technological infrastructure, HBC is well-prepared to deliver innovative, cost-efficient, high-quality services.



SUSTAINABILITY AT OUR WORKPLACE

Paper Reduction & Recycling

Transitioning to digital documentation.

Double-sided printing as default.

Office-wide paper recycling bins.

Energy Efficiency

Using LED or energy-efficient lighting.

Motion-sensor lights in office-wide.

Waste Reduction

Eliminating the use of single-use cups.

Providing reusable kitchenware and dishwashing options.

> *Committed to excellence. Powered by purpose.*

Sustainable Practices in Design

HBC is dedicated to sustainable design practices, reinforced by our continuous approach to fostering efficiency and energy savings on this contract. Our infrastructure improvements and upgrades strategy are rooted in sustainable engineering practices, ensuring that resource utilization and project implementation do not compromise the natural environment or burden future generations.

We have successfully integrated several approaches to meet the sustainable development goals in our previous projects, and we will maintain the same focus on this contract.

For each project we undertake, we propose various methodologies to achieve certification credits for sustainability when necessary. Our efforts will focus on steps, techniques, and technologies to minimize the environmental footprint and energy consumption throughout the planning, pre-design, design, post-design, and post-construction phases.

Some methods we had proposed in previous contracts include:

- Incorporating hydrodynamic separation devices in stormwater systems to enhance water quality.
- Directing stormwater from green areas to underground cisterns for reuse in irrigation.
- Utilizing recycled, low-carbon, and regionally sourced materials in roadway and facility construction.
- Employing smart water management technologies to optimize drainage efficiency and reduce consumption.
- Limiting disturbance to existing vegetation and natural site features during construction.
- Integrating low-maintenance landscaping sustained primarily by natural rainfall.
- Providing electric vehicle charging infrastructure to support municipal sustainability goals.
- Implementing green infrastructure elements such as bioswales and rain gardens.
- Designing pervious pavement systems to enhance groundwater recharge and mitigate flooding.

Internally, HBC extends this commitment to its operations through paper reduction, energy-efficient lighting, and waste minimization programs at all office locations. These firm-wide efforts reflect a continuous culture of sustainability—ensuring our projects and our practices contribute to the long-term resilience and environmental health of the communities we serve.

PROJECT SUMMARY

The following projects highlight HBC's extensive experience providing comprehensive architectural and engineering services for municipalities, counties, and state agencies throughout Florida. Each example demonstrates the firm's capacity to manage complex, multidisciplinary assignments that align with the Town of Pembroke Park's continuing contract scope. HBC's portfolio includes r**oadway reconstruction, drainage and stormwater improvements, utility upgrades, site development, architectural restoration, and construction administration services** delivered on schedule and within budget. Supported by more than 80 in-house professionals and a network of specialized subconsultants, HBC applies the same technical rigor, coordination, and quality assurance framework to every project, ensuring full regulatory compliance and long-term value for public clients.



Brothers to the Rescue Restoration & Relocation | BCC Engineering

The Brothers to the Rescue Monument Restoration and Relocation project involves the preservation, rehabilitation, and relocation of a memorial honoring four civilian aviators who lost their lives during a humanitarian mission. The scope includes architectural restoration, historic preservation, and mechanical and electrical engineering services to ensure functionality and integrity of the monument. Work encompasses lighting design, ADA-compliant accessibility, and coordination with FDOT and the City of Hialeah Gardens for placement along SR 25/Okeechobee Road from east of NW 116 Way to east of NW 87 Avenue. The project emphasizes cultural significance, public use enhancement, and long-term structural preservation.



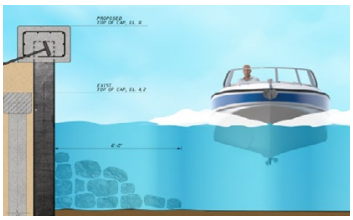
Golden Glades Multi-Modal Transportation Facility | FDOT/Lead Engineering Contractors

The Golden Glades Multimodal Transportation Facility project enhanced mobility and connectivity within one of Miami-Dade County's key transportation hubs. V3 Architectural Group provided architectural and interior design services in coordination with FDOT and Miami-Dade County. The project included a new entrance monument, upgraded pedestrian and bicycle infrastructure, and the addition of multi-bay bus terminals to support multimodal operations. Construction was phased over three and a half years to minimize disruptions to public transit and traffic during peak periods. Improvements incorporated ADA-compliant sidewalks, walkways, and platforms, as well as new bicycle paths, parking, and lockers to promote safe, efficient, and sustainable travel.



Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street | Miami-Dade County Dept of Transportation and Public Works

HBC is providing full design-build services for the reconstruction of NE 2nd Avenue from NE 20th Street to NE 36th Street. The project includes roadway reconstruction, drainage upgrades, pedestrian and traffic safety enhancements, and new utility infrastructure to improve mobility and resilience. HBC's scope covers engineering design, permitting, and coordination with local agencies. Key elements include new sidewalks, curb and gutter, pavement markings, decorative lighting, and a stormwater management system to mitigate flooding. The work also features installation of 6,100 linear feet of ductile iron water mains and new signalization systems to enhance traffic flow, safety, and community accessibility.



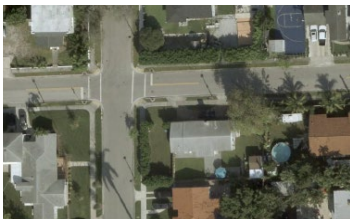
Riverwalk North Seawall Replacement Project | Miami-Dade County Dept of Transportation and Public Works

HBC led the design-build delivery of the NE 2nd Avenue Reconstruction Project from NE 69th Street to NE 91st Street, a 1.9-mile corridor funded through The People's Transportation Plan. The project modernized infrastructure, improved safety, and enhanced multimodal access in the City of Miami. Scope included full roadway reconstruction, widened lanes, bike lanes, sidewalks, on-street parking, and upgraded intersections. HBC designed a new stormwater management system with 2,162 LF of French Drain and over 125 structures, secured DERM permits, and addressed contaminated sites. Additional features included new signals, signage, decorative lighting, and coordinated utility and railroad adjustments to ensure safe, resilient mobility.



Districtwide Traffic Operations Data Collection Contract | Florida Department of Transportation (FDOT) District 4

HBC is providing professional traffic engineering data collection services for FDOT District 4 under a Districtwide Traffic Operations contract (Work Group 6.1 – Traffic Engineering Studies). The contract supports multimodal data gathering across five counties to improve operational safety and efficiency. Services include vehicle, pedestrian, and bicycle counts; travel time and delay studies; queue and spot speed analysis; sight distance reviews; and no-passing zone evaluations. Work is executed through Task Work Orders in compliance with FDOT's MUTS and FDM standards. HBC ensures quality through rigorous QA/QC, site inspections, and data validation, delivering reliable results that strengthen FDOT's statewide traffic operations programs.



Raised Intersection at NW 8 Terrace and NW 15 Ave | City of Miami

HBC is providing design and engineering services for the construction of a raised intersection at NW 8th Terrace and NW 15th Avenue to improve pedestrian safety, reduce vehicular speeds, and enhance multimodal connectivity. The project includes full preparation of construction documents encompassing roadway, drainage, signing, and pavement marking plans, supported by topographic surveying and geotechnical analysis. Scope elements include roadway reconstruction within intersection limits, concrete transition approaches, and milling and resurfacing beyond approach areas. Additional features include decorative concrete paver crosswalks, drainage adjustments, and new structures, all designed and permitted in compliance with City of Miami, FDOT, and MUTCD standards.

Continuing Professional Services | City of Aventura

KCI is providing on-call landscape architecture and surveying services through an ongoing contract supporting municipal landscape design review and compliance efforts. The team conducts detailed plan reviews to ensure projects meet city standards, regulatory requirements, and design quality objectives. Services emphasize achieving aesthetic, functional, and sustainable outcomes consistent with municipal codes and long-term maintenance goals. KCI's multidisciplinary approach integrates landscape architecture expertise with precise surveying to verify site conditions, coordinate across departments, and support efficient approvals, reinforcing the city's commitment to high-quality, resilient, and context-sensitive public realm design



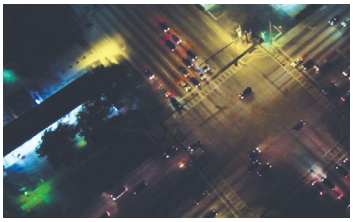
Continuing Contract for General Environmental Engineering | City of Fort Lauderdale

RES provided the City of Fort Lauderdale with comprehensive environmental engineering services through an ongoing support contract spanning multiple projects. The scope included planning, permitting, and restoration activities addressing water quality, sediment impacts, and ecological preservation. Key projects included the Himmarshee Canal Assessment and Tarpon River Restoration, which involved sediment sampling, benthic and hydrographic surveys, environmental monitoring, and coordination with FDEP and USACE following force main breaks. RES also supported the Bonnet House Greenway, minimizing environmental impacts through design alternatives; the Isle of Palms Seawall Replacement, addressing sea-level rise adaptation; and Fort Lauderdale Executive Airport endangered species relocation efforts. These initiatives strengthened the City's environmental resilience, regulatory compliance, and restoration management capacity.



City of Boca Fire Support Building | Palm Beach County

Pacifica Engineering Services provided geotechnical engineering support for the City of Boca Fire Support Building (Building #12), a new Fire Department facility with associated utility installations. The firm conducted one Standard Penetration Test (SPT) boring to 40 feet for the building foundation and two additional SPT borings to 10 feet for directional utility drilling. Deliverables included a comprehensive geotechnical report outlining shallow foundation recommendations, anticipated settlement, groundwater management strategies, and site preparation guidelines. These findings informed the structural design and construction planning, ensuring stability, constructability, and long-term performance of the new municipal support facility.



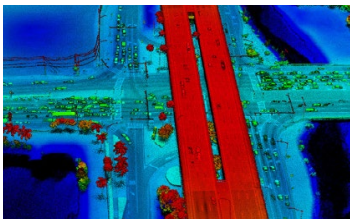
SR 7/US 441 Transit Corridor Improvements Task 1 | Florida Department of Transportation (FDOT) District 4

HBC provided professional engineering services for the SR 7/US 441 Multimodal Corridor Improvements project, a major FDOT District 4 and Broward MPO initiative to enhance safety, mobility, and user experience along approximately 16 miles of SR 7/US 441 and SR 858/Hallandale Beach Boulevard. The project focused on improving conditions for transit riders, bicyclists, and pedestrians while supporting transit-oriented development. HBC's responsibilities included roadway and drainage design, signing and pavement marking, lighting and signal upgrades, sidewalk and bike lane enhancements, utility coordination, and permitting. Additional work incorporated landscape and streetscape improvements to elevate corridor aesthetics, functionality, and multimodal connectivity within a high-demand transit corridor.



South Corridor Transit Oriented Development (TOD) Master Plan | Miami-Dade County Dept of Transportation and Public Works

The South Corridor Transit Oriented Development (TOD) Master Plan advanced multimodal connectivity along a 20-mile corridor in Miami-Dade County by promoting pedestrian, bicycle, and transit integration. HBC provided technical expertise in infrastructure assessment, connectivity analysis, and safety planning, evaluating facilities within a one-mile walk and bike shed of proposed stations. Using ArcGIS-based tools, HBC conducted field reviews, identified network gaps, and analyzed crash data to recommend safety improvements. Coordination with the Miami-Dade TPO and municipalities ensured alignment with regional initiatives. The plan delivers a data-driven framework for transit-oriented growth, enhancing first/last-mile connections, accessibility, and sustainable mobility across the corridor.



Topographic Survey for SR 838 from Turnpike to I-95 Overpass | Broward County

GPI Geospatial performed a 3D topographic survey for a 4.38-mile segment of SR 838 (Sunrise Boulevard) between the Florida Turnpike and I-95 in Broward County, Florida. The team established horizontal and vertical control in compliance with FDOT standards, defined roadway alignment and right-of-way limits, and set 54 secondary control points for aerial LiDAR calibration. Using a fixed-wing aircraft equipped with LiDAR sensors and a mapping camera, GPI collected aerial data and imagery to generate a detailed point cloud. Field and aerial data were integrated to produce final 3D survey drawings, which were reviewed, signed, and sealed by a licensed Florida Professional Surveyor and Mapper.



3D Design Survey for Oakland Park Blvd. from I-95 to A1A | Broward County

GPI Geospatial, Inc. completed a comprehensive 3D survey for a Broward County transportation corridor, integrating advanced geospatial technologies to support FDOT District 4 requirements. The scope included establishing primary and secondary control, performing full right-of-way 3D mapping using terrestrial LiDAR for hard surfaces, and conducting detailed drainage surveys. Historical baselines and right-of-way lines were recovered and incorporated into final deliverables. GPI provided a complete SURVRD package containing 3D models, survey baselines, and right-of-way data, along with all supporting files for FDOT verification. The project was delivered on schedule and within budget, ensuring precise, reliable survey data for design and construction coordination.



Riviera Beach Water Treatment Plant (WTP) Design-Build Project Phase 1 | City of Riviera Beach

HBC Engineering Company served as a key partner in the progressive design-build delivery of the City of Riviera Beach's Advanced Water Treatment Plant at the Avenue L parcel. Phase 1 encompassed comprehensive design and engineering for a 12.0 MGD advanced water treatment facility, expandable to 16.0 MGD, with supporting site and infrastructure improvements. The scope included treatment and storage facilities, groundwater supply wells, and 18,000 LF of transmission mains supported by hydraulic modeling. HBC's responsibilities also covered stormwater management, site grading, permitting, and regulatory compliance. Through expert civil design and project management, HBC advanced the City's capacity, efficiency, and long-term water reliability goals.



Design-Build Services for the Reconstruction of NW 84th Ave | Miami-Dade County Dept of Transportation and Public Works

HBC serves as the Engineer of Record for a roadway expansion project converting a 1-mile, 2-lane corridor into a 4-lane section with a Two-Way Left-Turn Lane (TWLTL). The project includes full roadway reconstruction, new typical sections, refined horizontal and vertical geometry, and a closed drainage conveyance system connecting to existing outfalls and stormwater facilities. Improvements feature RCP culvert replacements, new stormwater management areas, sidewalks, curb and gutter, updated signage and signalization, and coordinated utility relocations. HBC's scope encompasses permitting, geotechnical investigations, and community-sensitive design, ensuring enhanced safety, multimodal access, and environmental compliance throughout construction.



Buildings Report for Capital Repair Plans | Miami-Dade County Water and Sewer Dept (MDC-WASD)

HBC led the MDC-WASD Buildings Report for Capital Repair Plans Project, performing detailed inspections of structures at the Alexander Orr and Hialeah Water Treatment Plants. The effort covered process areas such as sludge tanks, clarifiers, aeration basins, pump rooms, chemical storage facilities, and supporting structures. HBC developed standardized templates and managed a team of engineers to assess structural and electrical conditions, review as-builts, and prepare 82 comprehensive inspection reports. Deliverables included photographic documentation, repair recommendations, and cost estimates. The project ensured compliance with BCC Resolution No. 229-22 and provided MDC-WASD with reliable data to prioritize capital repairs and rehabilitation planning over a five-year period.



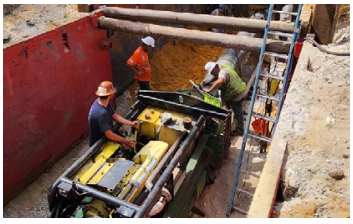
Multiple Parks - 40 Years Recertifications | Miami Dade County Parks

HBC performed visual inspections and structural assessments for multiple Miami-Dade County park facilities, including AB Barnes Park, Country Club of Miami, and Crandon Park. The scope involved evaluating building conditions, documenting deficiencies, and preparing detailed reports addressing both structural and electrical components in accordance with County requirements. HBC's reports included photographs, written evaluations, and prioritized repair recommendations necessary to achieve 40-year recertification compliance. Following completion of identified repairs, HBC prepared and submitted signed and sealed Structural and Electrical Recertification Reports consistent with Miami-Dade County Recertification Section standards, ensuring public safety and extending the service life of these recreational facilities.



CEI Services for the Sanitary Force Main Furnish and Install (F&I) Project - Phase III | Miami-Dade County Water and Sewer Dept (MDC-WASD)

HBC provided Construction Engineering and Inspection (CEI) services for the installation of over 11,000 linear feet of sanitary sewer force mains along West, North, and East Country Club Drive, from William Lehman Causeway to Yacht Club Way in the City of Aventura. The project included pipe sizes ranging from 4 to 20 inches in diameter. HBC managed daily inspection activities, ensuring compliance with MDC-WASD standards and specifications. Responsibilities included reviewing shop drawings, RFIs, and pay applications; conducting coordination meetings; maintaining detailed project records; and managing MOT and SWPPP documentation. HBC also oversaw design modifications, including implementation of a redundant backup sewer system for system reliability.



CEI Services for FDEP Grant Funded 12" Reclaimed Water Main 2-Mile Expansion for Area 10 | City of Delray Beach

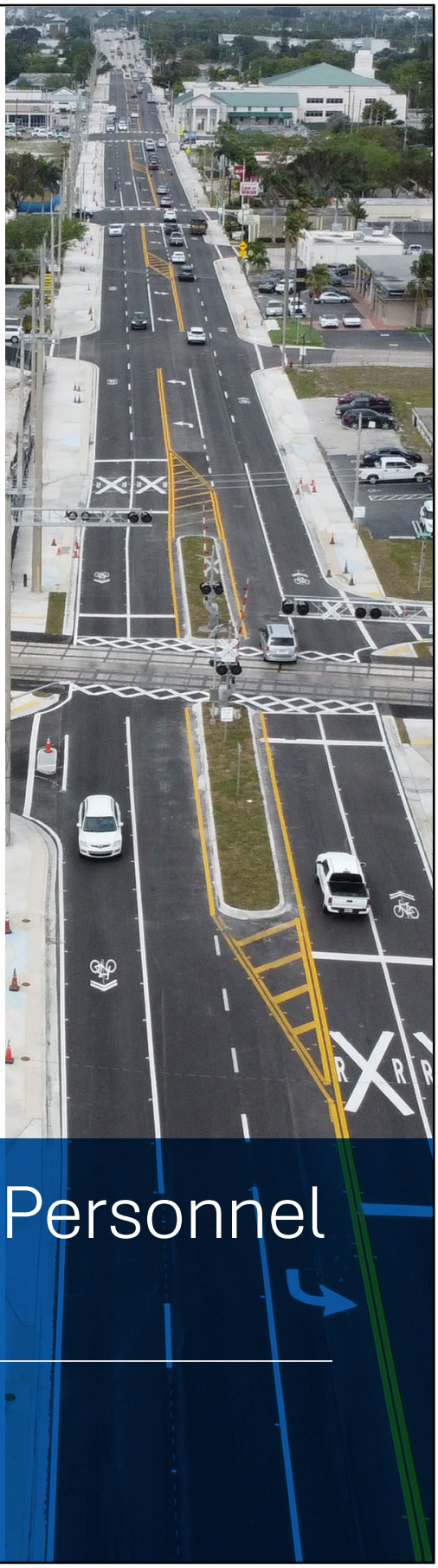
HBC provided comprehensive Construction Engineering and Inspection (CEI) services for a multiphased water main improvement project in the City of Delray Beach, funded by a Florida Department of Environmental Protection (FDEP) grant. The project involved installing over 7,500 linear feet of 12-inch and 6-inch HDPE water main using Horizontal Directional Drilling (HDD) and open-cut methods, along with sidewalk, driveway, and pavement reconstruction. HBC's CEI team, led by Christopher Soto, managed daily inspections, utility coordination, and contractor compliance, including critical oversight for installation beneath active FEC Railway tracks. Through proactive management, HBC maintained quality, mitigated conflicts, and delivered the project under budget despite schedule challenges.



CEI Services for Roadway, Sidewalk, & Pedestrian Lighting Improvements Project (LAP) at Cherry Road from Military Trail to Quail Drive |

Palm Beach County

HBC is providing Construction Engineering and Inspection (CEI) services for the Cherry Road Complete Streets Improvements project in Palm Beach County under a task work order contract. The project includes constructing new 8-foot sidewalks on the north side and 6-foot sidewalks on the south side of Cherry Road between N. Military Trail and Quail Road, along with milling, resurfacing, widening, and updated signing and pavement markings. Pedestrian lighting and landscaping are also incorporated to enhance safety and aesthetics. HBC's CEI team manages inspections, progress meetings, quantity verification, documentation, and funding compliance, ensuring quality, safety, and timely reimbursement under federal and state guidelines.



3. Experience of Key Personnel and Project Team

HBC

PROJECT TEAM QUALIFICATIONS

HBC Engineering Company (HBC) is a multidisciplinary Florida firm with more than 80 professionals providing integrated planning, design, and construction support services to public agencies. For the Town of Pembroke Park, HBC offers a single-source team with in-house civil, structural, electrical, transportation, stormwater, utility coordination, GIS, and construction administration capabilities, allowing seamless management from concept through completion. Led by Adebayo Coker, PE, with technical oversight by Edgar Diaz, MS, PE, PSM, project management by Hernan Lugo, MS, PE, CFM, and construction-phase coordination by Christopher Soto, PE, RSO, the team ensures disciplined delivery, regulatory compliance, and consistent communication. HBC is supported by specialized subconsultants in landscape architecture, geotechnical engineering, materials testing, surveying, and environmental permitting selected for their strong qualifications, local experience, and proven performance on municipal continuing contracts.

Staff Name	Role
HBC Engineering Company	Contract Management, QA/QC, Civil, Structural, Utility Coordination, Transportation Engineering, Permitting, Planning, Cost Estimating, Public Involvement, Drainage and Stormwater, Grant Writing, and Construction Administration
V3 Architectural Group, Inc. & JSA Group, Inc.	Architecture
KCI Technologies, Inc.	Landscape Architecture
Tierra South Florida, Inc & Pacifica Engineering Services, LLC	Geotechnical
GPI Geospatial, Inc. & Manuel G. Vera & Associates, Inc.	Surveying & Mapping
Resource Environmental Solutions, LLC (RES) & Pacifica Engineering Services, LLC	Environmental Services
EV Services, Inc	Public Involvement & Communications & Grant Writing & Support
Diaz-Murphy and Associates CES, LLC	Materials Testing

This structure provides the Town with a single, fully accountable point of contact supported by qualified professionals across all required disciplines. Each proposed team member offers at least five years of directly relevant municipal experience in design, permitting, and construction administration, ensuring knowledgeable execution of the scope. **Resumes and credentials included in Appendix A** confirm the team's technical qualifications and capacity to perform the work outlined in the solicitation.

SUBCONSULTANTS' QUALIFICATIONS

HBC Engineering Company (HBC) has assembled a multidisciplinary team with strong regional experience to support the Town of Pembroke Park under RFQ 25-02. The team includes specialized subconsultants in materials testing, surveying and SUE, cost estimating, landscape architecture, structural engineering, geotechnical services, environmental permitting, and architectural design. Each firm brings extensive experience working with Florida municipalities, counties, and state agencies, ensuring comprehensive coverage across civil, structural, electrical, transportation, drainage, geotechnical, environmental, surveying, and architectural disciplines. With offices throughout South Florida, HBC and its partners provide rapid response, familiarity with Town standards, and proven capability to support routine, emergency, and hurricane-related assignments while delivering cost-effective, resilient, and fully compliant solutions aligned with the Town's continuing contract framework.

Diaz-Murphy and Associates CES (DMA) is a certified SBE, WMBE, and DBE firm specializing in construction materials testing, inspection, and quality control services across Florida. Operating FDOT and CMEC-certified laboratories in Miami and Key West, DMA provides verification, CQC, and IA services for FDOT Districts 4 and 6, Florida's Turnpike Enterprise, and multiple municipalities, including major projects such as I-595, I-75, and US-27. The firm consistently delivers responsive, reliable, and fully compliant testing solutions aligned with Palm Beach County's quality assurance standards.

GPI Geospatial, Inc. (GPI), a subsidiary of Greenman-Pedersen, Inc., provides surveying, mapping, and geospatial data services with over 50 years of experience supporting infrastructure programs across Florida. Licensed in 34 states and headquartered in Orlando with offices in Miami and Tampa, GPI specializes in LiDAR, photogrammetry, topographic mapping, hydrographic surveying, and subsurface utility mapping. Their team of licensed professionals delivers high-accuracy GIS-integrated data that meets FDOT, FTE, and municipal standards for transportation and development projects.

RES Florida Consulting LLC d/b/a E Sciences (RES) a Fort Lauderdale-based subsidiary of Resource Environmental Solutions, provides environmental engineering and ecological consulting services statewide. Established in 2000, RES offers expertise in wetland delineation, habitat assessment, water quality management, and remediation, supported by a multidisciplinary team of engineers and scientists. With ongoing FDOT Districtwide Mitigation and Environmental Services contracts, RES applies science-driven design and regulatory compliance to support sustainable infrastructure for Palm Beach County.

JSA Group, Inc. is a Miami-based architecture and interior design firm certified as an SBE and DBE, with Miami-Dade County Technical Certifications in Architecture, ADA Title II Consulting, and Interior Design. Established in 2001, JSA provides creative, compliant, and cost-effective design solutions for educational, healthcare, and institutional facilities, including continuing contracts with Miami-Dade County Public Schools and Citrus Health Network. The firm delivers responsive, code-compliant architectural services for Palm Beach County's facility improvement programs.

KCI Technologies, Inc. is a 100% employee-owned multidisciplinary engineering firm ranked among ENR's Top 100 Design Firms, with over 2,400 professionals in 70 offices nationwide, including Fort Lauderdale. KCI provides integrated services in civil, structural, environmental, MEP, and construction management, supporting FDOT, FTE, and municipal infrastructure programs. Their Florida operations emphasize resiliency, sustainability, and regulatory compliance, offering Palm Beach County comprehensive engineering support under the continuing contract.

Manuel G. Vera & Associates, Inc. (MGV) is a certified FDOT DBE firm established in 1977, specializing in surveying, mapping, subsurface utility engineering (SUE), and utility coordination. Headquartered in Miami with offices in Jupiter and Orlando, MGV manages five FDOT districtwide contracts and serves counties and agencies statewide. With a staff of over 80 professionals and 19 survey/SUE crews, MGV delivers accurate, data-driven solutions that support design, construction, and asset management for Palm Beach County.

Pacifica Engineering Services, LLC (PACIFICA) is a certified MBE, DBE, and SBE firm offering geotechnical engineering, construction materials testing, environmental consulting, and inspection services across Florida. With offices in Delray Beach, Doral, and Orlando, PACIFICA operates FDOT- and CMEC-certified laboratories and employs licensed engineers and certified inspectors. The firm's portfolio includes the PBIA Airfield Improvements, Florida's Turnpike Widening, and STA-1W Pump Stations, providing reliable, cost-effective technical support for Palm Beach County's continuing services.

Tierra South Florida, Inc. (TSF) is a DBE/SBE-certified geotechnical engineering and materials testing firm headquartered in West Palm Beach with offices in Miami Lakes, Tampa, and Orlando. TSFGeo provides subsurface investigations, laboratory testing, and construction inspections supported by FDOT- and CMEC-certified labs and a fleet of 11 drill rigs. With over 38 years of experience, TSFGeo delivers geotechnical, foundation, and pavement design services ensuring safety, accuracy, and compliance for Palm Beach County infrastructure projects.

V3 Architectural Group, Inc. (V3) is a South Florida-based architecture and interior design firm offering comprehensive services in planning, design, construction administration, and project management. The firm has extensive experience delivering continuing service contracts for municipal and institutional facilities, ensuring full compliance with FBC, ADA, and life-safety codes. V3A's multidisciplinary approach emphasizes functional, sustainable, and cost-efficient solutions for Palm Beach County's architectural projects.

EV Services, Inc. (EVSI) is a certified MBE, DBE, and SBE firm established in 2006, specializing in public involvement, government relations, and strategic communications for public infrastructure programs across Florida. With extensive experience supporting FDOT districts, counties, and municipalities, EVSI provides outreach coordination, stakeholder engagement, and grant assistance to ensure transparent, inclusive, and compliant project communication. For this contract, EVSI supports HBC by delivering community relations, public information, and engagement services that strengthen collaboration between the Town of Pembroke Park, its residents, and project stakeholders.

KEY STAFFING FOR THIS PROJECT

HBC's proposed team is composed of seasoned professionals with extensive experience providing architectural, engineering, and construction support services for municipal and county clients across South Florida. Each key staff member brings specialized technical expertise aligned with the Town's scope of work, including civil, structural, transportation, environmental, mechanical, electrical, and architectural disciplines. The team's collective experience under continuing services contracts ensures a streamlined approach to task management, permitting, and coordination with regulatory agencies. Together, these professionals represent the depth, responsiveness, and technical excellence necessary to deliver high-quality results for the Town of Pembroke Park.

HBC Engineering Company



Adebayo Coker, PE | Principal-In-Charge has over 33 years of experience in transportation engineering, project development, and design management across Florida. He has successfully led multidisciplinary teams for FDOT, Miami-Dade County, Palm Beach County, and other major clients, overseeing roadway, transit, and multimodal infrastructure projects from planning through construction. His expertise spans PD&E studies, roadway design, traffic operations, and CEI oversight, supported by his strong background in QA/QC and regulatory coordination. Adebayo's leadership ensures the integration of sustainable and cost-effective solutions that enhance mobility, safety, and resilience. A licensed Professional Engineer in Florida and FDOT-certified QA/QC Manager, he provides high-level oversight and technical direction to ensure the Town of Pembroke Park's continuing contracts meet all professional and performance standards.



Edgar Diaz, MS, PE, PSM | QA/QC Manager has 38 years of experience in civil and utility infrastructure design, construction management, and project controls. He has managed multidisciplinary teams for FDOT, Palm Beach County, and Miami-Dade County, ensuring technical accuracy and regulatory compliance across large-scale public works and water/wastewater programs. His background includes directing quality reviews, risk mitigation, and performance tracking for projects under the USEPA Consent Decree and Ocean Outfall Legislation programs. As a licensed Professional Engineer in Florida and Puerto Rico and a Professional Surveyor and Mapper in Florida, Edgar applies rigorous QA/QC processes that uphold design integrity and schedule adherence. His leadership ensures each project delivered under the Town of Pembroke Park's RFQ 25-02 meets the highest standards of quality, safety, and accountability.



Hernan Lugo, MS, PE, CFM | Project Manager brings 27 years of experience in civil engineering, specializing in roadway, drainage, and stormwater infrastructure for transportation and municipal projects across Florida. As Project Manager, he leads multidisciplinary teams through design, permitting, and construction coordination, ensuring compliance with FDOT, FDEP, and SFWMD standards. His portfolio includes managing the SR-817/University Drive Improvements, Boca Rio Road Widening, and NW 25th Street Reconstruction, where he emphasized constructability, cost-efficiency, and

resiliency. Licensed in Florida and Texas and certified as a Floodplain Manager and Building Contractor, Hernan delivers sustainable, technically sound infrastructure aligned with the Town of Pembroke Park's objectives under RFQ 25-02.



Christopher Soto, PE, RSO | Construction Manager | Senior Project Engineer / FDOT LAP Program Specialist | Constructability Reviewer has 13 years of experience in Construction Engineering and Inspection (CEI) for roadway, bridge, and utility infrastructure projects across Florida. He oversees construction activities, manages inspection teams, and ensures compliance with FDOT, LAP, and municipal standards for safety, quality, and schedule adherence. Christopher has led CEI assignments for FDOT Districts 4, 5, and 6, Palm Beach County, and the City of Delray Beach, including the Half Mile Road, Cherry Road, and 12" Reclaimed Water Main projects. His expertise spans constructability review, MOT compliance, permitting, and stakeholder coordination. A licensed Professional Engineer and FDOT Advanced MOT–certified Radiation Safety Officer, Christopher applies a disciplined, hands-on management approach that ensures efficient, high-quality project delivery under the Town of Pembroke Park's RFQ 25-02 continuing services program.



Gonzalo Barrera, PE | Civil Engineering has over 7 years of experience specializing in roadway, signalization, and drainage design for FDOT and municipal infrastructure projects. His expertise includes 3D roadway modeling, signing and pavement marking, and Temporary Traffic Control (TTC) plan development, ensuring compliance with FDOT, MUTCD, and ADA standards. Gonzalo has served as Project Engineer and Deputy PM for projects such as the SR-7/US-441 Transit Corridor Improvements, SR-817/University Drive Widening, and NE 2nd Avenue Reconstruction Design-Build. Proficient in AutoCAD, MicroStation, and OpenRoads Designer, he combines technical precision with innovative design to improve multimodal connectivity and safety.



Sreelatha Nandivada, MS, PE | Structural Engineering has 22 years of experience in bridge design, structural analysis, and load rating for transportation and coastal infrastructure projects. She has led structural design and assessments for bridges, seawalls, and retaining walls, applying AASHTO, ASCE, and FDOT standards to ensure durability and safety. Her experience includes the Hollywood Seminole Indian Reservation Pedestrian Bridge for STOFI, PBC Water Treatment Plant No. 2 Expansion, and multiple FDOT and NCDOT bridge programs. Proficient in STAAD.Pro, LEAP Bridge, RISA, and AASHTOWare BrR, Sreelatha integrates advanced modeling with field-driven insight to deliver resilient, code-compliant solutions. Licensed in multiple states, including Florida, she brings specialized expertise in coastal resilience and structural integrity.



Orlando Penate, PE, IMSA III | Electrical Engineering has over 20 years of experience in lighting design, power distribution, and electrical infrastructure for transportation and municipal projects across Florida. He has served as Engineer of Record for roadway and facility lighting, wastewater infrastructure, and Intelligent Transportation Systems (ITS), ensuring full compliance with FDOT, FPL, and NEC standards. His portfolio includes the SR-826/Snapper Creek Expressway LED Lighting Conversion for GMX, the SR-710/Blue Heron Boulevard Lighting Improvements, and the Riverwalk North Seawall Replacement Project for the City of Fort Lauderdale. A licensed Professional Engineer and Level II Infrared Thermographer, Orlando's technical leadership integrates energy efficiency, safety, and code compliance.



Moatz Saad, PhD, PE, PTOE, IMSA II | Transportation/Traffic Engineering has 13 years of experience specializing in traffic operations, safety analysis, and multimodal corridor planning. He leads the development of traffic simulation models, impact studies, and safety evaluations for FDOT, GMX, and multiple municipalities, integrating advanced tools such as Synchro, VISSIM, and GIS to optimize system performance. His project experience includes managing the SR-7/US-441 Transit Corridor Improvements, the SR-25/US-27 Okeechobee Road Traffic Analysis, and the Advanced Traffic Management System (ATMS) Implementation for Miami-Dade County. A licensed Professional Engineer and Professional Traffic Operations Engineer, Dr. Saad combines research-based insight with practical field experience to enhance safety, mobility, and reliability across urban transportation networks.



Eugene Hunter, IMSA I | Construction Administration has over 35 years of experience in Construction Engineering and Inspection (CEI) for roadway, bridge, and municipal infrastructure projects across Florida. He specializes in construction oversight, contract documentation, and field coordination for FDOT and Local Agency Program (LAP) projects, ensuring strict adherence to specifications, quality standards, and safety compliance. Gene's experience spans bridge rehabilitation, drainage, signalization, lighting, and stormwater improvements, including key projects such as the Seminole Boulevard Multi-Use Trail and Pedestrian Lighting Project and the SR-817/University Drive Widening. Certified in CTQP, MOT, and Stormwater Management, he excels in managing field inspections, pay items, and contractor coordination to maintain schedule integrity and cost control.



Rodolfo Caceres, PE, IMSA I | Contract Support Specialist/Resident Compliance Specialist has 21 years of experience in Construction Engineering and Inspection (CEI) services for transportation and municipal infrastructure. He specializes in contract administration, field verification, pay item tracking, and compliance oversight for FDOT, Florida's Turnpike Enterprise, and Broward County projects. His work includes managing Requests for Information (RFIs), change orders, and payment applications while coordinating between contractors, inspectors, and project managers to ensure adherence to contract documents and schedules. Rodolfo's project experience includes the Systemwide Queue Warning System on SR-91 & SR-429 and the CEI Contract for Boynton Beach Boulevard Improvements, where he led documentation control, progress reporting, and safety compliance.



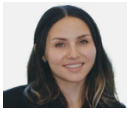
Scott Smith, IMSA I | Senior Inspector has over 28 years of Construction Engineering and Inspection (CEI) experience specializing in bridge rehabilitation, roadway improvements, and structural inspection for FDOT and municipal clients. He provides on-site oversight for construction, testing, and documentation, ensuring compliance with project specifications, safety regulations, and QA/QC standards. His portfolio includes the Donald Ross Road Bascule Bridge Replacement, Sheridan Street Bridge Rehabilitation, and Blue Heron Boulevard Bridge projects. Scott's certifications include CTQP Asphalt Levels I & II, Earthwork Levels I & II, Drilled Shaft Inspection, and FDOT Advanced MOT, complemented by FEMA and FDEP stormwater and IMSA signal inspection credentials.



Francisco Rodriguez, IMSA I | Inspector has over 27 years of experience in Construction Engineering and Inspection (CEI), specializing in roadway, bridge, and Intelligent Transportation System (ITS) infrastructure. He has performed inspections and documentation for major FDOT and Turnpike projects, ensuring compliance with design specifications, materials testing standards, and MOT requirements. His field expertise includes overseeing CCTV, MVDS, DMS, and fiber optic installations under districtwide ITS and roadway improvement contracts for FDOT Districts 1 and 4, Florida's Turnpike Enterprise, and Palm Beach County. Certified in FDOT CTQP Drilled Shaft, Advanced MOT, and multiple ITS CEI specialties, Francisco brings technical rigor and proactive field coordination to each assignment.



Woudeline Lucdor | Data Collection has 6 years of experience in traffic data collection, transportation engineering, and environmental analysis. She supports corridor and intersection evaluations through traffic counts, speed studies, and geometric data collection for FDOT and Miami-Dade County projects. Her work includes the FDOT District 4 Districtwide Traffic Operations Data Collection, SR-25/US-27 Okeechobee Road Traffic Analysis, and MDC-DTPW Northeast Corridor Transit Study, where she assisted in gathering multimodal data for mobility and capacity assessments.



Julia Beliz, EI | GIS has over 3 years of experience supporting transportation, water, and wastewater infrastructure projects through advanced geospatial analysis and data integration. She develops and manages GIS models for infrastructure planning, sediment control, and capacity assessment, integrating environmental and engineering datasets to enhance project decision-making. Her work includes GIS-based modeling for the Carraízo Sediment Control Project, site assessments for the City of Riviera Beach Water Treatment Plant, and geospatial coordination for Miami-Dade County Water and Sewer Department's Capital Improvement Program. Proficient in ArcGIS Pro, Python, and AutoCAD, Julia translates complex spatial data into actionable insights that support permitting, environmental compliance, and infrastructure design.



Sonny Abia, PhD, PE | Utility Coordination has over 35 years of experience managing complex transportation and municipal projects across Florida. He has led coordination efforts with multiple Utility Agency Owners (UAOs) and agencies for major FDOT and Miami-Dade County projects, including the SR-817/University Drive Improvements, NE 2nd Avenue Reconstruction Design-Build, and SR-7/US-441 Transit Corridor Improvements. His expertise includes conflict resolution, development of Final Utility Certification packages, and multi-agency permitting under FDOT and FHWA standards. A licensed Professional Engineer and TTC Advanced Certified professional, Dr. Abia combines technical precision, regulatory insight, and field coordination to ensure compliant, constructible, and cost-efficient utility solutions.



Teodoro Tefel, PE | Cost Estimates/Schedule and Project Control has over 38 years of experience in roadway design, transportation planning, and infrastructure management. His expertise includes developing preliminary engineering reports, feasibility assessments, and construction cost estimates for FDOT and municipal projects, ensuring accuracy, constructability, and budget alignment. Teodoro has managed planning and design efforts for complex projects such as the SR-25/US-27 Okeechobee Road Reconstruction, SR-826/Palmetto Expressway Improvements, and Boca Rio Road Widening. A licensed Professional Engineer in Florida with FDOT Advanced MOT certification, he integrates technical precision, schedule control, and fiscal accountability across all project phases.



Melannie Gomez | Public Involvement has 3 years of experience leading community engagement, stakeholder coordination, and outreach communication for municipal and transportation projects across South Florida. She has supported major initiatives for the City of Hollywood, City of Fort Lauderdale, and Miami-Dade County DTPW, facilitating public meetings, developing outreach materials, and managing multilingual communication strategies to enhance project transparency and participation. Her recent work includes the Johnson Street Complete Streets Study, Riverwalk North Seawall Replacement, and NW 84th Avenue Reconstruction projects, where she coordinated public notices and interactive engagement tools to gather community input.

Key Subconsultants



Alejandro Diaz | Material Testing (DMA) with 15 years of experience in construction materials testing, verification, and quality assurance for transportation and infrastructure projects across Florida. He specializes in managing materials laboratories and supervising verification testing for concrete, asphalt, and earthwork in compliance with FDOT and FTE standards. Alejandro has overseen districtwide materials programs for FDOT Districts 4 and 6, providing QA/QC support, MAC reporting, and coordination with CEI teams to ensure all placed materials meet required standards. His portfolio includes laboratory management for the Golden Glades Multimodal Transportation Facility, MDX Expressway projects, and FTE districtwide testing programs. Known for his precision and leadership in material certification and compliance, Alejandro ensures all testing and documentation align with contract requirements and state specifications in support of the Town of Pembroke Park's RFQ 25-02 continuing services program



Esther Monzon-Aguirre | Planning and Community Development | Grant Writing and Support (EV) Esther has over 33 years of experience in strategic communications, public involvement, and legislative advocacy for major infrastructure and development programs across South Florida. As President of EV Services, Inc., she has led public outreach and stakeholder coordination for complex, high-profile projects including the WASD Consent Decree Program, the Miami International Airport Park 6 Parking Garage, and the Baywalk Pedestrian Bridge over SR-395. Her expertise spans strategic planning, community engagement, grant writing, and consensus-building among public agencies, elected officials, and the community.



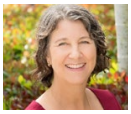
Julio Sanchez, RA | Building Inspections, Plans Review and Permitting (JSA) with over 48 years of experience in architecture, interior design, and building code compliance across Florida. He specializes in building inspections, plan review, and permitting for commercial, institutional, and public facilities, ensuring full adherence to the Florida Building Code, FFPC, UFAS, ADAAG, and local regulations. Julio has managed architectural design and construction administration for major clients such as Miami-Dade County Public Schools, the City of Pembroke Pines, and Miami-Dade Transit. His extensive background includes ADA Title II consulting and barrier removal projects, with expertise spanning healthcare, hospitality, and educational facilities.



Todd Mohlet, RLA, ISA, IA | Landscape Architecture (KCI) with over 30 years of experience in landscape, irrigation, and urban design for public and private sector projects throughout Florida. His expertise includes corridor beautification, park master planning, and sustainable irrigation systems, combining water-efficient technologies with resilient plant design. Todd has served as Senior Landscape Architect for projects such as the City of Dania Beach Corridor Landscape Master Plan, SR-818/Griffin Road Medians, and the Lyons Road Corridor Enhancement for the City of Coconut Creek. Licensed in Florida, Georgia, and South Carolina, and certified as an Irrigation Designer, Contractor, and Arborist, he brings deep knowledge of site planning, construction oversight, and ecological stewardship.



Mark R. Sowers, PSM| Surveying & Mapping (MGV) with 37 years of experience leading survey, mapping, and subsurface utility engineering (SUE) services across Florida. As Survey Director at Manuel G. Vera & Associates, Inc., he manages field operations, QA/QC reviews, and coordination with FDOT, municipalities, and private sector clients to ensure accuracy and compliance with regulatory standards. His background includes eight years with FDOT District 4, where he served as District Surveyor and chaired the Survey Technical Advisory Committee, advancing statewide standards for control networks and data accuracy. Mark's recent projects include FDOT District 4 Districtwide Surveying and Mapping, the I-95/45th Street Diverging Diamond Interchange, and Pembroke Road Mobile LiDAR Services. A licensed Professional Surveyor and Mapper in Florida and active member of the Florida Surveying & Mapping Society, he brings technical precision and management expertise to support the Town of Pembroke Park's RFQ 25-02 objectives for reliable, high-quality geospatial services.



Nadia G. Locke, PE, LEED AP| Environmental Engineering (RES) with over 37 years of experience leading environmental planning, permitting, and mitigation projects across Florida. She specializes in environmental compliance, stormwater design, wetland and wildlife studies, and climate resilience planning for municipal and transportation clients. Nadia has managed environmental engineering contracts for the City of Fort Lauderdale, City of Miami Beach, and FDOT District 4, including the Districtwide Mitigation and Wildlife Services Program and multiple site assessment and remediation projects. A licensed Professional Engineer, LEED Accredited Professional, and FDEP-certified Stormwater and Erosion Control Instructor, she integrates sustainable practices and regulatory expertise to ensure environmental protection and infrastructure resilience.



Raj Krishnasamy, PE | Geotechnical Engineering (TSF) with 38 years of experience in geotechnical engineering, materials testing, and construction inspection across Florida. As President of Tierra South Florida (TSFGeo), he has overseen more than 7,500 public and private projects, providing technical direction and QA/QC oversight for geotechnical investigations, subsurface exploration, and foundation design. His experience includes managing continuing contracts for FDOT District 4, Broward County, and the Town of Pembroke Park, with notable projects such as the I-95/45th Street Diverging Diamond Interchange, Seneca Town Center Development, and Chaves Lake Park Improvements.



Jose A. Vidal, AIA, LEED AP | Architecture (V3) with over 32 years of experience in architecture, planning, and interior design for public and private sector projects across Florida. As President of V3 Architectural Group, he has delivered complex civic, transportation, mixed-use, and institutional facilities from concept through construction, including the Golden Glades Multimodal Transportation Facility, Dolphin Station Park-and-Ride, and Doral Government Center Improvements. Jose's expertise spans design-build and fast-tracked projects emphasizing constructability, ADA accessibility, and sustainability. A licensed architect and LEED Accredited Professional, he combines design excellence with technical precision to create durable, functional, and context-sensitive architecture.

AVAILABILITY OF KEY STAFF

Staff Name	Company	Role	Avail. %/ Hrs.
Adebayo Coker, PE	HBC	Principal in Charge	80%
Edgar Diaz, MS, PE, PSM	HBC	QA/QC Manager	80%
Hernan Lugo, MS, PE, CFM	HBC	Project Manager/ Drainage and Stormwater	90%
Christopher Soto, PE, RSO1	HBC	Contruction Manager/ Constructability Reviews/ Senior Project Engineer/FDOT LAP Program Specialist	100%
Gonzalo Barrera, PE	HBC	Civil Engineering	80%
Sreelatha Nandivada, MS, PE	HBC	Structural Engineering	80%
Orlando Penate, PE, EE, IMSA III	HBC	Electrical Engineering	80%
Teodoro Tefel, PE	HBC	Transportation/Traffic Engineering / Cost Estimates/ Schedule and Project Control	80%
Jose A. Lopez, PE	HBC	Transportation/Traffic Engineering	90%
Moatz Saad, PhD, PE, PTOE, IMSA II	HBC	Transportation/Traffic Engineering/ Planning and Community Development	90%
Daniel Rodriguez, MS, PE, IMSA III	HBC	Transportation/Traffic Engineering	90%
Juan J. Flores, PhD, AICP	HBC	Planning and Community Development	90%
Sonny Abia, PhD, PE	HBC	Building Inspections, Plans Review and Permitting/ Utility Coordination	80%
Julia Beliz, EI	HBC	GIS	80%
Melannie Gomez	HBC	Public Involvement	80%
F. Craviero de Sa, PhD	HBC	Grant Writing and Support	80%
Woudeline Lucdor	HBC	Data Collection	80%
Ethan Behre	HBC	Data Collection	90%
Eugene Hunter, IMSA I	HBC	Construction Administration	100%
Claudia Rodriguez, PE, IMSA I	HBC	Construction Administration	100%
Rodolfo Caceres, PE, IMSA I	HBC	Construction Administration/ Contract Support Specialist/Resident Compliance Specialist	100%
Scott Smith, IMSA I	HBC	Senior Inspector	100%
Francisco Rodriguez, IMSA I	HBC	Inspector	100%
Jose A. Vidal, AIA, LEED AP	V3	Architecture	80%
Julio Sanchez, RA	JSA	Architecture	80%
Todd Mohler, RLA, ISA, IA	KCI	Landscape Architecture	80%
Nadia G. Locke, PE, LEED AP I	RES	Environmental Engineering	80%
Wesley C. Foster, PE, SI, MBA	PACIFICA	Environmental Engineering/ Geotechnical Engineering	80%
Raj Krishnasamy, PE	TSF	Geotechnical Engineering	80%
Esther Monzon-Aguirre	EV	Planning and Community Development/ Public Involvement/ Grant Writing and Support	90%
Mark R. Sowers, PSM	MGV	Surveying & Mapping	80%
Frank Paruas, PSM	GPI	Surveying & Mapping	80%
Alejandro Diaz	DMA	Materials Testing	100%

INTEGRATION OF PRIME AND SUBCONSULTANTS

HBC has extensive experience managing integrated engineering and operations contracts, coordinating effectively with subconsultants to deliver complex infrastructure improvements across Florida. Over the past five years, our team has successfully executed multidisciplinary projects under continuing and task work order contracts, demonstrating clear alignment of roles, responsibilities, and authority to ensure quality, efficiency, and compliance.

Firms	Role/ Level of Authority	Project Name
Diaz-Murphy and Associates CES, LLC	Subcontracted Services	CAQ66 Boynton Beach
EV Services, Inc	Subcontracted Services	NE 2nd Ave DTPW02 (Design-Build w/ JVA) NW 84 DTPW-04
GPI Geospatial, Inc	Subcontracted Services	BasinH1 Stormwater (Belle Glade) Raised Intersection at NW 8 Terr & NW 15 Ave (MIA) River Walk Seawall (Ft Lauderdale) Pedestrian Bridge (Seminole Tribe of Florida) Johnson St (Hollywood)
JSA Group, Inc.	Subcontracted Services	Citrus Grove Elementary School Pine Lakes Elementary School Dr William Chapman Elementary School
KCI Technologies, Inc	Subcontracted Services Subcontracted Services	NE 2nd Ave DTPW02 (Design-Build w/ JVA) Ron Ehmann Park (MDC) 20230100398 - Pine Island Design 20230800388 - CEI Staff Augmentation 230420.000 - Palm Ave at Johnson St
Manuel G. Vera & Associates, Inc	Subcontracted Services	CAI67 University Dr CAV25 Southern Turnpike CCTV Upgrades
Pacifica Engineering Services, LLC	Subcontracted Services	BasinH1 Stormwater (Belle Glade) Boca Rio Road (Palm Beach County)
Tierra South Florida, Inc	Subcontracted Services	Raised Intersection at NW 8 Terr & NW 15 Ave (MIA) River Walk Seawall (Ft Lauderdale) NE 2nd Ave DTPW02 (Design-Build w/ JVA)

Organizational Chart

RFQ 25-02 Architectural and Engineering Services through Continuing Contracts (CCNA)

Resumes for Personnel can be found in Appendix A



PRINCIPAL-IN-CHARGE
Adebayo Coker, PE[1]
Exp. 33 | 80%



QA/QC MANAGER
Edgar Diaz, MS, PE, PSM[1]
Exp. 38 | 80%

TOWN OF PEMBROKE PARK FLORIDA
The Small Town that Means Big Business

PROJECT MANAGER



PROJECT MANAGER
Hernan Lugo, MS, PE, CFM[1]
Exp. 27 | 90%



CONSTRUCTION MANAGER
Christopher Soto, PE, RSO[1]
Exp. 13 | 100%

LEGEND

HBC Engineering Company[1] | MBE
Diaz-Murphy and Associates CES, LLC[2] | SBE, W/MBE
EV Services, Inc.[3] | W/MBE
GPI Geospatial, Inc.[4]
JSA Group, Inc.[5] | MBE
KCI Technologies, Inc.[6]
Manuel G. Vera & Associates, Inc.[7]
Pacifica Engineering Services, LLC[8] | SBE, MBE
Resource Environmental Solutions, LLC[9]
Tierra South Florida, Inc.[10]
V3 Architectural Group, Inc.[11]

. . . . Years of Experience
#% . . . Availability

PROFESSIONAL ENGINEERING SERVICES

Architecture
Jose A. Vidal, AIA, LEED AP[11] | 32 | 80%
Julio Sanchez, RA[5] | 25 | 80%

Civil Engineering
Gonzalo Barrera, PE[1] | 7 | 80%
David Coker, EI, IMSA I[1] | 7 | 90%
Derrek Okosun, EI[1] | 6 | 90%
Kirk Hoosac, RLA[6] | 20 | 90%

Structural Engineering
Sreelatha Nandivada, MS, PE[1] | 22 | 80%
Roberto Rubio, MS, PE[1] | 35 | 90%
Bunrith Heng, MS, PE[1] | 31 | 90%

Electrical Engineering
Orlando Penate, PE, IMSA III[1] | 19 | 80%
Maikel Fiallo Nunez, PE[1] | 24 | 90%

Landscape Architecture
Todd Mohler, RLA, ISA, IA[6] | 31 | 80%
Kirk Hoosac, RLA[6] | 20 | 90%

Transportation/Traffic Engineering
Teodoro Tefel, PE[1] | 38 | 80%
Jose A. Lopez, PE[1] | 20 | 90%
Moatz Saad, PhD, PE, PTOE, IMSA II[1] | 13 | 90%
Jeremy Briathwaite, IMSA II[1] | 8 | 90%
Rami Hanna, PE[1] | 8 | 90%
Daniel Rodriguez, MS, PE, IMSA III[1] | 10 | 90%

Environmental Engineering
Nadia G. Locke, PE, LEED AP I[9] | 36 | 80%
Junnio Freixa[9] | 8 | 90%
Wesley C. Foster, PE, SI, MBA[8] | 12 | 80%

Geotechnical Engineering
Raj Krishnasamy, PE[10] | 38 | 80%
Kumar Vedula, PE[10] | 29 |90%
Wesley C. Foster, PE, SI, MBA[8] | 12 | 80%

Planning and Community Development
Juan J. Flores, PhD, AICP[1] | 24 | 90%
Moatz Saad, PhD, PE, PTOE, IMSA II[1] | 13 | 90%
Esther Monzon-Aguirre[3] | 33 | 90%

Surveying & Mapping
Mark R. Sowers, PSM[7] | 37 | 80%
Carlos Alonso, PSM, EI[7] | 27 | 90%
Frank Paruas, PSM[4] | 24 | 80%
Saul Brand, PSM[4] | 24 | 80%
Iarelis Hall, PSM[4] | 27 | 90%

Drainage and Stormwater
Hernan Lugo, MS, PE, CFM[1] | 27 | 90%
Adelbert Shaffer, PE[1] | 21 | 100%
Joseph Maceo, EI[1] | 7 | 90%
Yissell Navarro Sanchez, EI[1] | 1 | 90%

Building Inspections, Plans Review and Permitting
Sonny Abia, PhD, PE[1] | 35 | 80%
Roberto Moreno[1] | 44 | 90%

CONSTRUCTION ADMINISTRATION & INSPECTIONS

Senior Project Engineer/FDOT LAP Program Specialist
Christopher Soto, PE, RSO[1] | 13 | 100%

Construction Administration
Eugene Hunter, IMSA I[2] | 35 | 100%
Claudia Rodriguez, PE, IMSA I[1] | 9 | 100%
Rodolfo Caceres, PE, IMSA I[1] | 21 | 100%
John Snyder III[1] | 33 | 100%

Contract Support Specialist/Resident Compliance Specialist
Rodolfo Caceres, PE, IMSA I[1] | 21 | 100%

Senior Inspector
Scott Smith, IMSA I[1] | 28 | 100%
Jeffrey Behari, IMSA I[2] | 8 | 100%
Luis Membreno[1] | 17 | 100%

Inspector
Francisco Rodriguez, IMSA I[1] | 27 | 100%
Omar Sosa[1] | 1 | 100%

Material Testing
Alejandro Diaz[2] | 15 | 100%

OTHER SERVICES

Data Collection
Woudeline Lucdor[1] | 7 | 80%
Ethan Behre[1] | 7 | 90%
Gabriel A. Evilla Cano, MS[1] | 3 | 90%

GIS
Julia Beliz, EI[1] | 3 | 80%

Constructability Reviews
Christopher Soto, PE, RSO[1] | 13 | 100%

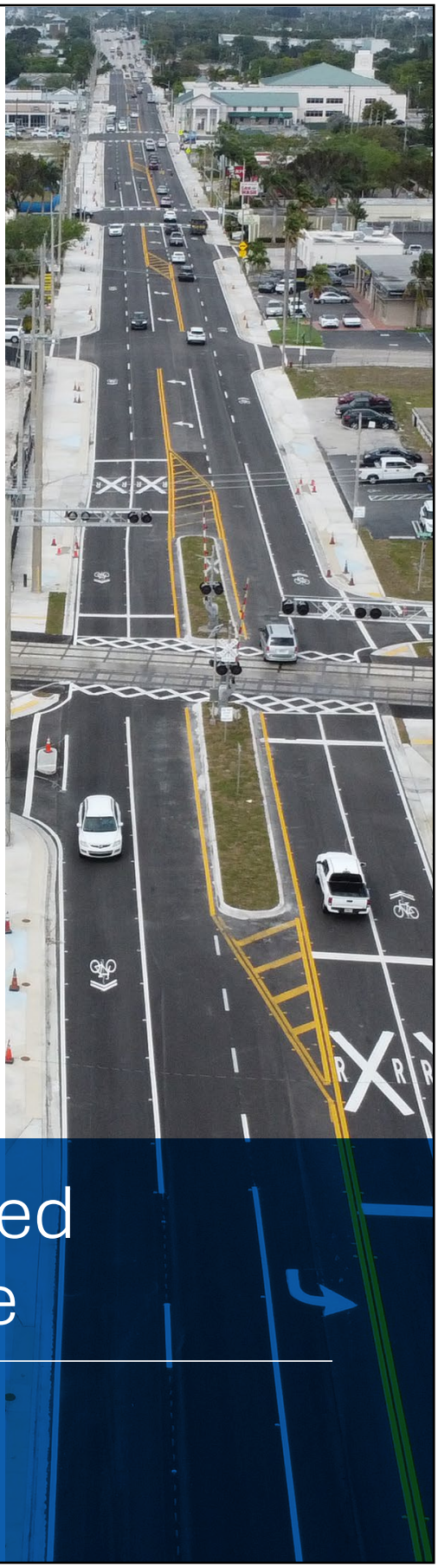
Utility Coordination
Sonny Abia, PhD, PE[1] | 35 | 80%
Leandro Vazquez[1] | 4 | 90%

Cost Estimates/Schedule and Project Control
Teodoro Tefel, PE[1] | 38 | 80%
Joseph Williams[1] | 38 | 90%

Public Involvement
Melannie Gomez[1] | 3 | 80%
Esther Monzon-Aguirre[3] | 33 | 90%

Grant Writing and Support
F. Craviero de Sa, PhD[1] | 47 | 80%
Esther Monzon-Aguirre[3] | 33 | 90%

HBC In association with DIAZ-MURPHY & ASSOCIATES | EV SERVICES INC | GPI | JSA | KCI | M.G. VERA & ASSOCIATES, Inc. | PACIFICA ENGINEERING SERVICES | res | tsf GEO | V3 ARCHITECTURAL GROUP



4. Relevant Completed Project Experience

HBC

RELEVANT COMPLETE PROJECT EXPERIENCE

HBC Engineering Company (HBC) and its multidisciplinary team possess extensive experience delivering the range of professional services identified in this solicitation. The following summaries present representative projects completed within the past five years that demonstrate HBC's technical qualifications, project management expertise, and successful performance across the architectural, engineering, and surveying disciplines for which we are submitting statements of qualification (Form 6.4). Each project was selected for its direct relevance to the Town of Pembroke Park's continuing contract scope—showcasing our capability in planning, design, permitting, and construction-phase coordination for public infrastructure improvements.

For each discipline, the projects summarized on the following pages include detailed information on client references, project descriptions, estimated and awarded contract values, design fees, and change orders. Collectively, these examples illustrate HBC's proven ability to deliver cost-effective, resilient, and fully compliant design and construction support services for municipal, county, and state agencies throughout South Florida.

See **Appendix B** for more project details

ARCHITECTURAL SERVICES

Brothers to the Rescue Restoration & Relocation | V3 Architectural Group, Inc.

Client Name & Contact Name	City of Hialeah Gardens | BCC Engineering | Oscar Oliva	Client Contact Telephone	(305) 670-2350
Client Address	6401 SW 87th Ave, Ste 200 Miami, FL 33173	Client Contact E-Mail Address	ooliva@bcceng.com
Description of Work	Restoration and relocation of the Brothers to the Rescue Monument, including architectural design, historic preservation, lighting, and ADA-compliant public access coordination with FDOT and the City of Hialeah Gardens.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$216 M	Amount of Initial Design Fees	$216 M

Golden Glades Multi-Modal Transportation Facility | V3 Architectural Group, Inc.

Client Name & Contact Name	FDOT | Lead Engineering Contractors | Fernando Sanchez	Client Contact Telephone	(305) 615-3272
Client Address	1109 S. Marion Ave. Lake City, FL 32025	Client Contact E-Mail Address	fsanchez@lead-ec.com
Description of Work	Architectural and interior design for the Golden Glades Multimodal Transportation Facility, including entrance monument, bus terminals, pedestrian circulation, bicycle paths, and public access enhancements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$57 M	Amount of Initial Design Fees	$57 M

See **Appendix B** for more project details

CIVIL, STRUCTURAL, & MEP ENGINEERING SERVICES

Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation and Public Works | Alejandro Sauleda, PE	Client Contact Telephone	(305) 375-4866
Client Address	701 NW 1st Ct, Ste 1700 Miami, FL 33136	Client Contact E-Mail Address	Alejandro.Sauleda@miamidade.gov
Description of Work	Comprehensive civil and structural design-build services for NE 2nd Avenue reconstruction, including roadway, drainage, utility, and signalization upgrades to enhance safety, mobility, and infrastructure resilience.		
Construction Estimate of Project Cost	$10M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$11.5M	Amount of Initial Design Fees	$805K

Riverwalk North Seawall Replacement Project | HBC Engineering Company

Client Name & Contact Name	City of Fort Lauderdale | Ana Ziegler, EE/PM II	Client Contact Telephone	(954) 828-5817
Client Address	100 N Andrews Ave, Ft Lauderdale, FL 33301	Client Contact E-Mail Address	aziegler@fortlauderdale.gov
Description of Work	Structural design for Riverwalk North Seawall replacement, including new sheet pile wall, dock installations, utility relocations, electrical upgrades, and post-design construction support.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$386K	Amount of Initial Design Fees	$386K

TRANSPORTATION, TRAFFIC, & ROADWAY ENGINEERING SERVICES

Districtwide Traffic Operations Data Collection Contract | HBC Engineering Company

Client Name & Contact Name	Florida Dept of Transportation District 4 | Ysamary Vergara	Client Contact Telephone	(954) 777-4380
Client Address	3400 W Commercial Blvd, Ft Lauderdale, FL 33309	Client Contact E-Mail Address	Ysamary.Vergara@dot.sate.fl.us
Description of Work	Districtwide Traffic Operations Data Collection for FDOT D4, providing traffic engineering services including counts, speed studies, delay analysis, and QA/QC to support operational and safety improvements across regional multimodal corridors.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$1.5M	Amount of Initial Design Fees	N/A

Raised Intersection at NW 8 Terrace and NW 15 Ave | HBC Engineering Company

Client Name & Contact Name	City of Miami | Lidia Duardo, PE	Client Contact Telephone	(305) 416-1020
Client Address	444 SW 2nd Ave. Fl 4, Miami, FL 33130	Client Contact E-Mail Address	lduardo@miamigov.com
Description of Work	Design and engineering of a raised intersection for traffic calming, including roadway, drainage, signing, and pavement marking plans to improve safety and multimodal connectivity.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$70K	Amount of Initial Design Fees	$70K

See **Appendix B** for more project details

LANDSCAPE ARCHITECTURAL SERVICES

Continuing Landscape Architectural Services for City of Aventura | KCI Technologies, Inc.

Client Name & Contact Name	City of Aventura | Jake Ozyman	Client Contact Telephone	(305) 466-8970
Client Address	19200 W Country Club Drive Aventura, FL 33180	Client Contact E-Mail Address	jozyman@cityofaventura.com
Description of Work	Comprehensive on-call landscape architecture and surveying services, including plan reviews to ensure design excellence, regulatory compliance, and alignment with city landscape standards and construction cost estimates.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$50K	Amount of Initial Design Fees	$50K

ENVIRONMENTAL ENGINEERING SERVICES

Continuing Contract for General Environmental Engineering | RES Florida Consulting, LLC

Client Name & Contact Name	City of Fort Lauderdale | Todd Hiteshew	Client Contact Telephone	(954) 828-4357
Client Address	949 NW 38th Street Ft Lauderdale, FL 33309	Client Contact E-Mail Address	thiteshew@fortlauderdale.gov
Description of Work	Ongoing environmental engineering services for the City of Fort Lauderdale, including water quality assessments, sediment sampling, permitting, habitat surveys, contamination evaluations, NEPA documentation, and regulatory compliance support for restoration and infrastructure projects.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$959K	Amount of Initial Design Fees	N/A

City of Boca Fire Support Building | Pacifica Engineering Services, LLC

Client Name & Contact Name	KEITH and Associates, Inc. | Jorge Valle-Pellot, PE	Client Contact Telephone	(561) 469-0992
Client Address	301 E Atlantic Blvd, Pompano Bch, FL 33060	Client Contact E-Mail Address	jvalle@keithteam.com
Description of Work	Geotechnical engineering services including SPT borings, soil analysis, and reporting with foundation design recommendations, settlement evaluation, groundwater management, and site preparation guidance to support structural design and construction.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$11.5K	Amount of Initial Design Fees	N/A

PLANNING AND COMMUNITY DEVELOPMENT

SR 7/US 441 Transit Corridor Improvements Task 1 | HBC Engineering Company

Client Name & Contact Name	FDOT District 4 | Robert Lopes, PE	Client Contact Telephone	(954) 777-4425
Client Address	3400 W. Commercial Blvd. Ft. Lauderdale, FL 33309	Client Contact E-Mail Address	robert.lopes@dot.state.fl.us
Description of Work	Planning and engineering services supporting multimodal corridor improvements, including roadway, drainage, lighting, and streetscape enhancements to promote transit-oriented development, safety, connectivity, and economic growth along major urban corridors.		
Construction Estimate of Project Cost	$4.3M	No. of Change Orders | Construction No. of Change Orders | Design Contract	1 1
		Value of Change Orders | Project Value of Change Orders | Design	$5M $1M
Amount of Initial Contract Award	$4.3M	Amount of Initial Design Fees	$949K

See **Appendix B** for more project details

South Corridor Transit Oriented Development (TOD) Master Plan | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation & Public Works | Elia Nunez	Client Contact Telephone	(305) 447-3504
Client Address	701 NW 1st Court, Ste 1700, Miami, FL 33136	Client Contact E-Mail Address	Elia.Nunez@aecom.com
Description of Work	Comprehensive planning services supporting multimodal connectivity and transit-oriented development through infrastructure assessments, safety analysis, GIS-based evaluations, and stakeholder coordination to enhance pedestrian, bicycle, and transit accessibility within urban corridors.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$110K	Amount of Initial Design Fees	$110K

SURVEYING AND MAPPING

Topographic Survey for Sunrise Blvd from Turnpike to I-95 Overpass | GPI Geospatial, Inc.

Client Name & Contact Name	CORE Engineering Group | Rebecca Lausier	Client Contact Telephone	(407) 421-1948
Client Address	100 East Pine St, Ste 110 Orlando, FL 32801	Client Contact E-Mail Address	rlausier@ourcoregroup.com
Description of Work	GPI Geospatial, Inc. provided comprehensive 3D topographic surveying services including field control, aerial lidar mapping, and data integration to produce FDOT-compliant survey deliverables reviewed and sealed by a licensed Professional Surveyor and Mapper.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$184K	Amount of Initial Design Fees	$184K

3D Design Survey for Oakland Park Blvd. from I-95 to A1A | GPI Geospatial, Inc.

Client Name & Contact Name	Trace Consultants Inc. | Favio Laverde, PE	Client Contact Telephone	(305) 281-1195
Client Address	12485 SW 137th Ave. Miami, FL 33186	Client Contact E-Mail Address	flaverde@traceci.com
Description of Work	GPI Geospatial, Inc. provided comprehensive 3D surveying services integrating traditional and terrestrial lidar methods, including control, drainage, and right-of-way surveys, delivering FDOT-compliant data and mapping files.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$372K	Amount of Initial Design Fees	$372K

DRAINAGE & STORMWATER

Riviera Beach Water Treatment Plant Design-Build Project Phase 1 | HBC Engineering Company

Client Name & Contact Name	City of Riviera Beach | Steven Lynk, PE, BCEE, DBIA	Client Contact Telephone	(512) 346-1100
Client Address	600 W Blue Heron Blvd, Riviera Beach, FL 33404	Client Contact E-Mail Address	lynksv@cdmsmith.com
Description of Work	HBC Engineering Company provided drainage and stormwater engineering services, including stormwater management design, hydraulic modeling, permitting, and infrastructure upgrades to enhance system capacity, flood resilience, and regulatory compliance.		
Construction Estimate of Project Cost	$350M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$2.1 M	Amount of Initial Design Fees	$2.1 M

See **Appendix B** for more project details

Design-Build Services for the Reconstruction of NW 84th Ave | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation & Public Works | Alejandro Sauleda, PE	Client Contact Telephone	(305) 375-4866
Client Address	701 NW 1st Court, Ste 1700, Miami, FL 33136	Client Contact E-Mail Address	alejandro.sauleda@miamidade.gov
Description of Work	HBC Engineering Company provided drainage and stormwater engineering services including closed conveyance design, culvert replacement, stormwater facility design, permitting, and hydraulic coordination to enhance roadway capacity, flood protection, and environmental compliance.		
Construction Estimate of Project Cost	$50M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$50M	Amount of Initial Design Fees	$548K

BUILDING INSPECTIONS, PLANS REVIEW & PERMITTING

Buildings Report for Capital Repair Plans | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Water and Sewer Dept | Jose Vizoso	Client Contact Telephone	(786) 552-4369
Client Address	3071 SW 38th Ave, Miami, FL 33146	Client Contact E-Mail Address	jose.vizoso@miamidade.gov
Description of Work	HBC Engineering Company provided drainage and stormwater-related inspection services, assessing facility conditions, identifying deficiencies, and developing standardized reports with repair recommendations to support capital improvement planning and regulatory compliance.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$392K	Amount of Initial Design Fees	$392K

40 Years Recertification of West Transfer Station Building Project | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Solid Waste Mgmt | Ravi Kadambala, PhD, PE, BCEE	Client Contact Telephone	(305) 514-6672
Client Address	2525 NW 62nd St, 5th Fl Miami, FL 33147	Client Contact E-Mail Address	ravi.kadambala@miamidade.gov
Description of Work	HBC Engineering Company performed comprehensive building inspections and plan reviews, evaluating structural and electrical conditions, identifying deficiencies, and preparing compliance reports to support permitting and recertification requirements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$55K	Amount of Initial Design Fees	$55K

CONSTRUCTION ENGINEERING INSPECTIONS (CEI)

CEI Services for the Sanitary Force Main Furnish & Install Project - Phase III | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Water and Sewer Dept | Miguel Pichardo	Client Contact Telephone	(786) 258-2573
Client Address	3071 SW 38th Ave, Miami, FL 33146	Client Contact E-Mail Address	Miguel.Pichardo@ miamidade.gov

See **Appendix B** for more project details

Description of Work	HBC Engineering Company provided CEI services overseeing sanitary sewer force main installation, managing inspections, documentation, safety compliance, and coordination to ensure adherence to MDC-WASD standards, specifications, and construction requirements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$4M	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$4M

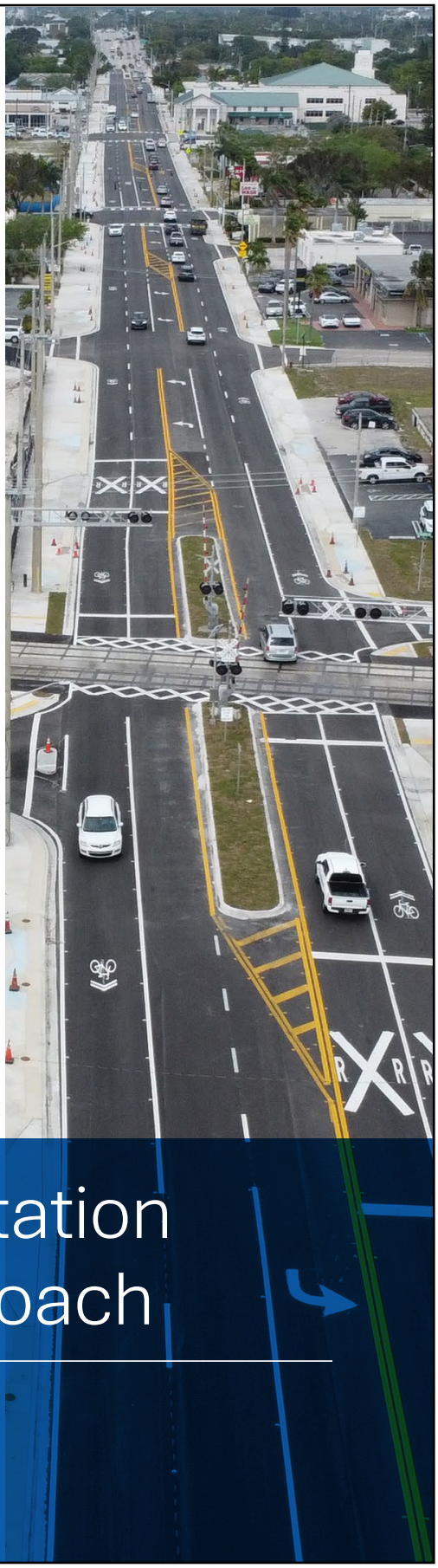
CEI Services for FDEP Grant Funded 12" Reclaimed Water Main 2-Mile Expansion | HBC Engineering Company

Client Name & Contact Name	City of Delray Beach | Cynthia Buisson, PE	Client Contact Telephone	(561) 243-7196
Client Address	100 NW 1st Ave. Delray Beach, FL 33444	Client Contact E-Mail Address	FuentesC@mydelraybeach.com
Description of Work	HBC Engineering Company provided CEI services overseeing water main installation using HDD and open-cut methods, ensuring construction compliance, safety, quality control, and proactive coordination with utilities and stakeholders.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$1.6M	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$1.6M

PROJECT MANAGEMENT

CEI Services for Cherry Road from Military Trail to Quail Drive | HBC Engineering Company

Client Name & Contact Name	Palm Beach County David West	Client Contact Telephone	(561) 684-4180
Client Address	301 N. Olive Avenue West Palm Beach, FL 33401	Client Contact E-Mail Address	DWest1@pbc.gov
Description of Work	HBC Engineering Company provided comprehensive project management services overseeing construction, documentation, and coordination, ensuring quality control, compliance, stakeholder communication, and timely delivery within budget under a continuing services contract.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$60K	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$60K



5. Project Implementation Strategy and Approach

HBC

UNDERSTANDING OF THE PROJECT

HBC Engineering Company (HBC) understands that the **Town of Pembroke Park** is seeking qualified, licensed, and experienced firms to provide **Architectural and Engineering (A&E) Services through Continuing Contracts** in accordance with the **Consultants' Competitive Negotiation Act (CCNA), F.S. 287.055**. The goal of this solicitation is to establish a pool of multidisciplinary consultants to support the Town on an as-needed, work-order basis for diverse capital improvement and infrastructure projects.

This continuing contract framework enables the Town to efficiently engage professional firms for assignments involving **planning, design, permitting, and construction administration** without separate procurements for each task. Typical projects will have construction costs not exceeding **$7.5 million** or professional service fees below $500,000, with scopes, schedules, and budgets defined through individual **Task Work Orders (TWOs).** HBC fully appreciates the flexibility and responsiveness such contracts require and has structured its team to deliver **rapid mobilization, efficient execution, and high-quality deliverables.**

Comprehensive Understanding of the Town's Needs

HBC recognizes that this contract will serve multiple Town departments and support a wide range of project types, from public facility improvements and roadway rehabilitation to stormwater management, utilities, and community enhancement initiatives. Our professionals are deeply familiar with Broward County and South Florida design standards, local permitting processes, and funding compliance requirements. Acting as an extension of Town staff, we provide practical, cost-conscious, and sustainable design solutions that balance functionality, aesthetics, and fiscal responsibility.

HBC and its trusted partners are equipped to perform the full spectrum of services outlined in the RFQ, including:

- Architectural Design
- Civil and Structural Engineering
- Transportation, Traffic, and Roadway Design
- Landscape Architecture
- Environmental Engineering
- Planning and Community Development
- Surveying and Mapping
- Drainage and Stormwater
- Building Plan Review, and Permitting
- Construction Engineering Inspection (CEI)

This integrated structure ensures HBC can manage **multi-phase, multidisciplinary assignments** while maintaining technical consistency, accuracy, and compliance across all projects.

Approach to Contract Delivery

HBC's approach centers on **responsiveness, communication, and accountability.** Each TWO will be managed by a **dedicated Project Manager,** serving as the single point of contact responsible for resource coordination, schedule control, and budget management.

- **Project Management & Communication:** Continuous coordination with the Town's Project Manager ensures transparency. All correspondence, deliverables, and updates will be tracked through HBC's ProjectWise and Deltek systems for efficient document control.
- **Schedule Control:** Detailed work plans with defined milestones and QA/QC checkpoints will be established for each TWO to prevent delays and maintain workflow continuity.

- **Quality Assurance / Quality Control:** Every deliverable undergoes internal peer review to ensure compliance with applicable codes and standards, including Florida Building Code, FDOT, Broward County, and Town criteria.
- **Budget Oversight:** HBC will monitor expenditures using Earned Value Analysis and provide monthly reports summarizing progress, completion percentages, and cost utilization.

Our structured management framework has been successfully applied on similar continuing contracts for **FDOT Districts 4 and 6, Palm Beach County, and numerous South Florida municipalities,** allowing us to deliver multiple concurrent assignments efficiently and consistently.

Commitment to Quality and Partnership

HBC is committed to providing the Town with **safe, resilient, and sustainable infrastructure solutions.** Our designs integrate energy efficiency, stormwater resiliency, and long-term maintenance considerations to maximize the Town's return on investment. We view this contract as a partnership built on **trust, performance, and collaboration.**

With a highly experienced local team and established subconsultants, HBC offers the technical expertise, responsiveness, and integrity needed to meet the Town's high standards. Our multidisciplinary capabilities and proven management systems uniquely position us to deliver **innovative, cost-effective, and dependable professional services** that advance the Town's infrastructure and community development goals.

ARCHITECTURAL SERVICES



The HBC Team, supported by **JSA Group (JSA)** and **V3 Architectural Group (V3A),** provides comprehensive architectural services tailored to the Town cultural values, community needs, and technical standards. The Town's investments in housing, education, cultural, and community facilities demand an architectural approach that integrates **functionality, sustainability, and cultural identity.** Our Team embraces this collaborative philosophy, working closely with the Town Community Development and Public Works departments to deliver projects that balance cultural heritage with modern efficiency. Our methodology emphasizes stakeholder engagement, sustainable design solutions, and iterative refinement to ensure each project reflects Town's priorities while meeting technical and regulatory requirements.

Architectural services encompass the full project lifecycle:

- **Planning & Program Verification:** Establishing baselines through needs assessments, space planning, feasibility studies, and documentation in Program Verification Reports.
- **Design Development:** Preparing drawings and documents that define the project's size, layout, and character, in compliance with the Town Design Guidelines.
- **Contract Documents:** Delivering 50% and 100% Contract Documents, including architectural, structural, MEP, and fire protection plans, with technical specifications and clear, constructible details.
- **Bidding & Award:** Preparing consolidated bid sets, assisting during contractor selection, and clarifying contract requirements.
- **Construction Administration:** Providing architectural supervision, site inspections, and contract administration to maintain design integrity through completion.
- **Project Management:** Aligning schedule, resources, and deliverables with Town's expectations, while maintaining strong communication and oversight throughout.

Value-Added Services:

- **3D Visualization and Modeling:** Production of renderings and physical models to support project communication and community outreach.
- **Sustainability and Energy Efficiency:** Incorporation of modern roofing, HVAC, and lighting systems to optimize energy performance and long-term asset management.
- **Cultural Integration:** Sensitivity to Town traditions and community input, ensuring facilities reinforce cultural identity while meeting contemporary needs.

The Architect services will be led by **Jose Vidal, AIA, LEED AP (V3A)** and **Julio Sanchez, RA (JSA)**, both with over 30 years of experience. HBC Team is committed to being a **responsive and long-term architectural partner** to the Town. With proven experience in Residential, Health Care, Houses of Worship, Retail, Hospitality, Educational, Planning, and Institutional facilities, our team brings the organizational depth, technical capability, and awareness to deliver projects that enhance the Town's infrastructure, strengthen resilience, and support its long-term vision.

CIVIL ENGINEERING



Our Civil Engineering services encompass the planning, design, and management of infrastructure projects that enhance community resilience, mobility, and sustainability. We provide comprehensive solutions for roadway and drainage systems, water and wastewater infrastructure, site development, stormwater management, parking lot design, and pavement management. Our approach integrates technical expertise, innovative design, and regulatory compliance to deliver cost-effective, constructible, and environmentally responsible projects. From concept through construction, our team collaborates closely with clients, agencies, and stakeholders to ensure each project meets its functional, aesthetic, and long-term performance goals.

HBC delivers comprehensive civil engineering services that address the unique needs of municipalities such as the Town of Pembroke Park, leveraging a multidisciplinary approach that integrates technical precision, regulatory compliance, and site-specific design strategies. Our team provides detailed site evaluations, technical analysis, and complete civil site design services, including grading, drainage, utilities, stormwater management, and multimodal access planning, for public infrastructure and community development projects. We have successfully supported the delivery of government and municipal facilities, including parks, recreational complexes, civic buildings, and critical water and wastewater treatment infrastructure. Our experience also encompasses residential, commercial, and industrial developments, along with specialized waterfront improvements such as seawalls, marinas, and riverwalks, which are particularly relevant to coastal communities.

With an understanding of the Town's permitting processes and regulatory frameworks, HBC maintains productive working relationships with local, state, and federal agencies, ensuring efficient project approvals and timely delivery of construction documents. Our integrated services are designed to identify site constraints early, optimize land use, and enhance constructability while advancing sustainable and resilient solutions. By applying best practices in stormwater design, climate adaptation, and green infrastructure, HBC ensures that every civil engineering assignment not only meets current standards but also strengthens the Town's long-term resilience against flooding, sea level rise, and other environmental challenges.

This discipline will be led by **Jose Lopez, PE, (HBC),** and **Teodoro Tefel, PE (HBC),** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements. We

are committed to delivering civil engineering design solutions that meet or exceed all technical requirements and reflect the unique priorities of the Town. Each project will be developed with an emphasis on safety, context sensitivity, and enhancing mobility. Our team will function as an extension of the Town staff, providing responsive communication, transparent progress tracking, and technically sound deliverables. By aligning advanced engineering practices with the Town's vision, we will deliver civil engineering projects that strengthen the Town infrastructure, transportation network, support economic vitality, and improve the quality of life for all users.

Structural Engineering

HBC applies a rigorous engineering process beginning with site reconnaissance, structural assessments, and geotechnical coordination to establish appropriate design criteria. Using state-of-the-art modeling and analysis tools, our engineers design foundations, framing, and structural systems that meet or exceed required load-resistance factors for gravity, wind, and seismic conditions. Constructability, life-cycle performance, and material optimization are prioritized at every stage to reduce costs while maintaining safety and compliance. HBC performs detailed field inspections, load testing, and condition evaluations to identify structural deficiencies, deterioration, or distress early. These assessments inform repair, rehabilitation, or replacement recommendations while maintaining safety and code compliance. HBC's engineers collaborate closely with architects, geotechnical engineers, and contractors to ensure seamless integration of all structural components. Early constructability reviews help reduce RFIs, minimize delays, and maintain alignment with permitting and inspection requirements under the Florida Building Code and Town of Pembroke Park Building Division.

All deliverables undergo a rigorous QA/QC process led by senior engineers to ensure accuracy, consistency, and compliance with Town of Pembroke Park, FBC, and industry standards. Our internal reviews encompass independent design checks, peer review, and cross-disciplinary coordination to maintain design integrity and reduce construction risks.

The HBC Structures Team, led by **Sreelatha Nandivada, MS, PE, (HBC),** and **Roberto Rubio, MS, PE (HBC),** provides comprehensive structural engineering services in accordance with the Florida Building Code (8th Edition – 2023) and applicable Town of Pembroke Park design standards. With more than three decades of experience, HBC's licensed structural engineers deliver safe, efficient, and cost-effective designs for municipal facilities, infrastructure, and commercial developments. Our work emphasizes durability, constructability, and long-term performance across a wide range of building types, including residential, commercial, and community facilities.

HBC is committed to delivering resilient, code-compliant, and constructible structural designs that support the Town of Pembroke Park's vision for safe, sustainable, and long-lasting facilities. Our engineers apply proven methods, technical precision, and proactive communication to ensure every structure stands as a lasting investment for the Town's communities.

Electrical Engineering



HBC Team provides comprehensive electrical engineering services that ensure safe, efficient, and sustainable building systems for municipal, institutional, and commercial facilities. Our team delivers fully integrated design and consulting services that enhance building performance, reduce operational costs, and comply with the latest Florida Building Code (FBC), energy efficiency standards, and local regulations.

Comprehensive System Design and Evaluation

HBC's engineers are experienced in system inspections, load analysis, and feasibility studies for both new construction and renovation projects. We evaluate existing electrical systems to assess condition, performance, and code compliance, and provide detailed conceptual and schematic designs to guide project development. Our goal is to optimize comfort, functionality, and efficiency while minimizing lifecycle costs. HBC's electrical engineers specialize in power distribution design,

panelboard layouts, load calculations, and lighting system consulting for both interior and exterior environments, including parking lots, memorials, athletic fields, and public facilities. We perform short-circuit, coordination, and arc-flash studies to ensure system safety and reliability. Our lighting designs balance functionality, energy efficiency, and aesthetics, using LED and smart control technologies to reduce long-term maintenance costs.

HBC provides emergency response engineering for critical facility repairs, power system failures, and post-storm assessments. Our engineers are available for rapid mobilization to restore essential operations and develop corrective design measures. We also assist clients with scope development, cost estimating, and technical specifications to support future capital projects. Through innovation and collaboration, HBC delivers electrical engineering solutions that enhance system performance, energy efficiency, and occupant safety. Our multidisciplinary expertise enables seamless integration between building systems, architecture, and civil infrastructure, ensuring the Town's facilities remain resilient, efficient, and compliant with evolving standards and community needs. This discipline will be led by **Orlando Penate, EE, PE, IMSA III (HBC)**, a senior professional with extensive experience in electrical engineering design and plans production.

TRANSPORTATION, TRAFFIC, AND ROADWAY ENGINEERING



The HBC Team provides the Town with full-service **Transportation, Traffic, and Roadway Engineering,** encompassing roadway design, stormwater and drainage design, sidewalk and shared use paths, RRR projects, traffic calming, master planning, streetscapes, traffic engineering studies, transportation planning, parking studies, signal timing, traffic operations studies, intersection design and traffic control, pedestrian and bike studies, intelligent transportation systems (ITS) analysis, design, and implementation,, and transit and transportation planning. Our team of licensed Florida Professional Engineers has experience delivering FDOT and municipal projects, ensuring compliance with FDOT standards, MUTCD, MUTS, and FHWA guidance. Our capabilities include but are not limited to the following:

ROADWAY ENGINEERING

Roadway and Highway

HBC is qualified to provide roadway design services for both minor and major projects across the Town. This includes Resurfacing, Restoration, and Rehabilitation (RRR) of rural corridors, as well as the reconstruction and widening of urban highways with new curb and gutter, intersection improvements, and multimodal enhancements. Minor projects generally involve pavement preservation, traffic operations upgrades, minor drainage modifications, and utility adjustments. Major projects usually address full roadway reconstruction, capacity expansion, and more complex design features, such as traffic engineering, Maintenance of Traffic (MOT), and stormwater permitting. Our team understands that all work must be context-sensitive, environmentally responsible, and resilient to future growth, while maintaining safe and efficient mobility for the Town's residents, businesses, and visitors during construction. Our technical approach to roadway design is built on integrating sound engineering practices with innovative tools and stakeholder coordination. We have extensive experience working with Florida Department of Transportation (FDOT) and American Association of State Highway and Transportation Officials (AASHTO) criteria, while adapting designs to align with the cultural and community context of the surrounding properties.

We recognize that roadway projects present critical challenges, and our approach emphasizes proactive solutions. ROW constraints are addressed early in the process to minimize the need for land acquisition and safeguard Town assets. Utility conflicts are identified through SUE investigations and resolved before the final design to avoid construction delays. Drainage and floodplain sensitivities are mitigated by implementing resilient stormwater practices that protect the Town infrastructure, while meeting regulatory requirements. Community connectivity is preserved through careful staging, ensuring that access to residences, enterprises, and emergency services remains uninterrupted during construction. To maintain budget and schedule control, we employ the Earned Value Method and conduct iterative design reviews, enabling early issue resolution and preventing scope creep.

Innovation is central to our design philosophy, and we deploy advanced tools to improve accuracy, efficiency, and collaboration. LiDAR and 3D modeling are used to evaluate cross slopes, pavement conditions, and utility conflicts with greater precision, ensuring designs are constructible. Bluebeam Revu supports concurrent digital Quality Control (QC) reviews, enabling real-time collaboration with Town staff and other stakeholders. Constructability models are prepared to test staging options, MOT schemes, and community access impacts, ensuring issues are identified and resolved before construction begins. By combining these tools with proven workflows, we deliver plans that reduce risk, enhance quality, and accelerate the project delivery.

Pavement Analysis and Design

The HBC Team is skilled in providing pavement design solutions, including structural evaluation, life cycle cost analysis, and selecting cost-effective materials to ensure long-term durability. We will follow the FDOT established comprehensive guidelines for pavement design to ensure the construction of durable and efficient roadways. These guidelines are detailed in the Flexible Pavement Design Manual, which outlines procedures and criteria for designing flexible pavements, covering aspects such as soil classification, stabilization techniques, drainage considerations, and layer thickness calculations.

Maintenance of Traffic (MOT)

Maintaining adequate access to all surrounding facilities and developing an efficient and practical Traffic Control Plan (TCP) is essential to how the public perceives the project and the department. Our team members are well-trained in FDOT procedures and requirements and understand that safety is paramount. The TCP developed by our Team will address constructability while minimizing impacts for all modes of transportation and provide a safe work zone for the traveling public and the workers. Our MOT design will be performed in accordance with MUTCD and FDOT standards. Bicycle, pedestrian, and transit operations will be accommodated throughout construction. Pedestrian access will always be maintained on at least one side of the road with temporary access to the bus stops. Work at existing bus stops will be sub-phased to maintain temporary bus pads.

Minor and Major Bridge Design

The HBC Team has expertise in both minor bridge structures and more complex, significant bridge designs. Our engineers are skilled at addressing structural challenges while ensuring safety and durability, incorporating advanced techniques like precast segmental bridges and steel girder construction. HBC uses a comprehensive approach to bridge design, as found in the FDOT Structures Manual. This manual covers various aspects of bridge design, including criteria for lanes, medians, and shoulders, as well as geometric features and cross slopes. It also provides guidelines for bicycle lanes, sidewalks, and shared-use paths to ensure safe and efficient travel for all users. The manual emphasizes the importance of context-based design, tailoring bridge designs to the specific needs and conditions of the area.

Bridge Rehabilitation and Load Rating

We specialize in bridge rehabilitation, prolonging the service life of aging structures, and performing comprehensive bridge load rating studies to ensure safety compliance. Our Team is proficient in integrating modern technologies to monitor bridge performance over time. Our experienced engineers follow the FDOT Load Rating Manual, which outlines the procedures and criteria for evaluating the load-carrying capacity of bridges to ensure their safety and reliability. The approach includes identifying and classifying bridge components, using computer programs for analysis, and implementing quality control measures. The manual also provides guidelines for updating load ratings based on inspection reports and maintaining accurate records in the Bridge Management System (BMS).

Bridge Inspection

The HBC Team is also experienced in the inspection of major bridges, ensuring these complex structures remain operational, safe, and compliant with FDOT and AASHTO standards. All bridge inspections will be performed in accordance with the FDOT comprehensive bridge inspection program to ensure the safety and reliability of all public highway bridges in the state. The program includes regular inspections, detailed evaluations, and maintenance activities. FDOT's Bridge Inspection Manual outlines the procedures and criteria for inspecting bridges, including identifying and classifying structural components, assessing their condition, and implementing

necessary repairs or replacements. The manual also provides guidelines for maintaining accurate records in the Bridge Management System (BMS) and updating inspection reports based on the latest findings.

Stormwater and Drainage Design

The HBC Team provides stormwater management and drainage solutions that mitigate flooding risks while maintaining water quality. Our solutions include green infrastructure, low-impact development (LID), and pump station designs to manage urban stormwater runoff. Our drainage approach covers all aspects of drainage design, including hydrologic, hydraulic, stormwater management, and coastal engineering services in accordance with the FDOT Drainage Manual. The goal is to ensure a safe, resilient, and economical drainage system while preserving the quality of Florida's environment.

Utility Coordination

We have a proven track record in utility coordination and relocation services, working with local utility companies and public agencies to minimize conflicts and ensure efficient project delivery. HBC's utility coordination approach will follow the FDOT Utility Accommodation Manual for the location, manner, installation, and adjustment of utility facilities along, across, under, or on the public right-of-way.

Complete Streets and Pedestrian Improvements

The HBC Team excels at planning and designing Complete Streets that accommodate all users. Our traffic engineering expertise ensures that pedestrian and cyclist facilities are incorporated into the overall design, enhancing safety and mobility for all modes of transportation. Our approach aims to "put the right street at the right place," emphasizing consideration of all roadway users as well as the context of the road. Thoughtful roadway design can reduce or eliminate "human error" by accounting for human limitations and behavior patterns. This approach helps promote safety, enhance mobility, improve quality of life, and promote economic development based on the roadway's context.

Signalization and ITS Design

Our Team provides expertise in traffic signal design, ITS, and advanced traffic management solutions to reduce congestion and improve the efficiency of the Town's roadways. This includes integrating signal priority for transit vehicles and designing systems that collect real-time traffic data to enhance safety and mobility. Our comprehensive approach to signalization aims to provide an orderly and predictable movement of traffic throughout the roadway system. The design and layout of signals must comply with various standards, including the PBC Standards, FDOT Standard Specifications, Standard Plans, Traffic Engineering Manual (TEM), Structures Manual, Manual on Uniform Traffic Studies (MUTS), and Manual on Uniform Traffic Control Devices (MUTCD). Key aspects of signalization design include structural supports following AASHTO's LRFD Specifications, guidelines for attachments to barriers, certification of traffic control devices, the use of LED light sources, retroreflective backplate borders, specific placement of signal heads for through lanes, and ensuring vertical clearance requirements are met.

Signing and Pavement Marking

The pavement markings within the project limits will comply with the PBC Standards, the FDOT Design Manual (FDM), FDOT Standard Plans, Specifications, TEM, and MUTCD. An existing sign inventory will be performed to determine which signs need replacement to comply with FDOT and MUTCD criteria. Bicycle and pedestrian signage will be enhanced. Additional enhancements will be considered to improve pedestrian safety, such as median refuge areas or hardened centerlines and relocating crosswalks closer to the intersection for added visibility. We will evaluate the need for green bicycle lane markings at conflict locations. Special emphasis crosswalks will be added at all signalization intersections.

Lighting and Electrical Engineering

Our experienced staff brings extensive expertise in coordinating lighting design with roadway improvements and landscaping. HBC Team has successfully delivered multiple lighting and electrical projects involving designs performed by power companies. We will ensure that the lighting design is prepared in accordance with agreements between the Town and the power companies and is seamlessly integrated with the roadway

improvements and landscaping, showing the location of the streetlights provided by the power company on the Utility Adjustment Plans. Our Team is dedicated to delivering comprehensive lighting plans for buildings, civil sites, parking lots, roadways, intersections, interchanges, and overhead sign lighting. We have a proven track record of over 300 signalized intersection retrofits and many years of experience working on similar projects.

This discipline will be led by **Jose A. Lopez, PE (HBC)**, and **Teodoro Tefel, PE (HBC),** senior professionals with extensive experience in transportation and traffic engineering. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

TRANSPORTATION AND TRAFFIC ENGINEERING

System Planning: HBC applies a systems-based methodology to evaluate future transportation needs, considering land use, socioeconomic growth, and emerging mobility trends. Our planners and engineers conduct scenario-based forecasting to assess demand under varying conditions, including connected and autonomous vehicle adoption, climate resiliency, and transit-oriented development. We develop ITS/TSM&O Master Plans and long-range strategies that prioritize Town corridors and facilities while leveraging state and federal programs for funding support. Our team capabilities include long-range transportation plans, multimodal corridor evaluations, ITS strategic planning, equity-focused policy reviews, and climate resiliency integration. We have delivered the development of corridor-wide operations and safety studies along SR-7/US-441; planning support for the Port Everglades Vision Plan; and systems planning efforts in coordination with FDOT District 4 and Miami-Dade County TPO.

Transportation Statistics

Accurate data collection and analysis form the foundation of our planning process. HBC collects multimodal datasets; traffic volumes, turning movements, pedestrian and bicycle counts, travel times, and origin-destination information; using both traditional and advanced technologies such as drones, radar detectors, and Bluetooth/Wi-Fi sensors. We also design and maintain permanent and temporary monitoring sites for long-term system performance tracking. Our team capabilities include data processing, statistical validation, GIS integration, and development of dashboards and visualization tools for Town staff. Our experience include FDOT Districtwide Traffic Operations Data Collection contracts (D4 CAU65), and Miami-Dade DTPW Northeast Corridor FTA CatEx project.

Traffic Engineering Studies

HBC conducts comprehensive traffic engineering studies focused on identifying and resolving operational, efficiency, and safety challenges across municipal and regional transportation networks. Our capabilities include signing, marking, and signal inventories; traffic counts; intersection and collision diagram development; signal warrant analyses; and travel time and delay studies. Using advanced tools such as Synchro, SimTraffic, VISSIM, HCS, and GIS-based crash diagnostics—along with drone surveys, AI-driven video analytics, and the Surrogate Safety Assessment Model (SSAM), we deliver data-driven, proactive safety evaluations. Recent experience includes corridor analyses along SR-7/US-441 from Sheridan Street to Oakes Road, which involved signal warrant evaluations for multiple access points and the development of conceptual plans and microsimulation models to support FDOT coordination.

Traffic Data Collection and Operational Analysis

HBC will collect comprehensive traffic data using advanced equipment, including road tube counters, MioVision Scout units, radar speed guns, and drones, supported by a skilled field team. This data will drive operational analysis, evaluating roadway geometrics, signal timing, access management, signage, and overall system performance under both no-build and build scenarios. Using calibrated microsimulation models such as Synchro/SimTraffic, VISSIM, and VISUM, HBC will analyze Level of Service (LOS), delays, and travel times per the Highway Capacity Manual (HCM). Intersection Control Evaluations (ICE) for critical intersections and a conceptual Plan will also be developed to ensure safe and efficient traffic operations.

Traffic Safety Analysis

HBC specializes in traffic safety analysis, leveraging field reviews, five-year crash data, and drone assessments to identify High Crash Locations (HCL) at segments, intersections, and pedestrian crossings. The analysis includes reviewing geometric design, operations, pedestrian and bicycle facilities, and crash patterns while considering FDOT's five-year work program. Using S4A crash analysis spreadsheets, collision diagrams, and statistical comparisons with districtwide averages, we assess crash trends and safety risks. Improvement recommendations align with FHWA's Proven Safety Countermeasures, the FDOT Design Manual (FDM), and the CMF Clearinghouse and are coordinated with CEI, Structural, and Design teams for feasibility. Final recommendations are documented in a QA/QC-reviewed report, including cost estimates and benefit-cost analyses.

Traffic Signal Timing

Our team optimizes traffic signal timing to enhance mobility, minimize delays, and improve safety for all users, including pedestrians and cyclists. We perform data collection activities such as turning movement counts, detection verification, and travel time studies to establish accurate baselines for timing plans. HBC's engineers develop and fine-tune corridor-wide signal coordination and arterial progression plans using Synchro, Vistro, and VISSIM, while ensuring clearance intervals and pedestrian phases meet FDOT TEM, MUTCD, and NCHRP Signal Timing Manual standards. Our experience includes corridor retiming projects across Broward County and FDOT District 4, including 13-signal optimizations, database migration for ATMS upgrades, and implementation of Leading Pedestrian Intervals (LPIs) to enhance multimodal safety.

Intelligent Transportation Systems (ITS)

HBC delivers cutting-edge Intelligent Transportation Systems (ITS) solutions that improve real-time mobility, safety, and network resilience. Our approach follows FDOT's Systems Engineering Management Plan (SEMP), FHWA Rule 940, and FDOT FDM Chapter 233, emphasizing stakeholder-driven needs assessments, Concepts of Operations (ConOps), and Requirements Traceability Matrices (RTM) to ensure interoperability and long-term system performance. Our capabilities include design and deployment of Wrong-Way Vehicle Detection Systems (WWVDS), Adaptive Traffic Control Systems (ATCS), Dynamic Message Signs (DMS), CCTV, smart work zones, and fiber optic communications networks, as well as planning for Connected Vehicle (CV) infrastructure, Automated Traffic Signal Performance Measures (ATSPM), and EV charging integration. Notable experience includes the FDOT District 6 Smart Work Zone Master Plan—the first Virtual TMC deployment in Florida—adaptive signal control presentations for the Seminole Tribe near the Hard Rock Casino, and EV infrastructure design for Miami-Dade DTPW featuring one of the nation's first bus pantograph charging stations.

Together, HBC's integrated traffic engineering, safety analysis, signal timing, and ITS expertise support the Town's mobility, safety, and resiliency goals through technical excellence, innovative solutions, and a structured QA/QC framework ensuring accuracy, reliability, and compliance.

HBC's Transportation Planning and Traffic Engineering division will be led by Moatz Saad, PhD, PE, PTOE, IMAS II (HBC) and Daniel Rodriguez ME, PE, IMSA III (HBC). Their expertise has been proven through numerous municipal, FDOT, and county projects, where we have delivered measurable improvements in safety, efficiency, and mobility. For the Town, this means data-driven solutions that reduce crashes, optimize signal operations, and enhance the overall travel experience for all roadway users. HBC Engineering's track record of producing practical, cost-effective, and agency-approved traffic studies, timing plans, and ITS deployments demonstrates that we are not only qualified but also the trusted partner to advance the Town's traffic engineering and operations priorities across its transportation network.

LANDSCAPE ARCHITECTURAL SERVICES



The HBC Team, supported by **KCI Technologies (KCI),** offers comprehensive landscape architecture services that align with the Town's vision for safe, resilient, and sensitive environments. Our landscape architecture approach emphasizes the integration of functional transportation design with environmental stewardship and cultural expression. Key services include:

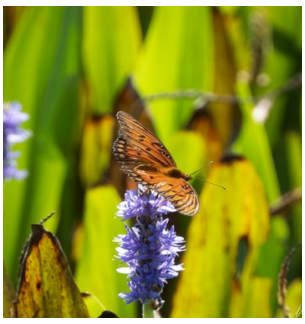
- **Site and Corridor Planning:** Development of context-sensitive landscape and streetscape designs that enhance safety, mobility, and livability.
- **Streetscape and Multimodal Enhancements:** Pedestrian, bicycle, and transit-oriented improvements that comply with ADA, FDOT, and local design standards.
- **Sustainable Stormwater Integration:** Incorporation of bioswales, rain gardens, and green infrastructure into roadway corridors.
- **Planting and Irrigation Systems:** Design of resilient, maintainable planting palettes and irrigation systems tailored to Florida's climate.
- **Construction Administration**: Jobsite inspections, contract administration, and collaboration with maintenance staff to ensure designs are practical, sustainable, and long-lasting.

The HBC Team provides the Town with a **holistic design team** that not only satisfies technical requirements but also reinforces cultural identity, community pride, and environmental sustainability. Their combined expertise ensures:

- Seamless coordination with roadway, drainage, and utility engineers.
- Designs that reflect Town's goals while supporting long-term maintenance and cost efficiency.
- A proven track record of delivering **safe, functional, and visually distinctive environments** for both urbanized and rural areas.

Our Landscape Architecture discipline will be led by **Kirk Hoosak, RLA (KCI)** and **Todd Mohler, RLA (KCI)**, bringing more than 50 years of combined experience. Our team consists of landscape architects, arborists, environmental specialists, and irrigation designers. With a strong Florida presence, our landscape architecture team offers immediate responsiveness to Town needs. The HBC Team's integrated practice ensures that every project, from gateways and corridors to community and recreational spaces, supports Town's long-term infrastructure goals while respecting community and environmental stewardship.

ENVIRONMENTAL ENGINEERING



Our Civil Engineering services, supported by **Resources Environmental Solutions (RES)** and **Pacifica Engineering Services (PES),** encompass the Ecological, Wetland Delineation, Endangered/Protected Species Surveys, Wetland Mitigation Plans, Environmental Site Assessment and Remediation, Environmental Permitting, Environmental Risk Analysis, Field Data Collection, Remediation Plans for underground storage tanks, hazardous waste materials, Asbestos Removal and Wetland Mitigations. Our approach integrates technical expertise, innovative design, and regulatory compliance to deliver cost-effective, constructible, and environmentally responsible projects. From concept through construction, our team collaborates closely with clients, agencies, and stakeholders to ensure each project meets its functional, aesthetic, and long-term performance goals.

Environmental Services

Our Team understands the need to balance development with the protection of natural resources. We work with our clients to identify protected natural resources, including wetlands, coastal/marine resources (mangroves, corals, seagrass), upland trees, and threatened and endangered fauna/flora that may conflict with their proposed infrastructure projects. Our Team includes SWS Professional Wetland Scientists, UF Florida Master Naturalists, and ISA Certified Arborists who can perform quantitative and qualitative assessments of protected natural resources and who work directly with our civil engineers to design projects to avoid/minimize resource impacts or develop mitigation strategies to offset unavoidable impacts. Mitigation strategies may include habitat restoration design for freshwater wetlands, uplands, coastal wetlands, or marine habitats, as well as mitigation bank coordination. We have extensive experience in all areas of environmental assessment, coordination, and

reporting in compliance with the FDOT PD&E Manual. We are experts in NEPA and accelerated project delivery. Our Team communicates effectively with regulatory agencies and leverages well-established relationships with government agencies, all of which help support our ability to successfully complete the required assessments and develop suitable solutions beneficial to our clients. We have completed several environmental impact reviews (EIR) for various projects and documents, including scoping, planning, design and design-build projects, LAP projects, One-Stop-Permitting, Intergovernmental Coordination and Review (ICARS), and RFP/Bid documents from initial concept developments through construction to ensure continuous compliance with NEPA and environmental regulations.

Soil Exploration

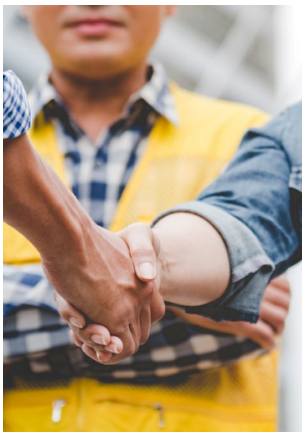
Our geotechnical engineers conduct complete subsurface investigations using borings, Standard Penetration Tests (SPT), Cone Penetration Tests (CPT), and rock coring. When site conditions warrant, we employ advanced tools such as pressuremeters, dilatometers, and geophysical methods. Initial site reconnaissance identifies accessibility constraints, overhead clearance, and MOT requirements before mobilization. Soil and rock samples are classified in the field and tested in certified laboratories. All exploration activities follow FDOT manuals and procedures, with QA/QC reviews performed by senior staff to ensure accuracy.

Soil Testing and Classification

Certified laboratories perform classification and index property testing such as moisture content, grain size distribution, Atterberg limits, compaction, and Limerock Bearing Ratio (LBR) tests, using FDOT-approved specifications. Our team maintains a calibrated equipment inventory (ovens, sieves, hydrometers, compaction hammers, LBR frames) to ensure reliable data. TSF and GEO bring decades of experience in construction materials testing and inspection, supporting timely evaluations of soils, aggregates, concrete, asphalt, and stabilization materials for Town projects.

This discipline will be led by **Nadia Locke, PE, LEED AP (RES)** and **Wesley Foster, PE, SI, MBA (PES)**, senior professionals with extensive experience in environmental and geotechnical engineering. Our environmental team is supported by multidisciplinary specialists to ensure seamless coordination across all project elements.

PLANNING & COMMUNITY DEVELOPMENT



HBC Team provides comprehensive planning and community development services that support the Town of Pembroke Park in shaping sustainable, livable, and economically vibrant communities. Our multidisciplinary team integrates urban design, engineering, environmental, and socio-economic expertise to deliver well-balanced plans that align with community values, growth management objectives, and regulatory frameworks.

HBC's planners and engineers are highly experienced in land use, zoning, and comprehensive planning, ensuring that growth and redevelopment efforts align with both the Town's Comprehensive Plan and the Florida Community Planning Act. We assist municipalities in updating Comprehensive Development Codes and Land Development Regulations, crafting policies and design standards that promote orderly development, mobility, resiliency, and sustainability. Our approach emphasizes compatibility between land use, infrastructure capacity, and environmental preservation.

HBC develops Park, Greenway, and Recreation Master Plans that enhance community health, connectivity, and quality of life. We assess recreational needs, perform site suitability analyses, and design open spaces that integrate stormwater management, native landscaping, and pedestrian accessibility. Our team has successfully planned and designed community parks, multi-use trails, and waterfront greenways that support active and passive recreation.

HBC recognizes that successful community planning requires broad stakeholder input. We facilitate public involvement and consensus building through workshops, design charrettes, and digital engagement platforms that promote transparency and inclusivity. Our planners synthesize feedback into actionable strategies and create visually compelling architectural renderings and conceptual plans to communicate design intent and build consensus among residents, officials, and developers. To support strategic growth, HBC conducts market research, demographic, and socio-economic analyses that inform planning recommendations, zoning revisions, and policy updates. We use GIS and data visualization tools to analyze land use trends, mobility patterns, and infrastructure needs—translating complex data into clear, decision-ready insights for local leaders.

HBC's planning philosophy emphasizes smart growth, resiliency, and community identity. We help local governments develop implementable plans that balance development with environmental stewardship and fiscal responsibility. Our team is dedicated to guiding the Town toward a sustainable future through comprehensive, inclusive, and forward-thinking planning solutions.

This discipline will be led by **Juan Flores, PhD, MBA, AIPA (HBC)** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

LAND SURVEYING AND GIS MAPPING



The HBC Team, supported by **GPI Geospatial (GPI)** and **Manuel G. Vera & Associates (MGV),** offers a full suite of professional surveying and mapping services in support of the Town, including but not limited to ALTA, boundary and topographic surveys, geographic information system (GIS), construction layout and as-builts, subsurface utility surveying, preparation of plat and subdivision documents and other related services. Together, our subconsultants bring over 70 years of combined experience delivering high-quality surveying, mapping, and subsurface utility engineering services for FDOT, municipalities, and other clients throughout Florida.

Our capabilities include:

Control Surveying

Our Professional Surveyors and Mappers (PSMs) are licensed in Florida and proficient in establishing and verifying horizontal and vertical control networks. Using GPS/RTK, digital leveling, and monument recovery from FDOT, NGS, and local agencies, we provide primary control to support all survey tasks.

Design, Right-of-Way, and Construction Surveying

Both firms have extensive FDOT and Town experience delivering boundary, right-of-way, as-built, hydrographic, topographic, and construction layout surveys. Our Team expertise in SUE augments these services by accurately designating and verifying subsurface utilities (QL A/B), ensuring that design and construction decisions are based on complete, conflict-free data.

Photogrammetric Mapping

Both MGV and GPI are industry leaders in aerial lidar and photogrammetry, operating a fleet of fixed-wing aircraft and lidar sensors to capture large-scale transportation corridors. Our aerial lidar and photogrammetric mapping support FDOT Districts 4 and 6, and we are fully equipped to provide the Town with design-grade mapping products.

Right-of-Way Mapping

Our staff regularly prepares legal descriptions, ROW maps, and sketches supported by boundary surveys, title research, and control surveys. We work closely with FDOT ROW groups and property appraisers to ensure accuracy and compliance with FDOT and state mapping standards.

Our survey teams integrate advanced tools, including terrestrial laser scanning, mobile lidar, 3D static scanning, hydrographic sonar/GPS systems, and UAVs, to deliver highly accurate 3D design surveys. These datasets integrate seamlessly into CADD platforms such as AutoCAD Civil 3D and MicroStation, supporting efficient design workflows for roadway, bridge, drainage, and utility projects.

This discipline will be led by Frank Paruas, PSM (GPI) and Mark Sowers, PSM (MGV), all with extensive FDOT and Town experience in ROW mapping, control surveying, 3D design surveys, transportation surveying, photogrammetry, and lidar integration.

Our combined team is fully qualified to meet the requirements outlined in this RFQ for Surveying and Mapping services. We bring the necessary licensed staff, technical personnel, and advanced equipment to ensure accuracy, reliability, and efficiency. Importantly, both GPI and MGV are familiar with Town's standards, and project environments, ranging from urban to rural. This ensures seamless integration of survey deliverables into design and construction phases while upholding the Town's expectations for quality and accountability.

DRAINAGE AND STORMWATER



HBC team offers extensive experience in **drainage and stormwater management** design, permitting, and implementation for municipal and county agencies across South Florida. Our approach integrates hydrologic, hydraulic, and environmental engineering principles to deliver **cost-effective, resilient, and sustainable** stormwater solutions that protect property, infrastructure, and natural resources while maintaining compliance with all applicable local, state, and federal regulations.

HBC provides **Drainage Improvement Design** services that include system modeling, master planning, and infrastructure upgrades to address localized flooding, capacity deficiencies, and water quality concerns. Our engineers use advanced tools such as **ICPR, SWMM, HEC-RAS, and AutoCAD Civil 3D** to simulate system performance under varying storm events and sea-level rise scenarios. We evaluate existing drainage networks, propose new conveyance systems, and design detention/retention facilities, exfiltration trenches, and pump stations as needed to enhance system efficiency and resilience.

We perform detailed **Feasibility Analyses for drainage and stormwater projects,** assessing hydraulic conditions, soil characteristics, environmental impacts, and regulatory constraints to determine the most viable and cost-effective alternatives. These analyses often serve as the foundation for capital improvement planning and grant applications.

HBC has successfully completed numerous **flood control and erosion mitigation projects,** implementing best management practices (BMPs) such as vegetative stabilization, channel protection, and low-impact development (LID) features. Our team evaluates watershed-scale hydrology to ensure that improvements reduce downstream impacts and maintain compliance with **South Florida Water Management District (SFWMD), Broward County,** and **FDOT** drainage criteria. Our engineers are highly experienced in obtaining permits from agencies such as **SFWMD, FDEP, USACE, and Broward County Environmental Protection** divisions. We prepare complete regulatory submittals including drainage reports, environmental assessments, and as-built certifications. In addition, HBC assists municipalities in **preparing and supporting grant applications** for stormwater infrastructure funding through FEMA, FDEP, and other resilience-based programs.

Every drainage project undertaken by HBC prioritizes long-term sustainability, adaptability to changing climate conditions, and operational efficiency. Our team integrates **green infrastructure practices**, water-quality treatment systems, and flood-resilient design strategies to help the Town achieve its goals for safety, sustainability, and environmental stewardship.

This discipline will be led by **Hernan Lugo, PE, CFM, MS (HBC),** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on

municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

BUILDING INSPECTION AND PLAN REVIEW



The **HBC Team** provides comprehensive building code and sustainable design services to ensure that all projects for the Town of Pembroke Park are safe, compliant, energy-efficient, and environmentally responsible. Our staff includes Florida-licensed professional engineers, registered architects, and certified **Code Compliance Officers** experienced in enforcing and interpreting the **Florida Building Code (FBC 2023), Florida Statutes Chapter 162,** and local zoning ordinances. HBC integrates code compliance with sustainable design, accessibility, and energy-modeling practices to deliver projects that exceed regulatory standards while promoting long-term performance and community well-being.

Building Code Analysis

HBC's code specialists and design professionals perform full-scope analyses to ensure each project meets applicable codes from schematic design through occupancy. Our services encompass structural, fire-life-safety, mechanical, electrical, plumbing, and accessibility provisions. HBC routinely coordinates with Building Officials, Fire Marshals, and Planning & Zoning staff to ensure compliance reviews are thorough, accurate, and aligned with local adoption of the Florida Building Code.

Plans Review Services

HBC understands the importance of thoroughly evaluating construction plans to ensure full compliance with applicable codes and regulations. Our team will conduct detailed reviews across multiple disciplines, **structural, electrical, mechanical, plumbing, and zoning,** to ensure alignment with the Town's requirements. By identifying potential issues early in the process, we help prevent costly modifications during construction, facilitating smoother project execution.

Inspection Services

HBC's team of certified inspectors brings extensive expertise in conducting on-site inspections. We ensure that construction projects comply with approved plans and meet all safety and code requirements. Our inspectors are certified by the **Miami-Dade County Board of Rules and Appeals (BORA),** ensuring that they are fully qualified to perform the required inspections. HBC's inspection staff will also possess valid **Florida driver's licenses and assigned company vehicles,** ensuring they can travel legally to various sites for field inspections.

In addition to standard inspections, our team is fully equipped to handle specialized and emergency inspections as needed. Each inspector is equipped with **mobile devices** to stay connected and receive real-time updates, and they will also carry **OSHA-required Personal Protective Equipment (PPE),** such as steel toe shoes, hard hats, and high-visibility vests, ensuring compliance with safety standards while performing inspections.

Accessibility Standards

HBC ensures that all designs meet or exceed the **Americans with Disabilities Act (ADA)** and **Florida Accessibility Code for Building Construction (FACBC)**. Our accessibility reviews begin at concept design and continue through construction documentation to confirm barrier-free access for all users. Our capabilities include ADA/FACBC plan reviews, accessible route layout, tactile and signage requirements, restroom and fixture clearances, and construction compliance inspections.

Sustainability Strategy

HBC integrates sustainability principles into every project, aligning with **LEED, Florida Green Building Coalition (FGBC)**, and Energy Star certification frameworks. Our sustainable-design specialists evaluate materials, energy performance, and water efficiency to reduce environmental impact and operational costs while supporting Town's goals for resiliency and stewardship. Our team will provide sustainable-design benchmarking, LEED/

FGBC certification documentation, lifecycle cost analysis, and stormwater and heat-island mitigation strategies.

Energy Modeling and Performance Analysis

HBC's energy engineers develop predictive models to evaluate energy performance and code compliance under **FBC Energy Conservation Volume II** and **ASHRAE 90.1.** Our approach optimizes mechanical systems, lighting, and envelope design to meet or exceed minimum energy-efficiency standards while maximizing occupant comfort. HHBC team will provide energy simulation (IES-VE, eQUEST, DOE-2), envelope and HVAC optimization, life-cycle cost and payback analyses, and compliance documentation for permitting.

Knowledge of Codes and Regulations

HBC demonstrates in-depth knowledge of the **Florida Building Code (2023), Florida Fire Prevention Code, Florida Energy Conservation Code, ADA,** and **ICC Standards.** Our staff maintains ongoing training and certification through the **Florida Building Code Administrator and Inspectors Board (BCAIB)** and participates in continuing education on evolving building and energy codes. This ensures that Town of Pembroke Park's projects remain compliant with the latest regulatory updates and best practices in sustainable development.

Our Code Compliant and Plan Review Division will be led by **Sonny Abia, PhD, PE (HBC)** and **Roberto Moreno, EC, BN, PX, CBO, CFM (HBC).** HBC's multidisciplinary expertise enables the Town of Pembroke Park to achieve regulatory compliance, accessibility, and sustainability objectives efficiently and transparently.

CONSTRUCTION ENGINEERING AND INSPECTION (CEI)



The HBC Team's focus on every project is to deliver value through safe, high-quality, and efficiently constructed infrastructure that meets the expectations of the Town and the public. Public health, safety, and welfare are central to our work, whether serving as Engineer of Record, Construction Engineering Inspection (CEI), or Construction Administrator. Our engineers collaborate closely with field inspectors, bringing both design and field perspectives that enhance constructability and decision-making. Lessons learned from years of construction management experience are applied to every design, supported by detailed documentation, consistent communication, and a rigorous QA/QC program.

HBC's construction management approach emphasizes proactive coordination, transparency, and accountability. Prior to pre-construction, we conduct kickoff meetings with Town representatives to establish communication protocols and project expectations. Throughout construction, our team maintains direct communication with the Town's Project Manager, providing regular progress updates, addressing non-compliance, and implementing a Community Action Plan to minimize public disruption. We perform timely reviews of shop drawings, RFIs, and contractor schedules, ensuring that delays and potential risks are promptly identified and mitigated.

Our inspectors maintain comprehensive records through electronic and hard-copy filing systems, including photos, videos, and drone documentation approved under applicable regulations. We enforce contract compliance, verify materials and testing documentation, and issue non-conformance reports where necessary. HBC also provides cost estimating, pay application review, and change order evaluation to ensure fiscal integrity. Acting as an extension of the Town, we coordinate seamlessly among contractors, designers, and stakeholders to maintain progress, quality, and safety, delivering projects that reflect the Town's commitment to excellence.

Our Construction Engineering and Inspection (CEI) discipline will be led by **Christopher Soto, PE (HBC),** with over 13 years of experience, to ensure all identified conflicts are properly addressed and will not arise as claims during construction. We will use Bluebeam Studio to record interdisciplinary and constructability reviews.

PROJECT MANAGEMENT APPROACH



HBC is ready to support the Town of Pembroke Park in this Continuing Service Contract (CSC) supported by our experience managing several contracts with similar scope in South Florida and more specifically in Palm Beach County (PBC), City of Delray Beach, City of Homestead, and Florida Department of Transportation (FDOT). HBC is currently the prime consultant for the PBC Traffic Annual Services Contract, FDOT D4 CCS, FDOT D4 Traffic Operations Data Collection, and FDOT D6 Districtwide Scoping Report.

We understand that effective communication with the Town of Pembroke Park representatives, subconsultants, external agencies, and stakeholders is crucial for the success of this contract and any Task Work Order (TWO) assignment under this contract. The proposed HBC Contract Manager (CM) and single point of contact, Hernan Lugo, PE, CFM, MS, is a proactive leader committed to being available around the clock. He possesses firsthand experience working on this type of contract. Hernan's experience includes management of several CCS for Palm Beach County (PBC) and the Florida Department of Transportation (FDOT). The knowledge and experience with similar types of contracts ensure that the communication protocols and design services will meet the Town's high standards.

Due to the broad scope of work of this project, a tailored Project Management Plan (PMP) will be developed to document the approach to be used to successfully certify each TWO assignments for construction. This approach is based on promoting proactive communication and efficient, organized, and timely completion of the project tasks according to the schedule, budget, and contract requirement by defining and establishing a detailed scope of work, associated risk, necessary task sequencing, quality control, budget control, resources allocation, and schedule control. This PMP will include all communication protocols to maintain open communication channels with the Town's representatives and among all project stakeholders. These communication protocols will be established at the project kickoff meeting, including designated points of contact, communication channels, and response times. We will utilize collaborative project management software, such as Microsoft Teams, to facilitate real-time communication and document sharing.

As part of HBC culture, communication between HBC's Contract Manager and the Town's representative is vital for the success of any contract. We strive to respond to emails and phone calls within a 2-hours window, respond to construction RFI's within 24 hours, and to provide meeting minutes within 48 hours. In addition to this, the HBC Team includes a Public Involvement unit to ensure that community members have multiple opportunities to participate during the design process. Our approach to public involvement is flexible and adaptable, recognizing that engagement activities should be tailored to match the magnitude and complexity of each project. We have experience with hybrid and in-person public meetings, hearings, and workshops.

Managing CSC requires an enhanced level of attentiveness to see TWO assignments through to completion. As such, we will focus on proactive, responsive service and quality production, ensuring accountability from ALL staff. Project files will be shared with the entire team via HBC's ProjectWise site. We do the little things right, such as "over communicating" to keep the Town PM in the loop and acquiring information ourselves to avoid surprises. We also strive to streamline the process and be good partners to achieve a better outcome. This focused mindset gets elevated during the latter design phases, where sound engineering, correctness, and responsiveness are vital. We identify issues and manage them before they negatively impact the project by resolving them at the lowest levels and escalating to Town's PM for matters such as third-party roadblocks. HBC will manage all sub-consultants on the Team, bring our expertise to the table, and select the appropriate design team for each TWO assignment. We have previously worked with all our key Team members and are familiar with each person's strengths and expertise. Our goals are minimize the Town PM's involvement in each TWO and exceed the expectations of the Town PM on each TWO assignment.

The vast experience of our Team has enabled us to develop a proven and comprehensive approach to performing

the duties for Professional Engineering Services in accordance with this CCS and will be used to engage most of the TWOs assignments under this contract. The following general approach will be followed for all TWO's related to plan development:

1. Meet with the Town TWO PM to define the scope and expectations. Review the TWO schedule to ensure that the task can be completed within the term of the contract.
2. Perform a risk assessment, and based on the project scope, assign a team with the right blend of skills and experience levels.
3. Gather all existing information including but not limited to As-Builts, Right-of-Way (R/W) maps, surveys, maintenance records, previous studies, permits, GIS database.
4. Perform a field review with TWO Team and the Town staff to confirm scope and site conditions and ensure a clear and mutual understanding of the project's objectives, while identifying solutions focused on minimizing project risks, complexities, and reducing costs to the Town.
5. Refine scope of services and provide accurate staff hours estimate meeting the budget expectation for the Town PM for review/approval.
6. Negotiate and execute TWO and receive Notice to Proceed (NTP).
7. Rediscover project schedule.
8. Submit TWO specific QC Plan within 10 days of NTP.
9. Perform initial utility contact.
10. Develop preliminary design documents such as Basis of Design Report (BODR), Typical Section, Pavement Design, among others.
11. Prepare and submit permit applications
12. Project coordination with stakeholders, agencies, and Town Departments.
13. Prepare construction documents and deliverables for each phase submittal.
14. Identify and execute any Maintenance Memorandum of Agreement (MMOA) or Local Funding Agreements (LFA).
15. Obtain required clearances from the different Town Departments and other agencies having jurisdiction.
16. Public Involvement.
17. Secure License agreements/maintenance maps/easements.
18. Prepare specifications package and final estimates.
19. Keep Town PM appraised of status, utilizing Monthly Progress Reports, Progress Meetings, and interim emails. Progress Reports include activity, schedule, and financial details.
20. Reconcile unused funds back into the main contract after project letting and execute a TWO for post-design services if not included in the original TWO scope.
21. Support construction via RFI responses, shop drawing reviews and plan revisions.
22. Reconcile unused post-design funds back into main contract after final acceptance.

For Construction Engineering and Inspection (CEI) assignments, HBC is proposing an Emergency Rapid Response team that will be available 24/7 for any project needs, concerns, and emergencies. Our solution-oriented CEI Division is fully committed to this contract, ensuring 100% availability to meet the Town's needs. Our CEI Division consists of carefully selected local experts, including Senior Project Engineers, Project Administrators, Contract Support Specialists, Resident Compliance Specialists, Senior Inspectors, and Inspectors. These professionals bring extensive qualifications and a wealth of experience from successful CEI projects across Miami-Dade, Broward, and Plam Beach County, and FDOT. Our staff possesses over 75 years of combined CEI Roadway and Bridge Engineering experience, providing deep familiarity with the Town's

policies, procedures, and best practices. This knowledge aligns perfectly with the Town's goals and objectives for upcoming projects, enabling us to execute tasks efficiently and effectively without the need for a learning curve. Our experience with the Town equips us to handle any challenges that may arise during service on this contract. HBC's Project Administrators are seasoned Construction Engineers with a proven track record. They have the ability to visualize and understand both the overarching goals and the intricate details required for successful CEI execution on high-visibility projects. This comprehensive understanding ensures that each project is managed with attention to both strategic and detailed aspects. Our approach to CEI services is straightforward yet all-encompassing, ensuring the successful delivery of each project. We believe that success in CEI is rooted in providing safety-oriented, effective services that are delivered on time and within budget. Our strategy includes mitigating construction risks that could impact the community, business owners, and stakeholders.

For non-standard TWOs, our CM will immediately assemble the staff needed and information to address the Town needs. Our commitment to you is that we are readily available to work on this contract from day one with no learning curve.

Permitting

HBC has extensive experience navigating the complex permitting and regulatory landscape for construction and improvement projects throughout Florida. Our extensive knowledge and resound professional relationships with the local and state regulatory bodies such as from Palm Beach County (PBC), Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), the South Florida Water Management District (SFWMD), South Florida Conservancy District, the Army Corp of Engineers (ACOE), Florida Department of Health (FDOH), and Florida Fish & Wildlife Conservation Commission (FWC) have enable us to successfully secured approvals for each project design by HBC. Our expertise extends to securing permits has led us to develop a proactive and strategic approach to managing the permitting process, ensuring timely submissions, approvals, and regulatory compliance. Additionally, we are well-versed in the requirements of the Town of Pembroke Park and Broward County, ensuring compliance with infrastructure, utilities, and stormwater management regulations.

Recognizing the specific needs of each TWO assignment is crucial to determine the necessary permit for each project. Our approach to permitting is built on early engagement with regulatory authorities, meticulous documentation, and continuous communication to streamline the approval process. We have a strong track record of efficiently managing site development permits, stormwater management approvals, environmental resource permits, building permits, and health department approvals. By anticipating potential permitting challenges and addressing them proactively, we ensure projects remain on schedule and compliant with all regulatory requirements. With our demonstrated expertise in regulatory compliance, we are committed to facilitating a smooth permitting process for each TWO assignment, ensuring all approvals are secured efficiently while upholding the highest standards of safety, environmental responsibility, and project execution.

LESSONS LEARNED: Our design team is actively involved in early coordination with the regulatory agency through pre-application meetings to identify and resolve potential problems that can result in permit delays. Timely response to Request for Additional Information (RAI) is key to expedite permit review.

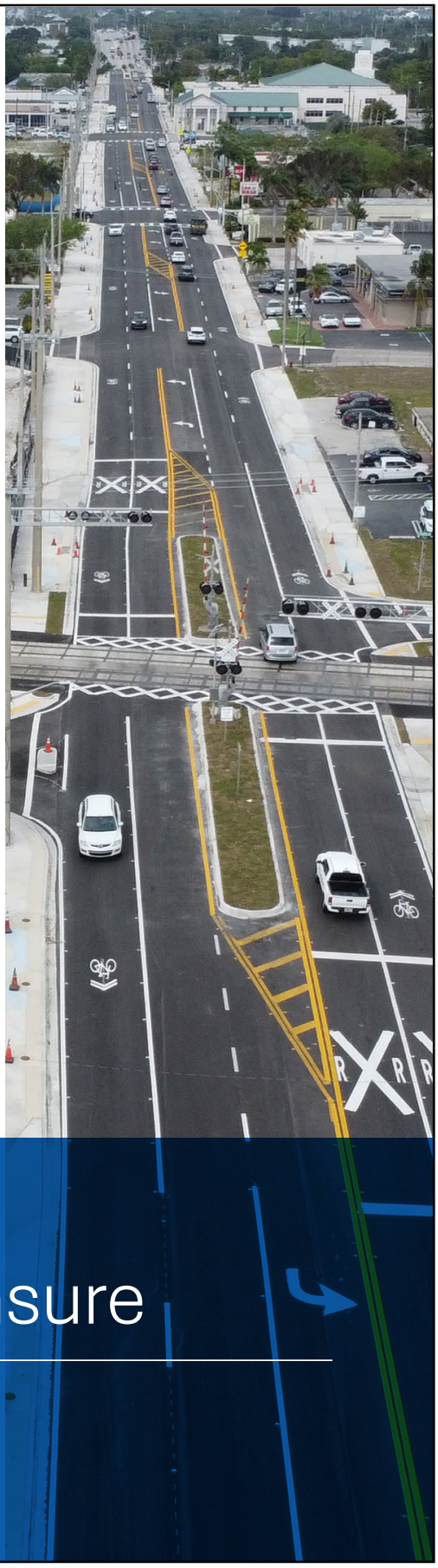
Quality Assurance and Quality Control (QA/QC)

We understand that the quality of our work is the legacy we leave behind and that which represents our clients, which is why we pride ourselves in incomparable performance, relentless attention to detail, and unsurpassed quality. Throughout the years, HBC has provided industry expertise, timely submittals, and cost-effective service to a broad range of clients, while remaining competitive in the market, ensuring lasting relationships with all of our clients. As we continue to grow, we stand committed to this and we pledge to continue to strive for excellence and the personal attention you deserve. As such, quality is a priority for every project at HBC and exceeding our client expectations is our goal. To achieve the highest quality on every project, we have developed a rigorous

and effective five-steps quality control process with tracked performance. Additionally, a TWO-specific QA/QC plan will be developed for each TWO assigned to the HBC Team. This QA/QC plan will follow a five steps process where an independent reviewer reviews the plans and EOR reviews, agrees and revises plans accordingly, plans are returned to QA/QC department to ensure all comments have been addressed. Reviewers are required to conduct a field visit prior to performing a review to familiarize themselves with site specific conditions and to fully understand the design. All the markup plans, review reports, checklists and other documentation part of the QA/QC process are properly filed. Sub-consultants will be required by contract to follow HBC's QA/QC plan and project schedules will allow adequate time for QA/QC prior to each phase submittal, minimizing the comments received through ERC and allowing to close each review phase faster to move on to the next design phase. QA/QC effort will be led by Mr. Edgar Diaz, P.E with over 38 years of experience in the industry. Mr. Diaz will work hand-to-hand with Mr. Lugo and sub-consultants, to ensure QA/QC plan is properly implemented. Additionally, a constructability review will be performed by our Construction Engineering and Inspection (CEI) Manager Mr. Christopher Soto, PE with over 13 years of experience, to ensure all identified conflicts are properly addressed and will not arise as claims during construction. We will use Bluebeam Studio to record interdisciplinary and constructability reviews. This method ultimately minimizes redundant comments, while improving the overall quality of the review process. The HBC Team will maintain adequate records of the reviews. A marked-up set of prints from the QC review will be included with each review submittal. The responsible professional engineer or professional surveyor that performed the QC review, as well as the QC Manager, will sign a statement certifying that the review was conducted.

HBC has a proven track record of providing our clients with construction documents that minimize claims, supplemental agreements, and delays. Our team's effective collaboration with sub-consultants and contractors ensures that communication lines are well-established across all disciplines. Our management approach emphasizes clarity from the outset, setting the framework for controlling scope, schedule, and budget. We clearly define the responsibilities and authority of all project participants. Our PM, Hernan Lugo, PE, CFM, MS, will serve as your primary point of contact, ensuring direct and consistent communication throughout the project. To address potential deviations from the schedule caused by economic shortages, long lead times, or adverse weather, we will request recovery schedules from contractor(s) as needed. Our goal is to maintain zero negative floats for both substantial and final completions. We employ two-week lookahead schedules to focus on critical path activities, allowing us to anticipate potential delays. This proactive strategy helps us stay ahead of issues, ensuring the construction and funding schedules remain on track. By anticipating challenges and adjusting plans accordingly, we strive to deliver projects on time and within budget despite external constraints. Additionally, HBC will analyze construction schedules based on the critical path method (CPM) for logical and attainable production rates which comply with project contractual requirements. HBC is experienced in Primavera P6 and Microsoft Projects software used for Project Scheduling. HBC will monitor progress throughout construction of the project, discuss construction progress with all project stakeholders in biweekly progress meetings and issue monthly progress reports documenting progress. Should the schedule slip, HBC will meet the contractor and project representatives to discuss schedule recovery methods. HBC will execute contract maintenance throughout the duration of project.





6. Professional Licensure

HBC

HBC Engineering Company's Business Licensure



State of Florida
Department of State

I certify from the records of this office that HBC ENGINEERING COMPANY is a corporation organized under the laws of the State of Florida, filed on June 15, 2006.

The document number of this corporation is P06000082280.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

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

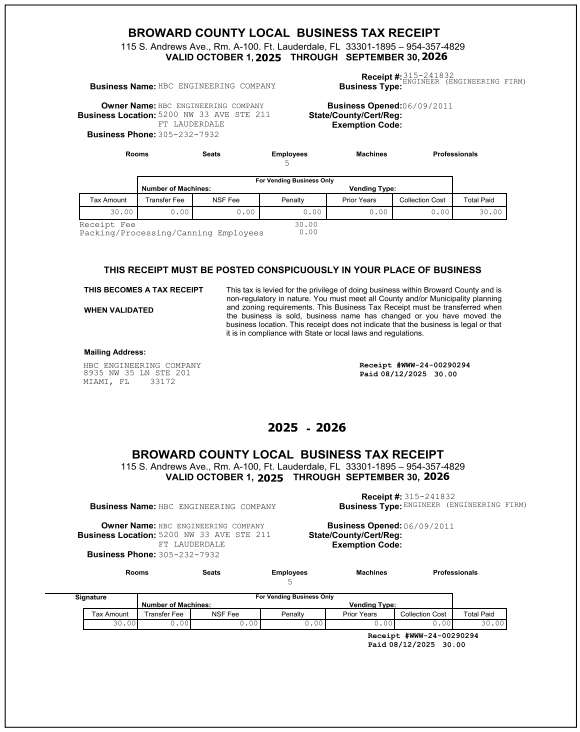
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025

Secretary of State

Tracking Number: 9678191690CC

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

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



BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: HBC ENGINEERING COMPANY
Receipt #: 315-241832
Business Type: ENGINEER (ENGINEERING FIRM)

Owner Name: HBC ENGINEERING COMPANY
Business Location: 5200 NW 33 AVE STE 211 FT LAUDERDALE
Business Phone: 305-232-7932
Business Opened: 06/09/2011
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
HBC ENGINEERING COMPANY
8935 NW 35 LN STE 201
MIAMI, FL 33172

Receipt #WWW-24-00290294
Paid 08/12/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: HBC ENGINEERING COMPANY
Receipt #: 315-241832
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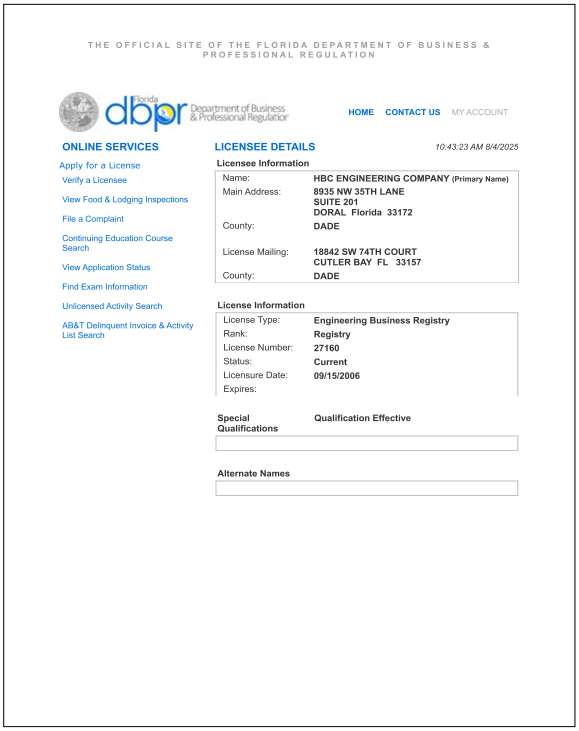
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature
For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00290294
Paid 08/12/2025 30.00



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

myfloridalicense.com — HOME CONTACT US MY ACCOUNT

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

LICENSEE DETAILS *10:43:23 AM 8/4/2025*

Licensee Information

Name:	**HBC ENGINEERING COMPANY** (Primary Name)
Main Address:	**8935 NW 35TH LANE SUITE 201 DORAL Florida 33172**
County:	**DADE**
License Mailing:	**18842 SW 74TH COURT CUTLER BAY FL 33157**
County:	**DADE**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**27160**
Status:	**Current**
Licensure Date:	**09/15/2006**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names



State of Florida

Minority Business Certification

HBC ENGINEERING COMPANY

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
03/08/2024 to 03/08/2026

J. Todd Inman
Florida Department of Management Services

SUPPLIER DIVERSITY

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

RON DESANTIS
GOVERNOR

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 15, 2025

Adebayo Coker, President
HBC ENGINEERING COMPANY
9675 NW 117th Avenue
Suite 305
Miami, FL 33178
acoker@hbcengineeringco.com

Dear Mr. Coker:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design

3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures

4.1.2 - Minor Bridge Design

5.4 - Bridge Load Rating

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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization

7.2 - Lighting

7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection

10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI

13.3 - Policy Planning

13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
151.50%	115.12%	0.163%	Reimbursed	0.00%	0.38%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

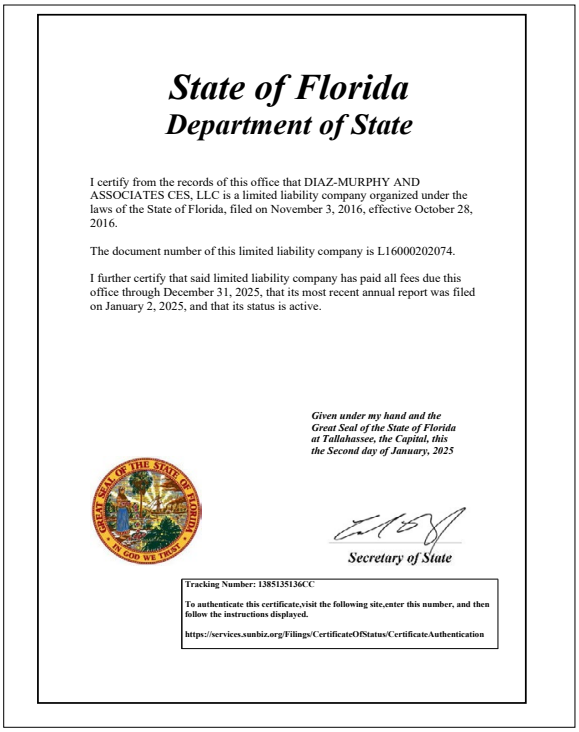
Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/NE

Diaz-Murphy and Associates CES, LLC's Business Licensure



State of Florida
Department of State

I certify from the records of this office that DIAZ-MURPHY AND ASSOCIATES CES, LLC is a limited liability company organized under the laws of the State of Florida, filed on November 3, 2016, effective October 28, 2016.

The document number of this limited liability company is L16000202074.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 2, 2025, and that its status is active.

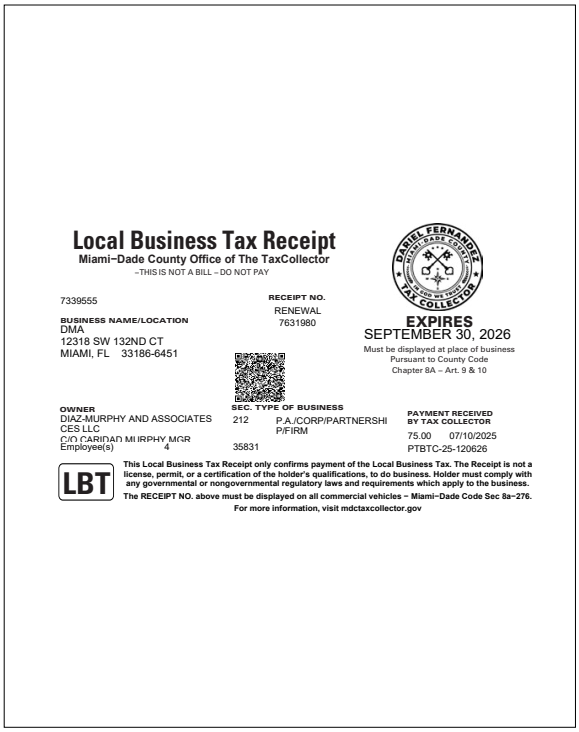
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025

Secretary of State

Tracking Number: 1385135136CC

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

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



Local Business Tax Receipt
Miami–Dade County Office of The TaxCollector
–THIS IS NOT A BILL – DO NOT PAY

7339555

RECEIPT NO.
RENEWAL
7631980

BUSINESS NAME/LOCATION
DMA
12318 SW 132ND CT
MIAMI, FL 33186-6451

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
DIAZ-MURPHY AND ASSOCIATES CES LLC
C/O CARIDAD MURPHY MGR
Employee(s) 4

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHI P/FIRM
35831

PAYMENT RECEIVED BY TAX COLLECTOR
75.00 07/10/2025
PTBTC-25-120626

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov



10/14/24, 3:30 PM DBPR - DIAZ MURPHY AND ASSOCIATES C.E.S., LLC.; Doing Business As: DMA, Engineering Business Registry

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *3:29:28 PM 10/14/2024*

Licensee Information

Name:	DIAZ MURPHY AND ASSOCIATES C.E.S., LLC. (Primary Name)
	DMA (DBA Name)
Main Address:	21550 SW 92ND PL CUTLER BAY Florida 33189
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	35781
Status:	Current
Licensure Date:	02/01/2022
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. Privacy Statement

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. "Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=FFC274E006AE34067F6080E11A7EC123 1/2



State of Florida

Woman & Minority Business Certification

Diaz-Murphy and Associates CES

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/09/2024 to 07/09/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 25, 2025

Caridad Murphy, CEO
DIAZ-MURPHY AND ASSOCIATES CES, LLC
12318 SW 132nd Court
Miami, FL 33186

Dear Ms. Murphy:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.3 - Highway Materials Testing

10.1 - Roadway Construction Engineering Inspection

10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
186.36%	137.39%	2.975%	Reimbursed	0.00%	8.68%	Yes

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

1

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/AM

2

FDOT | BROWARD COUNTY FLORIDA | LEE COUNTY PORT AUTHORITY | GREATER ORLANDO AVIATION AUTHORITY | JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

DIAZ-MURPHY AND ASSOCIATES CONSTRUCTION ENGINEERING SERVICES LLC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541380

Dwayne Moore
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY | Tampa International Airport | TALLAHASSEE | Votran

EV Services, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that EV SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on October 25, 2006.

The document number of this corporation is P06000135877.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 5, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of March, 2025

Secretary of State

Tracking Number: 469166954 3CC

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

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

Thank you for your payment!

You may print this receipt page for your records Print

Account Reference	Licensing Cust#: 014104, Activity: BUSINESS TAX RECPT RENEWAL
Receipt Number	00219384
Charge Will Appear As	City of Coral Gables
Date/Time	Wednesday, September 17, 2025 11:56 AM
Reference Id	000000114374
Payment Method	Visa ****8363
Customer Name	ESTHER C MONZON-AGUIRRE
Total Payment	**US $312.10**

EVSI Statement of Qualifications

AGENCY INFORMATION
EV Services, Inc.
814 Ponce de Leon Blvd., Suite 306
Coral Gables, FL 33134
786-536-4270
www.evservicesinc.com

CONTACT INFORMATION
Esther Monzon-Aguirre
305-562-8111
EMonzonAguirre@EVServicesinc.com

OUR CLIENTS HAVE BIG IDEAS.

We help them create ambitious and practical plans to accomplish their goals. We measure success by the results our clients achieve. We collaborate with leaders and their organizations to develop strategies that deliver results. We help organizations clarify their mission and align resources to fund, measure, and achieve their desired outcomes.

GENERATING NEW IDEAS. SOLVING BIG PROBLEMS.
We bridge big ideas with what it takes to produce real change—on the ground, in organizations, and against critical issues. Like our clients, EVSI is a mission-driven organization. We share our client's passion. We have the privilege of working with innovative leaders and organizations in both public and private sectors to blend strategy, capital, and leadership to achieve results.

EVSI is recognized as a high-quality consultant focused on customer satisfaction and personalized service. EVSI is totally committed to the highest ethical standards of achieving measurable results in the most timely, cost-effective manner. Anything less is unacceptable.

WHAT WE DO

Public Involvement
As a seamless extension of an organization, we communicate issues with the same level of integrity and professionalism as internal staff.

Government Relations
Advanced analytics on influential topics enables us to provide customized policy development and representation services.

Diverse Supplier Outreach/Monitoring Services
The Team at EVSI provides our Clients with strategies and processes to engage and enhance their relationships with diverse suppliers and vendors. These strategies are meant to be long-lasting relationships that assist suppliers and vendors grow and enhance their marketability into the future.

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
EV Services, Inc.

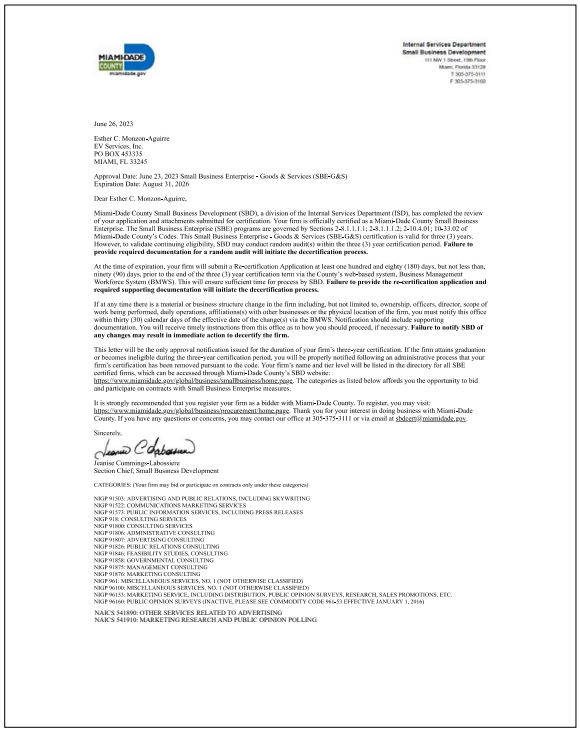
IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

Jennifer D. Andreu

June 23, 2022	**June 23, 2025**	**6517745**
Issue Date	**Expiration Date**	**Vendor No.**

Jennifer D. Andreu
Assistant Superintendent, Equity & Diversity
Office of Economic Opportunity
Miami-Dade County Public Schools
1450 NE 2nd Avenue - Suite 428
Miami, Florida 33132



Internal Services Department
Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111
F 305-375-3160

June 26, 2023

Esther C. Monzon-Aguirre
EV Services, Inc.
PO BOX 453335
MIAMI, FL 33245

Approval Date: June 23, 2023 Small Business Enterprise - Goods & Services (SBE-G&S)
Expiration Date: August 31, 2026

Dear Esther C. Monzon-Aguirre,

Miami-Dade County Small Business Development (SBD), a division of the Internal Services Department (ISD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10e33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Goods & Services (SBE-G&S) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliation(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/smallbusinesshome.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

NIGP 91503: ADVERTISING AND PUBLIC RELATIONS, INCLUDING SKYWRITING
NIGP 91522: COMMUNICATIONS MARKETING SERVICES
NIGP 91573: PUBLIC INFORMATION SERVICES, INCLUDING PRESS RELEASES
NIGP 918: CONSULTING SERVICES
NIGP 91800: CONSULTING SERVICES
NIGP 91806: ADMINISTRATIVE CONSULTING
NIGP 91807: ADVERTISING CONSULTING
NIGP 91826: PUBLIC RELATIONS CONSULTING
NIGP 91846: FEASIBILITY STUDIES, CONSULTING
NIGP 91858: GOVERNMENTAL CONSULTING
NIGP 91875: MANAGEMENT CONSULTING
NIGP 91876: MARKETING CONSULTING
NIGP 96100: MISCELLANEOUS SERVICES, NO. 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96106: MISCELLANEOUS SERVICES, NO. 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96153: MARKETING SERVICE, INCLUDING DISTRIBUTION, PUBLIC OPINION SURVEYS, RESEARCH, SALES PROMOTIONS, ETC.
NIGP 96166: PUBLIC OPINION SURVEYS (INACTIVE, PLEASE SEE COMMODITY CODE 96-53 EFFECTIVE JANUARY 1, 2016)

NAICS 541890: OTHER SERVICES RELATED TO ADVERTISING
NAICS 541910: MARKETING RESEARCH AND PUBLIC OPINION POLLING



Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

Daniella Levine Cava, Mayor

June 9, 2025

Esther C. Monzon-Aguirre
EV Services, Inc.
PO BOX 453335
MIAMI, FL 33245

Approval Date: June 9, 2025 - Disadvantaged Business Enterprise (DBE)
Anniversary Date: February 8, 2026

Dear Esther C. Monzon-Aguirre,

Miami-Dade County Office of Small Business Development (SBD), is pleased to notify you that your firm is certified under the Florida Unified Certification Program (UCP). Your firm meets the eligibility requirements for certification as a Disadvantaged Business Enterprise (DBE) in accordance with 49 CFR Part 26.

DBE certification is continuous with no expiration date; however, firms are required to attest that there are no changes via the No Change Declaration form on or before the firm's anniversary date to remain certified. You will be notified of your annual responsibilities in advance of the Anniversary Date listed above. You must submit the annual No Change Declaration form no later than the Anniversary Date to maintain your eligibility. Your firm will be listed in the UCP DBE Directory which can be accessed through the Florida Department of Transportation's website: http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/.

DBE certification is NOT a guarantee of work, but it enables the firm to compete for and perform contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If at any time there is a material change in your firm, you must advise this office by sworn affidavit and supporting documentation within thirty (30) days. Changes include, but are not limited to ownership, officers, directors, management, key personnel, scope of work performed, daily operations, on-going business relationships with other firms, individuals or the physical location of your firm. After our review, you will receive instructions as to how you should proceed, if necessary. Failure to comply will result in action to remove your firm's DBE certification.

It is strongly recommended that you register your firm as a vendor with Miami-Dade County. To register, you may visit: http://www.miamidade.gov/procurement/vendor-registration.asp. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

NAICS & Industry Title: (Your firm is eligible to compete for and perform work on all USDOT Federal Aid projects throughout Florida and may earn DBE or ACDBE credit for work performed in the following areas.)

NAICS 541611: ADMINISTRATIVE MANAGEMENT AND GENERAL MANAGEMENT CONSULTING SERVICES
NAICS 541613: MARKETING CONSULTING SERVICES
NAICS 541618: OTHER MANAGEMENT CONSULTING SERVICES
NAICS 541690: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES
NAICS 541820: PUBLIC RELATIONS AGENCIES
NAICS 541850: INDOOR AND OUTDOOR DISPLAY ADVERTISING
NAICS 541890: OTHER SERVICES RELATED TO ADVERTISING
NAICS 541910: MARKETING RESEARCH AND PUBLIC OPINION POLLING

GPI Geospatial, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that GPI GEOSPATIAL, INC. is a corporation organized under the laws of the State of Florida, filed on December 29, 2003.

The document number of this corporation is P04000000100.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 16, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of January, 2025

Secretary of State

Tracking Number: 5601882567CC

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

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

2025

LOCAL BUSINESS TAX RECEIPT

CITY OF DORAL, FLORIDA
8401 NW 53RD TERRACE
DORAL, FL 33166
(305) 593-6631

09/30/2024 **LICENSE NO. 2021008532**

GPI GEOSPATIAL INC **License Fee Paid: $60.00**

GPI GEOSPATIAL INC
8935 NW 35 LN 100
Doral, FL 33172

FOR THE PERIOD COMMENCING OCTOBER 1 AND ENDING SEPTEMBER 30, THE ABOVE-NAMED BUSINESS IS LICENSED TO ENGAGE IN THE FOLLOWING BUSINESS FOR THE LICENSE YEAR:

P.A./CORP/PARTNERSHIP/FIRM

Square Footage: 2434 **Machines:** **State License #:** LB6748
No. of Seats/Tables: 0 **Employees:** 8
No. of Units/Spaces: **No. of Trucks:**

CONDITIONS:

DORAL: PROFESSIONAL SURVEYOR AND MAPPER BUSINESS OFFICE, NO OUTSIDE STORAGE OR DISPLAYS, OFFICE USE ONLY, DRY USE ONLY.

Kenia Palau
Chief Licensing Official

This Document Must Be Posted

5/9/25, 7:39 PM DBPR - GPI SOUTHEAST, INC., Engineering Business Registry

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS 7:39:24 PM 5/9/2025

Licensee Information

Name:	**GPI SOUTHEAST, INC.** (Primary Name)
Main Address:	**3555 TIMBERLANE SCHOOL ROAD TALLAHASSEE Florida 32312**
County:	**LEON**
License Mailing:	**3555 TIMBERLANE SCHOOL ROAD TALLAHASSEE FL 32312**
County:	**LEON**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**27260**
Status:	**Closed**
Licensure Date:	**12/11/2006**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=D07AB38AA2D6B26EA143E9582CDE30FA 1/2

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 6, 2025

GPI GEOSPATIAL, INC.
3051 E LIVINGSTON ST STE 300
ORLANDO, FL 32803-5045

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB6748

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/pon to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

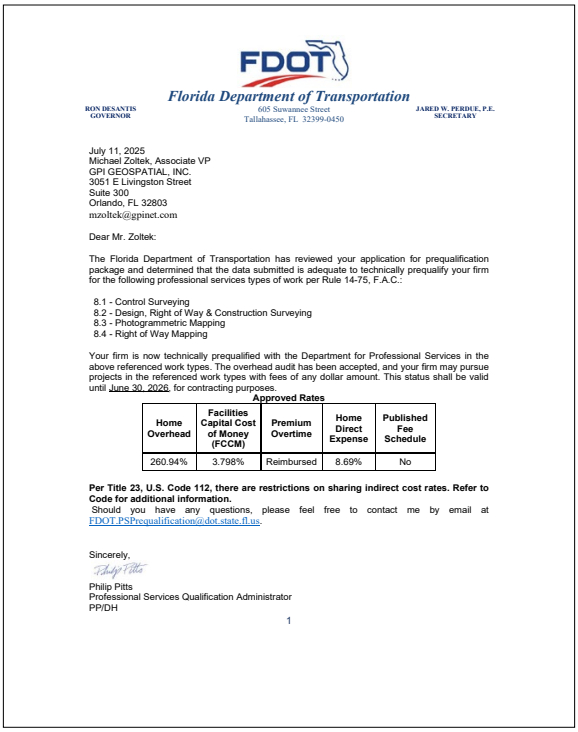
Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500

License No.: **LB6748**
Expiration Date: February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

GPI GEOSPATIAL, INC.
3051 E LIVINGSTON ST STE 300
ORLANDO, FL 32803-5045

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 11, 2025
Michael Zoltek, Associate VP
GPI GEOSPATIAL, INC.
3051 E Livingston Street
Suite 300
Orlando, FL 32803
mzoltek@gpinet.com

Dear Mr. Zoltek:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.3 - Photogrammetric Mapping
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
260.94%	3.798%	Reimbursed	8.69%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/DH

1

JSA Group, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that JSA GROUP INC. is a corporation organized under the laws of the State of Florida, filed on May 18, 2001.

The document number of this corporation is P01000050069.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 10, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 1298157345CC

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

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

Local Business Tax Receipt
Miami-Dade County, State of Florida
THIS IS NOT A BILL DO NOT PAY

4905452

BUSINESS NAME/LOCATION
JSA GROUP INC
12229 SW 132ND CT
MIAMI FL 33186-6480

RECEIPT NO.
RENEWAL
5120688

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
JSA GROUP INC

SEC. TYPE OF BUSINESS
212 P.A. CORPORATION/PARTNERSHIP/FIRM
AA0005550

PAYMENT RECEIVED BY TAX COLLECTOR
$75.00 08/08/2025
PTBTE-25-300666

Employee(s) 2

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.
For more information visit mdctaxcollector.gov

DANIEL FERNANDEZ MIAMI-DADE COUNTY TAX COLLECTOR

Local Business Tax Receipt
Miami-Dade County, State of Florida
THIS IS NOT A BILL DO NOT PAY

4188090

BUSINESS NAME/LOCATION
SANCHEZ JULIO
12229 SW 132ND CT
MIAMI FL 33186-6480

RECEIPT NO.
RENEWAL
4373262

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
SANCHEZ JULIO

SEC. TYPE OF BUSINESS
212 PROFESSIONAL
AP0012357

PAYMENT RECEIVED BY TAX COLLECTOR
$100.00 08/08/2025
PTBTE-25-300668

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

DANIEL FERNANDEZ MIAMI-DADE COUNTY TAX COLLECTOR

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Florida Department of Business & Professional Regulation

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AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:41:12 PM 11/12/2025

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	JSA GROUP, INC. (Primary Name)
Main Address:	12229 SW 132 CT MIAMI Florida 33186
County:	DADE
License Location:	12229 SW 132 CT MIAMI FL 33186
County:	DADE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current,Active
Licensure Date:	11/01/2001
Expires:	

Special Qualifications	Qualification Effective
Corporation	

Alternate Names

View Related License Information
View License Complaint

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FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 30, 2025

Julio Sanchez, President
JSA GROUP INC.
12229 SW 132nd Court
Miami, FL 33186
julio@jsagroup.net

Dear Mr. Sanchez:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until September 30, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/AM

1



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

October 18, 2024

Julio Sanchez
JSA Group, Inc.
12229 SW 132ND COURT
MIAMI, FL 33186

Approval Date: October 17, 2024 - Disadvantaged Business Enterprise (DBE)
Anniversary Date: March 19, 2026

Dear Julio Sanchez,

Miami-Dade County Office of Small Business Development (SBD), is pleased to notify you that your firm is certified under the Florida Unified Certification Program (UCP). Your firm meets the eligibility requirements for certification as a Disadvantaged Business Enterprise (DBE) in accordance with 49 CFR Part 26.

DBE certification is continuous with no expiration date; however, firms are required to attest that there are no changes via the No Change Declaration form on or before the firm's anniversary date to remain certified. You will be notified of your annual responsibilities in advance of the Anniversary Date listed above. You must submit the annual No Change Declaration form no later than the Anniversary Date to maintain your eligibility. Your firm will be listed in the UCP DBE Directory which can be accessed through the Florida Department of Transportation's website: http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/.

DBE certification is NOT a guarantee of work, but it enables the firm to compete for and perform contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If at any time there is a material change in your firm, you must advise this office by sworn affidavit and supporting documentation within thirty (30) days. Changes include, but are not limited to ownership, officers, directors, management, key personnel, scope of work performed, daily operations, on-going business relationships with other firms, individuals or the physical location of your firm. After our review, you will receive instructions as to how you should proceed, if necessary. Failure to comply will result in action to remove your firm's DBE certification.

It is strongly recommended that you register your firm as a vendor with Miami-Dade County. To register, you may visit: http://www.miamidade.gov/procurement/vendor-registration.asp. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

NAICS & Industry Title: (Your firm is eligible to compete for and perform work on all USDOT Federal Aid projects throughout Florida and may earn DBE or ACDBE credit for work performed in the following areas.)

NAICS 541310: ARCHITECTURAL SERVICES
NAICS 541410: INTERIOR DESIGN SERVICES



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

October 18, 2024

Julio Sanchez
JSA Group, Inc.
12229 SW 132ND COURT
MIAMI, FL 33186-6480

Approval Date: March 27, 2023 Small Business Enterprise - Architectural & Engineering (SBE-A&E)
Expiration Date: April 30, 2026

Dear Julio Sanchez,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Architectural & Engineering (SBE-A&E) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/small/business/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

NAICS 541310: ARCHITECTURAL SERVICES

KCI Technologies, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that KCI TECHNOLOGIES, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on April 19, 1989.

The document number of this corporation is P23975.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 8, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of January, 2025

Secretary of State

Tracking Number: 0029241123CU

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 316-297151
Business Name: KCI TECHNOLOGIES INC **Business Type:** ARCHITECT (LANDSCAPE ARCHITECT BUSINESS)

Owner Name: KCI TECHNOLOGIES INC **Business Opened:** 02/21/2019
Business Location: 1425 W CYPRESS RD STE 101 FT LAUDERDALE **State/County/Cert/Reg:**
Exemption Code:
Business Phone: 4103167800

Rooms	Seats	Employees	Machines	Professionals
		77		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt Fee 45.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
KCI TECHNOLOGIES INC
936 RIDGEBROOK RD
SPARKS, MD 21152-9390

Receipt #WWW-24-00299766
Paid 09/08/2025 45.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 316-297151
Business Name: KCI TECHNOLOGIES INC **Business Type:** ARCHITECT (LANDSCAPE ARCHITECT BUSINESS)

Owner Name: KCI TECHNOLOGIES INC **Business Opened:** 02/21/2019
Business Location: 1425 W CYPRESS RD STE 101 FT LAUDERDALE **State/County/Cert/Reg:**
Exemption Code:
Business Phone: 4103167800

Rooms	Seats	Employees	Machines	Professionals
		77		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt #WWW-24-00299766
Paid 09/08/2025 45.00

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

myfloridalicense dbpr Department of Business & Professional Regulation

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Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *9:26:50 AM 8/15/2025*

Licensee Information

Name:	**KCI TECHNOLOGIES, INC. (Primary Name)**
Main Address:	**936 RIDGEBROOK ROAD SPARKS Maryland 21152**
County:	**OUT OF STATE**
License Location:	**4041 CRESCENT PARK DRIVE RIVERVIEW FL 33578**
County:	**HILLSBOROUGH**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**4898**
Status:	**Current**
Licensure Date:	**01/11/1988**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

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FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 25, 2025

Randell Prescott, Florida CEI Practive LDR
KCI TECHNOLOGIES, INC.
150 Kelsey Lane
Tampa, FL 33619

Dear Mr. Prescott:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel

5.4 - Bridge Load Rating

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

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

9.4.1 - Standard Foundation Studies

1

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI
10.5.1 - Major Bridge CEI - Concrete

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
167.68%	120.15%	0.496%	Reimbursed	6.81%	11.92%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

Manuel G. Vera & Associates, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that MANUEL G. VERA & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on April 27, 1977.

The document number of this corporation is 534958.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 3646614020CC

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

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

Local Business Tax Receipt
Miami-Dade County Office of The TaxCollector
~THIS IS NOT A BILL ~ DO NOT PAY

3103066

RECEIPT NO.
RENEWAL
3241551

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

BUSINESS NAME/LOCATION
VERA MANUEL G JR
13960 SW 47TH ST
MIAMI, FL 33175-4404

OWNER
VERA MANUEL G JR

SEC. TYPE OF BUSINESS
212 PROFESSIONAL

LS0005291

PAYMENT RECEIVED BY TAX COLLECTOR
100.00 07/14/2025
PTBTC-25-124317

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business. The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-276. For more information, visit mdctaxcollector.gov

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dbpr Department of Business & Professional Regulation

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AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:28:14 AM 8/15/2025

Licensee Information

Name:	MANUEL G. VERA & ASSOCIATES, INC. (Primary Name)
Main Address:	13960 SW 47TH STREET MIAMI Florida 33175
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	2439
Status:	Null and Void
Licensure Date:	05/10/1977
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

RICK SCOTT
GOVERNOR

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

ANANTH PRASAD, P.E.
SECRETARY

May 1, 2013

MARIA T VERA
MANUEL G VERA & ASSOCIATES INC
13960 SW 47TH STREET
MIAMI FL 33175-4404

ANNIVERSARY DATE - Annually on December 10

Dear Ms. Vera:

The Florida Department of Transportation (FDOT) is pleased to announce that your firm has been certified under Florida's Unified Certification Program (UCP) as a Disadvantaged Business Enterprise (DBE) in accordance with 49 Code of Federal Regulation Part 26.

DBE Certification is continuing, but it is contingent upon the firm maintaining its eligibility annually through this office. You will be notified of your annual responsibilities in advance of the Anniversary Date. You must submit the annual AFFIDAVIT FOR CONTINUING ELIGIBILITY no later than the Anniversary Date.

Only firms listed in the UCP DBE Directory are certified by Florida UCP Members. Prime contractors and consultants should verify your firm's DBE certification status, and identify the work area(s) for which the firm is DBE eligible, through this Directory.

Your firm will be listed in Florida's UCP DBE Directory which can be accessed through the Department's website: www.dot.state.fl.us/equalopportunityoffice and then selecting "DBE Directory".

DBE certification is not a guarantee of work. It allows your firm to compete for and perform contract work on ALL USDOT Federal Aid (FAA, FTA, and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If, at any time there is a material change you must advise this office by sworn affidavit and supporting documents, within thirty (30) days. Changes include, but are not limited to, ownership, officers, directors, management, key personnel.

www.dot.state.fl.us

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 07, 2025

Maria Vera, President
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47th Street
Miami, FL 33175

Dear Ms. Vera:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.3 - Photogrammetric Mapping
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
153.00%	124.78%	0.598%	Reimbursed	37.37%	0.00%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

1

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
850/HELPFL(435-7352) or (850) 488-2221

January 31, 2025

MANUEL G VERA & ASSOCIATES, INC.
13960 SW 47TH ST
MIAMI, FL 33175-4404

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB2439

Your application / renewal, as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfl.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: LB2439
Expiration Date: February 28, 2027

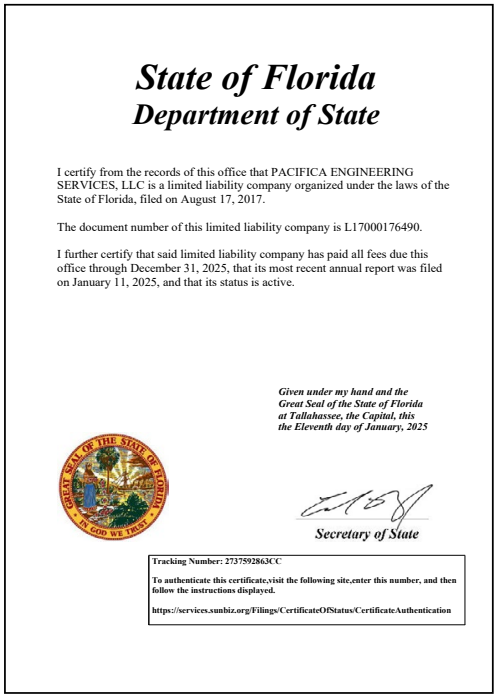
Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

MANUEL G VERA & ASSOCIATES, INC.
13960 SW 47TH ST
MIAMI, FL 33175-4404

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Pacifica Engineering Services, LLC.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that PACIFICA ENGINEERING SERVICES, LLC is a limited liability company organized under the laws of the State of Florida, filed on August 17, 2017.

The document number of this limited liability company is L17000176490.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 11, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eleventh day of January, 2025

Secretary of State

Tracking Number: 2737592863CC

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

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



003767

Local Business Tax Receipt
Miami–Dade County, State of Florida
–THIS IS NOT A BILL – DO NOT PAY

7299175

BUSINESS NAME/LOCATION
PACIFICA ENGINEERING SERVICES LLC
5600 NW 35TH AVE
MIAMI FL 33142–2706

RECEIPT NO.
RENEWAL
7588950

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
PACIFICA ENGINEERING SERVICES LLC
C/O WESLEY C FOSTER, MGR

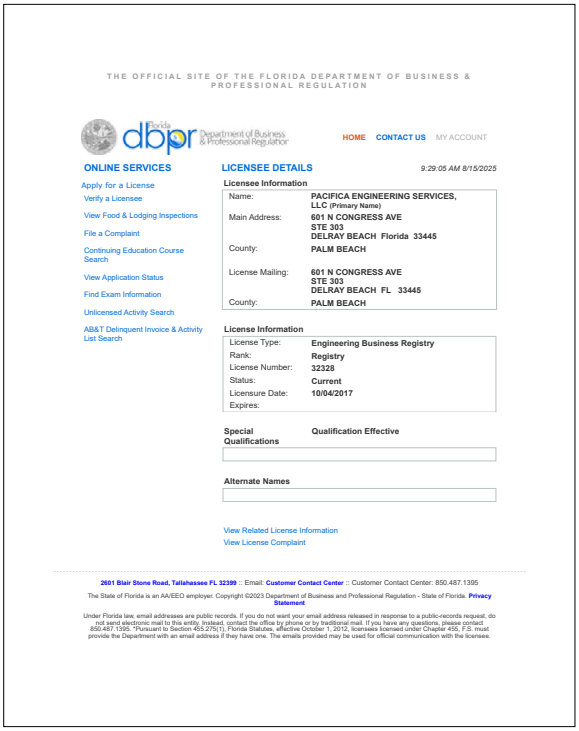
SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM
R32328

PAYMENT RECEIVED BY TAX COLLECTOR
$72.00 07/13/2025
PTBTC–25–122735

Employee(s) 16

LBT

This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:29:05 AM 8/15/2025

Licensee Information

Name:	PACIFICA ENGINEERING SERVICES, LLC (Primary Name)
Main Address:	601 N CONGRESS AVE STE 303 DELRAY BEACH Florida 33445
County:	PALM BEACH
License Mailing:	601 N CONGRESS AVE STE 303 DELRAY BEACH FL 33445
County:	PALM BEACH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	32328
Status:	Current
Licensure Date:	10/04/2017
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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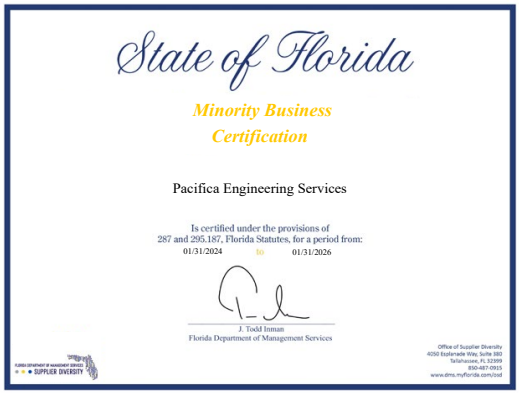


State of Florida

Minority Business Certification

Pacifica Engineering Services

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
01/31/2024 to 01/31/2026

J. Todd Inman
Florida Department of Management Services

SUPPLIER DIVERSITY

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 16, 2025

Wesley Foster, President
PACIFICA ENGINEERING SERVICES, LLC
601 N Congress Avenue
Suite 303
Delray Beach, FL 33445

Dear Mr. Foster:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
151.84%	0.000%	Excluded	0.07%	Yes

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

1

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

FDOT BROWARD COUNTY FLORIDA LEE COUNTY PORT AUTHORITY GREATER ORLANDO AVIATION AUTHORITY JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)

Certificate of Eligibility

PACIFICA ENGINEERING SERVICES LLC
MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541330

Samuel Febres

Samuel Febres (Sammy)
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY Delivering Excellence Every Day · Tampa International Airport · TALLAHASSEE · Votran

Palm Beach County
Office of Equal Business Opportunity

Certifies That
Pacifica Engineering Services, LLC.
Vendor # **VS0000009476**
is a Small/Minority Business Enterprise (S/MBE) as prescribed by section 2-80.21 - 2.80.30 of the Palm Beach County Code for a three year period from
October 25, 2024 to October 24, 2027

The following services and/or products are covered under this certification:

Asphalt Sampling and Inspection Services; Concrete Testing Services; Consulting Services (Not Otherwise Classified); Core Sample (Not Concrete) Testing Services; Environmental Consulting; Environmental Engineering; Geological Consulting and Study; Geotechnical - Soils; Geotechnical Engineering; Inspecting, General/Engineering; Lead and Asbestos Inspection Services; Metal Sampling and Analysis Services; Paint Testing Services; Soil Sampling and Preparation Services; Testing Services; Water Sampling and Analysis Services

Allen Gray, Manager
09/23/2024

PALM BEACH COUNTY FLORIDA

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

Resource Environmental Solutions, LLC's Business Licensure



State of Florida
Department of State

I certify from the records of this office that RES FLORIDA CONSULTING, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 19, 2022, effective August 29, 2000.

The document number of this limited liability company is L22000019779.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 11, 2025, and that its status is active.

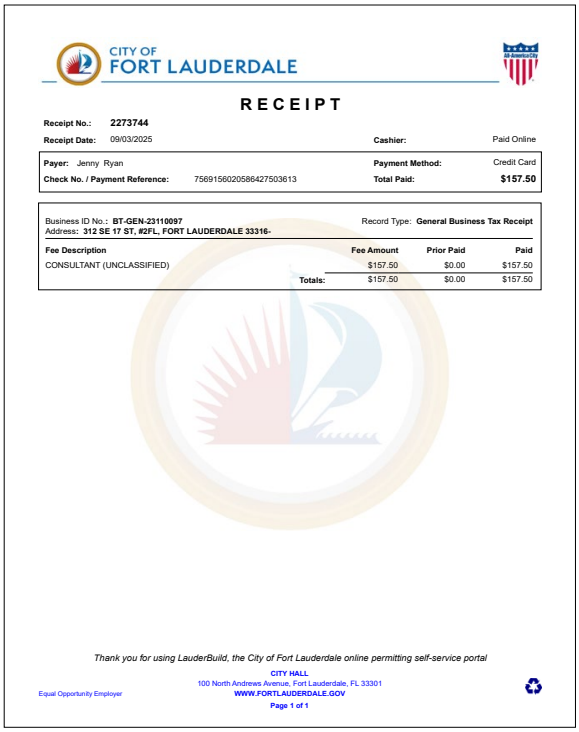
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of February, 2025

Secretary of State

Tracking Number: 844916418CU

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

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



CITY OF FORT LAUDERDALE

RECEIPT

Receipt No.: 2273744
Receipt Date: 09/03/2025 Cashier: Paid Online

Payer: Jenny Ryan Payment Method: Credit Card
Check No. / Payment Reference: 756915602058642750361 3 Total Paid: $157.50

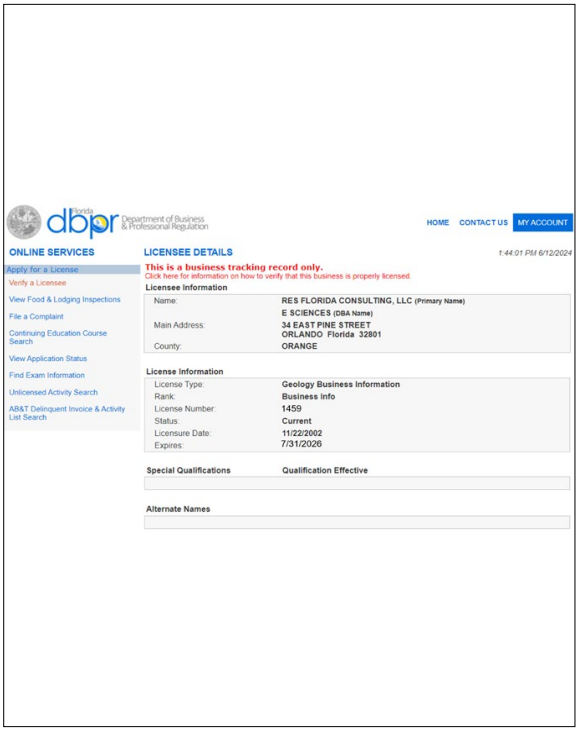
Business ID No.: BT-GEN-23110097 Record Type: General Business Tax Receipt
Address: 312 SE 17 ST, #2FL, FORT LAUDERDALE 33316-

Fee Description	Fee Amount	Prior Paid	Paid
CONSULTANT (UNCLASSIFIED)	$157.50	$0.00	$157.50
Totals:	$157.50	$0.00	$157.50

Thank you for using LauderBuild, the City of Fort Lauderdale online permitting self-service portal

CITY HALL
100 North Andrews Avenue, Fort Lauderdale, FL 33301
WWW.FORTLAUDERDALE.GOV
Page 1 of 1

Equal Opportunity Employer



dbpr Department of Business & Professional Regulation

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS
1:44:01 PM 6/12/2024

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	RES FLORIDA CONSULTING, LLC (Primary Name)
	E SCIENCES (DBA Name)
Main Address:	34 EAST PINE STREET ORLANDO Florida 32801
County:	ORANGE

License Information

License Type:	Geology Business Information
Rank:	Business Info
License Number:	1459
Status:	Current
Licensure Date:	11/22/2002
Expires:	7/31/2026

Special Qualifications | Qualification Effective

Alternate Names



THE ACADEMY OF BOARD CERTIFIED ENVIRONMENTAL PROFESSIONALS

ATTESTS THAT

Mark Clark

IS HEREBY DECLARED TO BE A

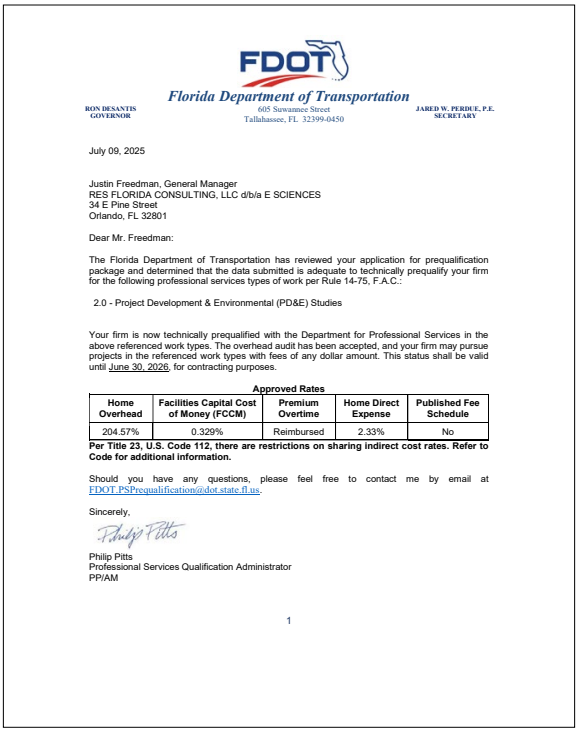
CERTIFIED ENVIRONMENTAL PROFESSIONAL

IN

Environmental Planning

BY THE CERTIFICATION REVIEW BOARD
ACTING UNDER THE AUTHORITY OF THE BOARD OF TRUSTEES
THIS TWENTY EIGHTH DAY OF JULY 1997

CERTIFICATION NUMBER 97020349



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 09, 2025

Justin Freedman, General Manager
RES FLORIDA CONSULTING, LLC d/b/a E SCIENCES
34 E Pine Street
Orlando, FL 32801

Dear Mr. Freedman:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
204.57%	0.329%	Reimbursed	2.33%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/AM

1

Tierra South Florida, Inc.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that TIERRA SOUTH FLORIDA, INC. is a corporation organized under the laws of the State of Florida, filed on October 7, 2003, effective October 17, 2003.

The document number of this corporation is P03000110144.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

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

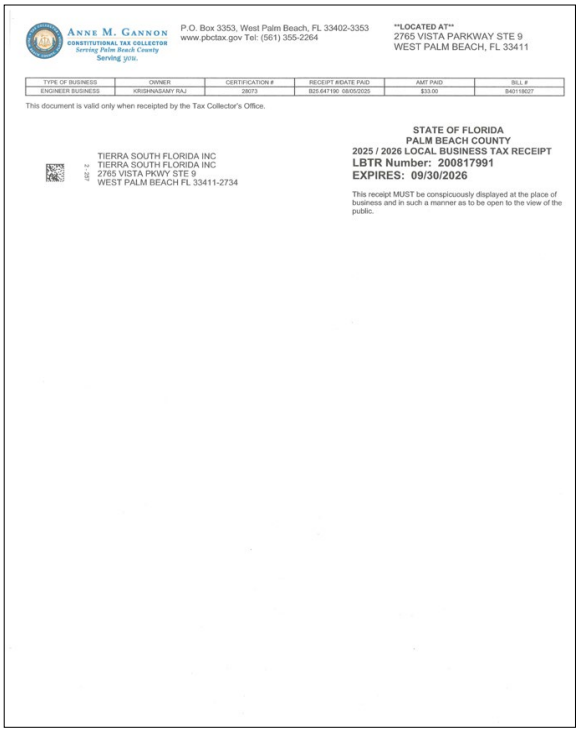
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Second day of January, 2025

Secretary of State

Tracking Number: 2504287763CC

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

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



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

"LOCATED AT"
2765 VISTA PARKWAY STE 9
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ENGINEER BUSINESS	KRISHNASAMY RAJ	28073	B25.647190 08/05/2025	$33.00	B40119027

This document is valid only when receipted by the Tax Collector's Office.

TIERRA SOUTH FLORIDA INC
TIERRA SOUTH FLORIDA INC
2765 VISTA PKWY STE 9
WEST PALM BEACH FL 33411-2734

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 200817991
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *9:31:27 AM 8/15/2025*

Licensee Information

Name:	**TIERRA SOUTH FLORIDA, INC.** (Primary Name)
Main Address:	**2765 VISTA PKWY, STE 9 WEST PALM BEACH Florida 33411**
County:	**PALM BEACH**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**28073**
Status:	**Current**
Licensure Date:	**04/13/2008**
Expires:	

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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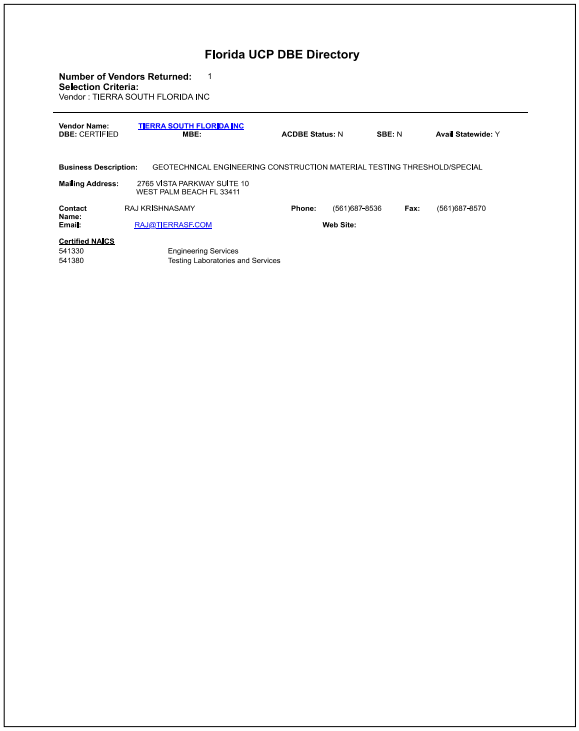

Florida UCP DBE Directory

Number of Vendors Returned: 1
Selection Criteria:
Vendor : TIERRA SOUTH FLORIDA INC

Vendor Name: TIERRA SOUTH FLORIDA INC
DBE: CERTIFIED **MBE:** **ACDBE Status:** N **SBE:** N **Avail Statewide:** Y

Business Description: GEOTECHNICAL ENGINEERING CONSTRUCTION MATERIAL TESTING THRESHOLD/SPECIAL

Mailing Address: 2765 VISTA PARKWAY SUITE 10
WEST PALM BEACH FL 33411

Contact Name: RAJ KRISHNASAMY **Phone:** (561)687-8536 **Fax:** (561)687-8570
Email: RAJ@TIERRASF.COM **Web Site:**

Certified NAICS
541330 Engineering Services
541380 Testing Laboratories and Services

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 05, 2025

Raj Krishnasamy, President
TIERRA SOUTH FLORIDA, INC.
2765 Vista Parkway
Suite 10
West Palm Beach, FL 33411

Dear Mr. Krishnasamy:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.4.2 - Non-Redundant Drilled Shaft Bridge Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
315.64%	266.45%	3.455%	Reimbursed	33.07%	21.99%	Yes

1

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

V3 Architectural Group, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that V3 ARCHITECTURAL GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on January 6, 2009.

The document number of this corporation is P09000000987.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 5, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of February, 2025

Secretary of State

Tracking Number: 3678170845CC

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

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

Local Business Tax Receipt
Miami-Dade County Office of The TaxCollector
~THIS IS NOT A BILL ~ DO NOT PAY

DANIEL FERNANDEZ MIAMI-DADE COUNTY TAX COLLECTOR

6840301

RECEIPT NO.
RENEWAL
7114234

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

BUSINESS NAME/LOCATION
V3 ARCHITECTURAL GROUP INC
8103 NW 33RD ST
DORAL, FL 33122-1005

OWNER
V3 ARCHITECTURAL GROUP INC
C/O JOSE A VIDAL PRES

Employee(s) 1

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHI P/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
45.00 07/07/2025
PTBTE-25-291354

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-276.
For more information, visit mdctaxcollector.gov

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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

Licensee

Name:	V3 ARCHITECTURAL GROUP, INC.	License Number:	
Rank:	Architect Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	05/28/2010

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR95601	Current, Active	FERNANDEZ, MANUEL DE JESUS DBA:V3 ARCHITECTURAL GROUP, INC.	Qualifying Architect		Architect	02/28/2027
AR95601	Current, Active	FERNANDEZ, MANUEL DE JESUS DBA:V3 ARCHITECTURAL GROUP, INC.	Responsible Supervisor		Architect	02/28/2027
AR94535	Current, Active	VIDAL, JOSE ALEJANDRO DBA:V3 ARCHITECTURAL GROUP, INC.	Qualifying Architect	07/06/2018	Architect	02/28/2027

Page 1 of 1

FDOT BROWARD COUNTY FLORIDA GREATER ORLANDO AVIATION AUTHORITY JACKSONVILLE TRANSPORTATION AUTHORITY

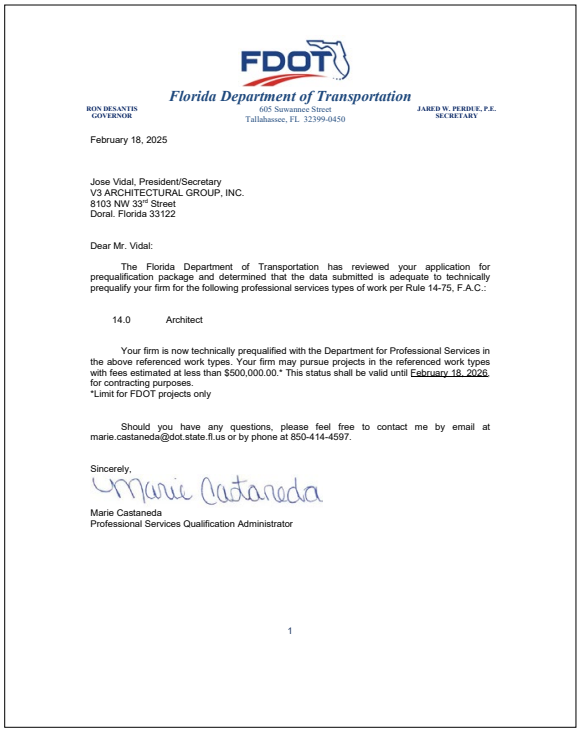
Florida Unified Certification Program
Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

V3 ARCHITECTURAL GROUP INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541310, 541340, 541410

Victoria V. Smith
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY Delivering Excellence Every Day · Tampa International Airport · TALLAHASSEE · Votran



FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

February 18, 2025

Jose Vidal, President/Secretary
V3 ARCHITECTURAL GROUP, INC.
8103 NW 33rd Street
Doral. Florida 33122

Dear Mr. Vidal:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

14.0 Architect

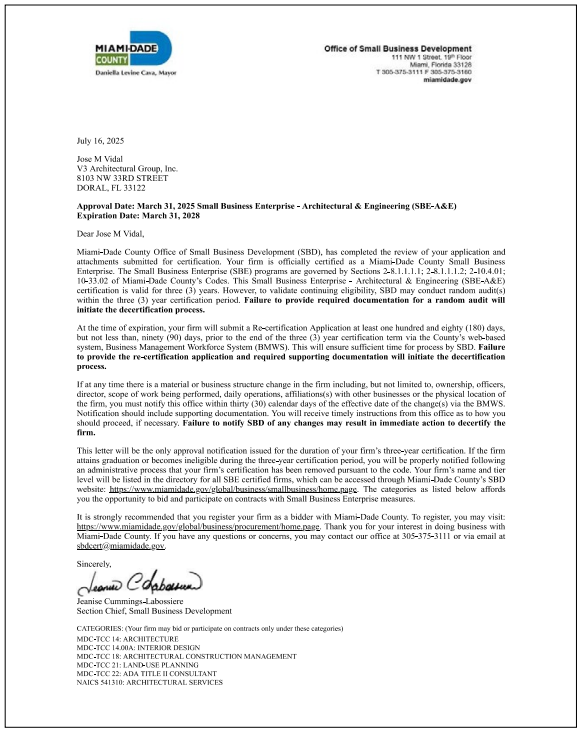
Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until February 18, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at marie.castaneda@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Marie Castaneda
Professional Services Qualification Administrator

1



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

July 16, 2025

Jose M Vidal
V3 Architectural Group, Inc.
8103 NW 33RD STREET
DORAL, FL 33122

Approval Date: March 31, 2025 Small Business Enterprise - Architectural & Engineering (SBE-A&E)
Expiration Date: March 31, 2028

Dear Jose M Vidal,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Architectural & Engineering (SBE-A&E) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/smallbusiness/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

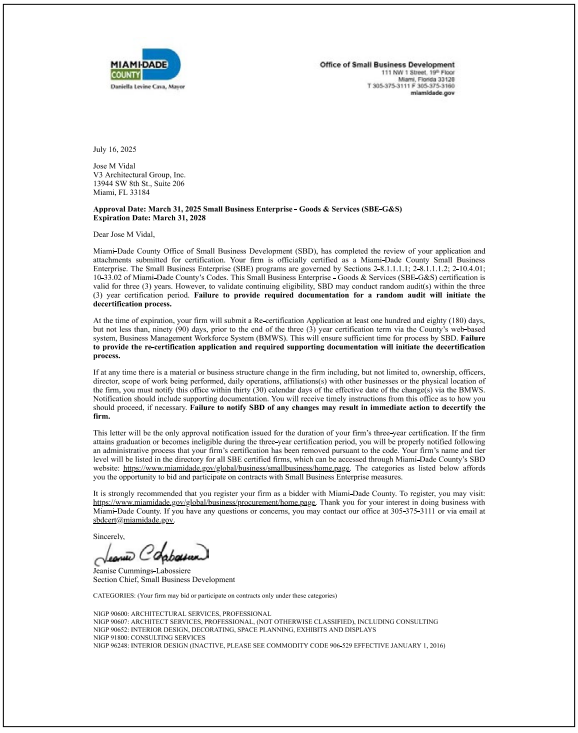
It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

MDC-TCC 14: ARCHITECTURE
MDC-TCC 14.00A: INTERIOR DESIGN
MDC-TCC 18: ARCHITECTURAL CONSTRUCTION MANAGEMENT
MDC-TCC 21: LAND-USE PLANNING
MDC-TCC 22: ADA TITLE II CONSULTANT
NAICS 541310: ARCHITECTURAL SERVICES



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

July 16, 2025

Jose M Vidal
V3 Architectural Group, Inc.
13944 SW 8th St., Suite 206
Miami, FL 33184

Approval Date: March 31, 2025 Small Business Enterprise - Goods & Services (SBE-G&S)
Expiration Date: March 31, 2028

Dear Jose M Vidal,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10A33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Goods & Services (SBE-G&S) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/smallbusiness/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

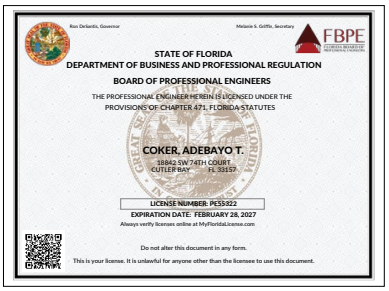
Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

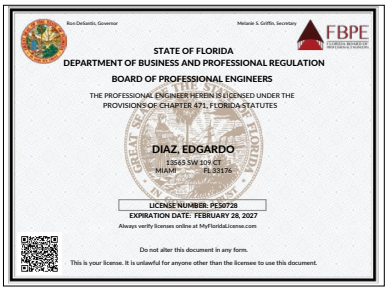
NIGP 90680: ARCHITECTURAL SERVICES, PROFESSIONAL
NIGP 90607: ARCHITECT SERVICES, PROFESSIONAL, (NOT OTHERWISE CLASSIFIED), INCLUDING CONSULTING
NIGP 90652: INTERIOR DESIGN, DECORATING, SPACE PLANNING, EXHIBITS AND DISPLAYS
NIGP 91800: CONSULTING SERVICES
NIGP 96248: INTERIOR DESIGN (INACTIVE, PLEASE SEE COMMODITY CODE 906-529 EFFECTIVE JANUARY 1, 2016)

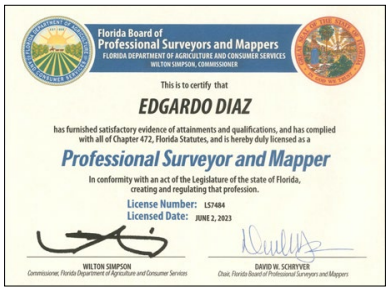
HBC Engineering Company's Personnel Licensure



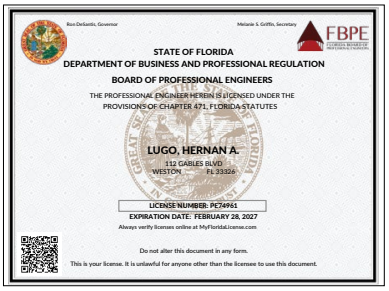


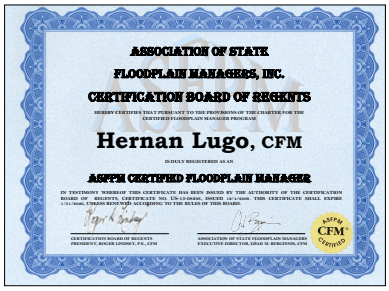




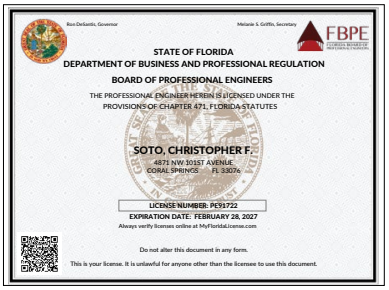






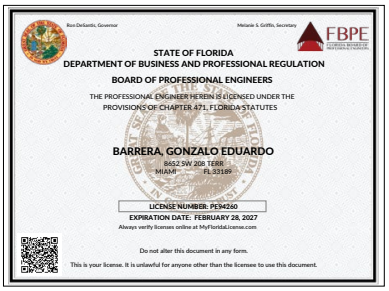


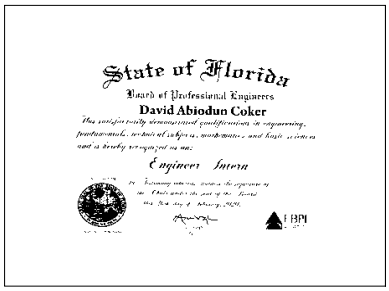


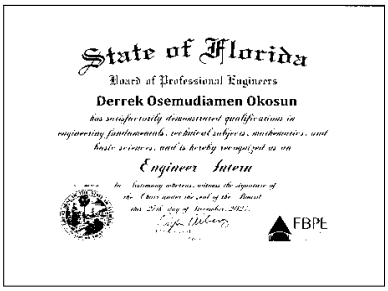


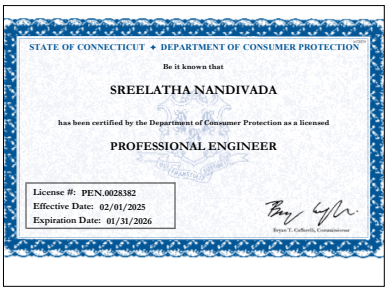











STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

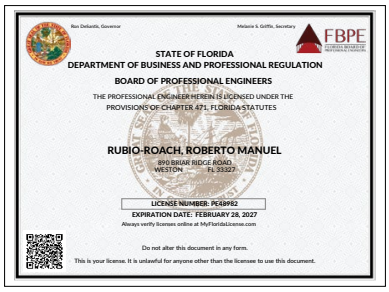
Be it known that

SREELATHA NANDIVADA

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0028382
Effective Date: 02/01/2025
Expiration Date: 01/31/2026


Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

RUBIO-ROACH, ROBERTO MANUEL
890 BIMAR RIDGE ROAD
WESTON FL 33327

LICENSE NUMBER: PE89982
EXPIRATION DATE: FEBRUARY 28, 2027
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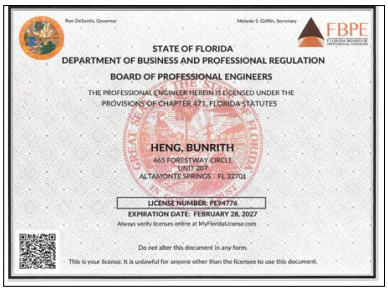
Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

HENG, BUNRITH
465 FOREST WAY CIRCLE
UNIT 207
ALTAMONTE SPRINGS FL 32701

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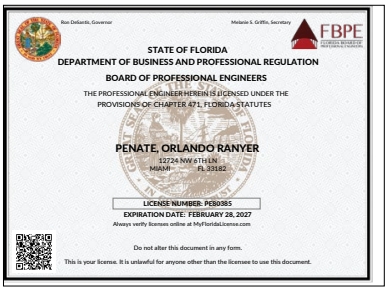
Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

PENATE, ORLANDO RANYER
12724 NW 6TH LN
MIAMI FL 33182

LICENSE NUMBER: PE80385
EXPIRATION DATE: FEBRUARY 28, 2027
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Achievement Certificate

This Acknowledges That

Orlando Penate , PE 80385

is recognized for

ORD 3D Modeling

Awarded this 3rd day of June, 2022

SDH — 3D Highway Engineering, LLC — Inspiring and Challenging Our Students

Provider Number: 0008177

CEH:24


Infraspection Institute®

CERTIFIED INFRARED THERMOGRAPHER
Level-II No. 17022

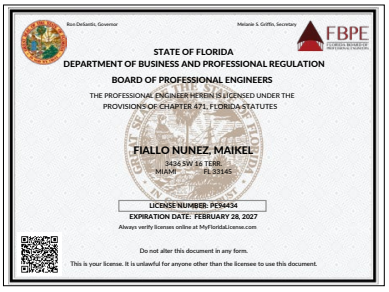
Orlando Penate

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the qualitative theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

03/15/2024 Date

R. James Seifrit, Director

Continuing Education Hours: 32


Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

FIALLO NUNEZ, MAIKEL
3424 SW 86 TERR
MIAMI FL 33145

LICENSE NUMBER: PE94434
EXPIRATION DATE: FEBRUARY 28, 2027
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CERTIFICATE
OF COMPLETION

MAIKEL FIALLO

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced Course

Training Provider: Encobridge, Inc. 7225 NW 25th Street, Suite 100 Miami FL 33166 Phone: 305-364-5272

Verify this Certificate by visiting www.motadmin.com

Issue Date — Expiration Date — Instructor — Certificate No.

FDOT


Infraspection Institute®

CERTIFIED INFRARED THERMOGRAPHER
Level-II No. 17023

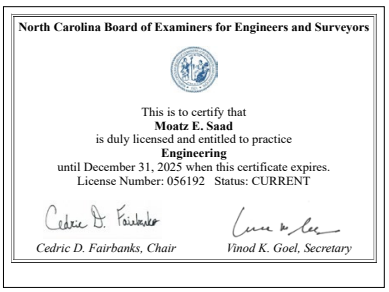
Maikel Fiallo

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the qualitative theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

03/15/2024 Date

R. James Seifrit, Director

Continuing Education Hours: 32


North Carolina Board of Examiners for Engineers and Surveyors

This is to certify that
Moatz E. Saad
is duly licensed and entitled to practice
Engineering
until December 31, 2025 when this certificate expires.
License Number: 056192 Status: CURRENT

Cedric D. Fairbanks, Chair — Vinod K. Goel, Secretary


CERTIFICATE
OF COMPLETION

MOATZ SAAD

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced Course

Training Provider: Encobridge, Inc. 7225 NW 25th Street, Suite 100 Miami FL 33166 Phone: 305-364-5272

Verify this Certificate by visiting www.motadmin.com

Issue Date — Expiration Date — Instructor — Certificate No.

FDOT


IMSA

Moatz Saad
is hereby certified as a
IMSA Traffic Signal Field Tech II - Renewal
by completing all requirements and examination for certification
on 8/12/2024

Valid thru 8/12/2027
Certification #

Toby Cummings - Executive Director


TPCB

The Transportation Professional Certification Board

Certifies that

Dr. Moatz Saad, P.E., PTOE

successfully renewed the Professional Traffic Operations Engineer® certification

Original Certification Date: 7/9/2024
Certification Valid Through: 7/9/2027

Joffrey F. Paniati, Executive Director and CEO

Joseph C. Balskus, P.E., PTOE, RSP1 TPCB Chair

Certification Number: 5763


IMSA

Jeremy T.L. Braithwaite
is hereby certified as a
IMSA Traffic Signal Field Tech II - Renewal
by completing all requirements and examination for certification
on 8/15/2024

Valid thru 8/12/2027
Certification #BE_131500

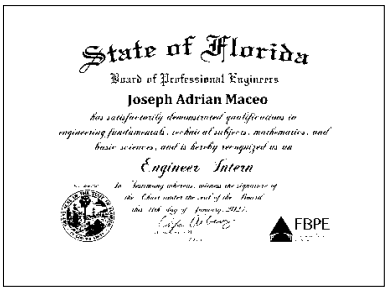
Catherine Waxner - Executive Director

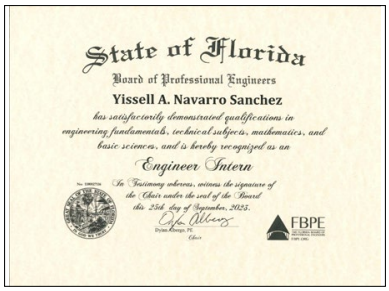

American Planning Association

My APA

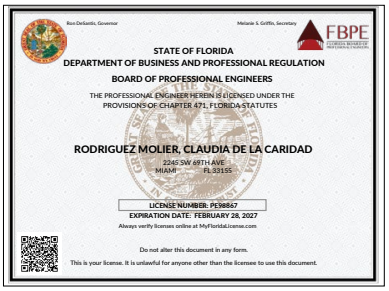
Juan J. Flores Jr.

PASSPORT


State of Florida
Board of Professional Engineers
Joseph Adrian Maceo
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE


State of Florida
Board of Professional Engineers
Yissell A. Navarro Sanchez
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE


CERTIFICATE
OF COMPLETION
Eugene Hunter
FDOT


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
RODRIGUEZ MOLIER, CLAUDIA DE LA CARIDAD
2245 SW 69TH AVE
MIAMI FL 33155
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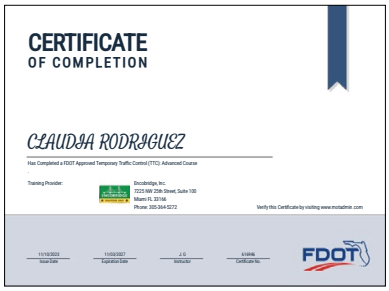
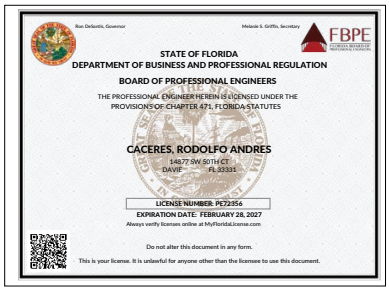

CERTIFICATE
OF COMPLETION
CLAUDIA RODRIGUEZ
FDOT


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
CACERES, RODOLFO ANDRES
14877 SW 50TH CT
DAVIE FL 33331
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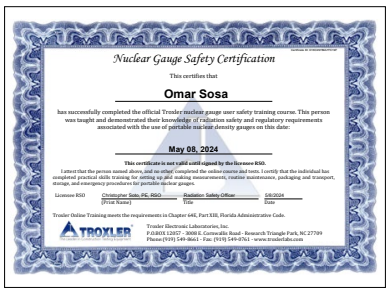
FDOT
CERTIFICATE OF QUALIFICATION
Rodolfo Caceres
Has met the requirements for the Florida Department of Transportation qualification on:
QC Manager
04/26/2022 Valid from
01/01/2099 Expires
3012027 Certificate No.
Provider: Encobridge, Inc.
This certificate's validity can be verified at: www.ctqpflorida.com
CTQP


IMSA
Rodolfo Caceres
is hereby certified as a
IMSA Traffic Signal Technician I
by completing all requirements and examination for certification
on 12/15/2023
Valid thru 12/15/2026
Certification #AA_143359
Catherine Waener - Executive Director

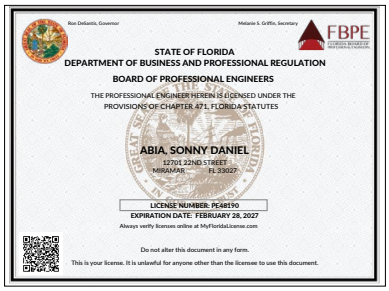

IMSA
Jeffrey Behari
is hereby certified as a
IMSA Traffic Signal Technician I
by completing all requirements and examination for certification
on 12/15/2023
Valid thru 12/15/2026
Certification #AA_143356
Toby Cummings - Executive Director


Nuclear Gauge Safety Certification
This certifies that
Francisco Rodriguez
has successfully completed the official Troxler nuclear gauge user safety training course. This person was taught and demonstrated their knowledge of radiation safety and regulatory requirements associated with the use of portable nuclear density gauges on this date:
Apr 01, 2024
This certificate is not valid until signed by the licensee RSO.
I attest that the person named above, and no other, completed the online course and tests. I certify that the individual has completed practical skills training for setting up and making measurements, routine maintenance, packaging and transport, storage, and emergency procedures for portable nuclear gauges.
Licensee RSO (Print Name) Title Date
Troxler Online Training meets the requirements in Chapter 64E, Part XIII, Florida Administrative Code.
TROXLER
Troxler Electronic Laboratories, Inc.
P.O.BOX 12657 - 3008 E. Cornwallis Road - Research Triangle Park, NC 27709
Phone:(919) 549-8661 - Fax: (919) 549-0761 - www.troxlerlabs.com


Nuclear Gauge Safety Certification
This certifies that
Omar Sosa
has successfully completed the official Troxler nuclear gauge user safety training course. This person was taught and demonstrated their knowledge of radiation safety and regulatory requirements associated with the use of portable nuclear density gauges on this date:
May 08, 2024
This certificate is not valid until signed by the licensee RSO.
I attest that the person named above, and no other, completed the online course and tests. I certify that the individual has completed practical skills training for setting up and making measurements, routine maintenance, packaging and transport, storage, and emergency procedures for portable nuclear gauges.
Licensee RSO Christopher Sain, PE, RSO (Print Name) Radiation Safety Officer Title 5/8/2024 Date
Troxler Online Training meets the requirements in Chapter 64E, Part XIII, Florida Administrative Code.
TROXLER
Troxler Electronic Laboratories, Inc.
P.O.BOX 12657 - 3008 E. Cornwallis Road - Research Triangle Park, NC 27709
Phone:(919) 549-8661 - Fax: (919) 549-0761 - www.troxlerlabs.com


CERTIFICATE
OF COMPLETION
Gabriel Evilla
FDOT


State of Florida
Board of Professional Engineers
Julia Mariel Beliz
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
ABIA, SONNY DANIEL
12701 22ND STREET
MIRAMAR FL 33027
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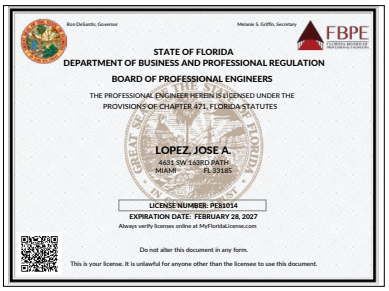
FBPE


CERTIFICATE
OF COMPLETION
SONNY ABIA
FDOT


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
LOPEZ, JOSE A.
4631 SW 163RD PATH
MIAMI FL 33185
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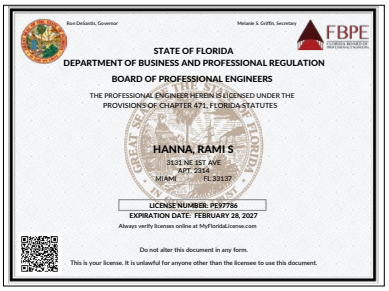
Certificate of Completion
JOSE LOPEZ
Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced Course.
05/20/2025 | 215 | Jorge Goyanes | 74183
Date Expires | FDOT Provider # | Instructor | Certificate #
Encobridge, Inc.
7225 NW 25th Street, Suite 100
Miami, FL 33168
www.encobridge.net
encobridge@gmail.com
ENCOBRIDGE
FDOT
For more information about Temporary Traffic Control (TTC) or to verify this certificate
www.mcdadmin.com


Achievement Certificate
This Acknowledges That
Jose A. Lopez, PE 81014
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
CEH:24


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
HANNA, RAMI S
3131 NE 1ST AVE
APT. 2314
MIAMI FL 33137
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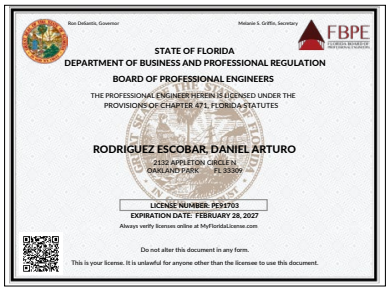
Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
RODRIGUEZ ESCOBAR, DANIEL ARTURO
2132 APPLETON CIRCLE N
OAKLAND PARK FL 33309
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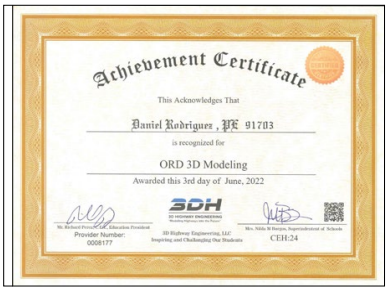
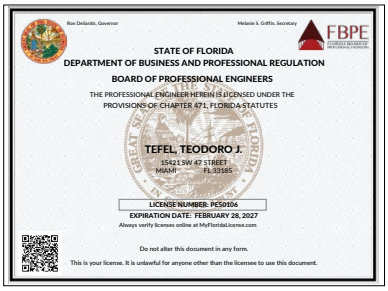

Achievement Certificate
This Acknowledges That
Daniel Rodriguez, PE 91703
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
CEH:24


IMSA
Daniel A. Rodriguez
is hereby certified as a
IMSA Traffic Signal Field Technician III
by completing all requirements and examination for certification on 9/13/2024
Valid thru 9/13/2027
Certification #CE_132814
Catherine A Wasner
Catherine Wasner - Executive Director


STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF PROFESSIONAL LICENSING
ACTIVE LICENSE
EFFECTIVE DATE: 03/31/2015
EXPIRATION DATE: 03/31/2027
ISSUED TO: Adelbert John Shaffer, Jr
REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S):
7937354-2202 Professional Engineer
SIGNATURE OF HOLDER


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
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TEFEL, TEODORO J.
15421 SW 47 STREET
MIAMI FL 33185
LICENSE NUMBER: PE50106
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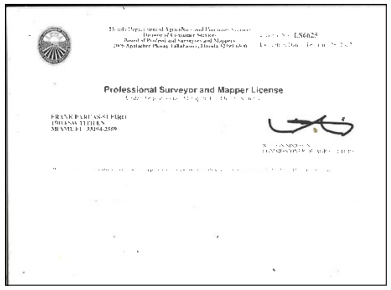
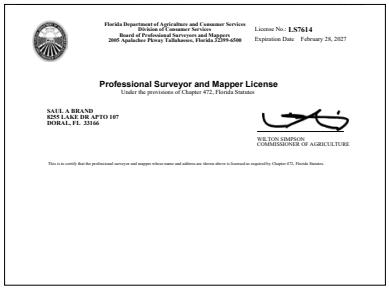
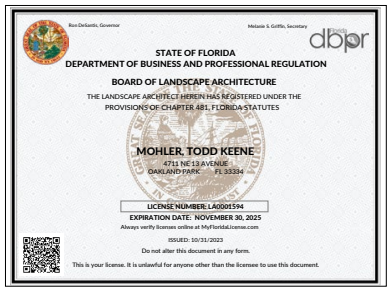
Achievement Certificate
This Acknowledges That
Teodoro Tefel, PE 50106
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
3DH
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
CEH:24

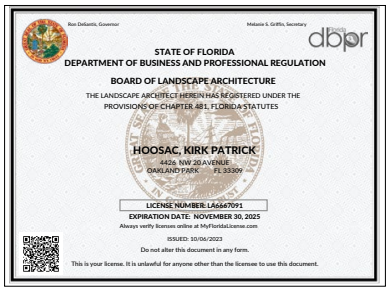
GPI Geospatial, Inc.'s Personnel Licensure



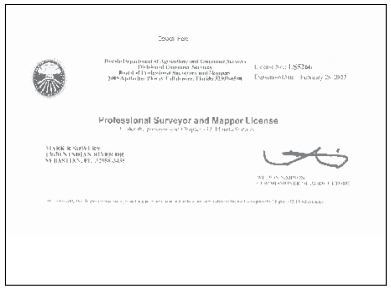


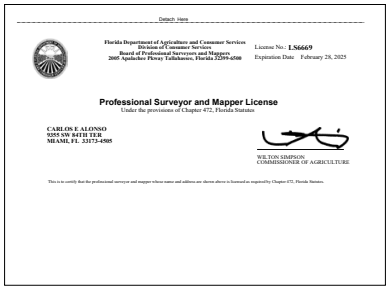
KCI Technologies, Inc.'s Personnel Licensure



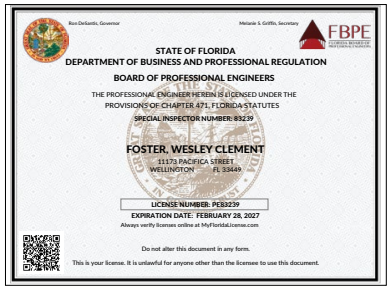


Manuel G. Vera & Associate, Inc.'s Personnel Licensure

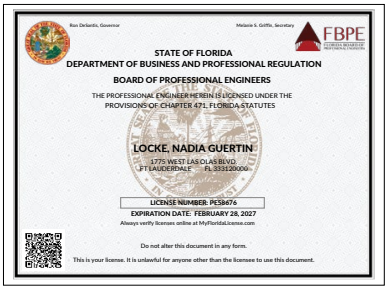




Pacifica Engineering Services, LLC's Personnel Licensure

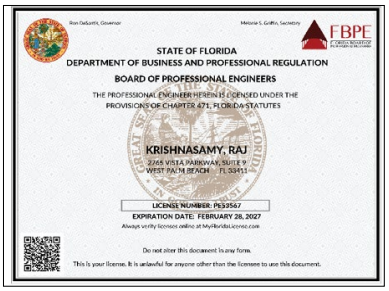


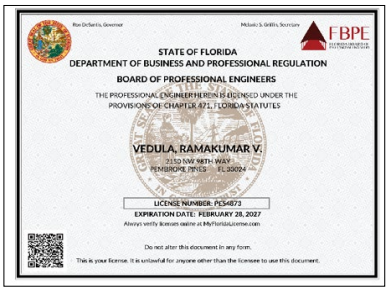
Resource Environmental Solutions, LLC's Personnel Licensure



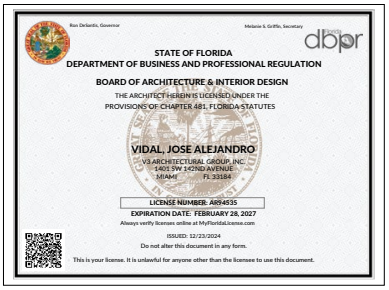


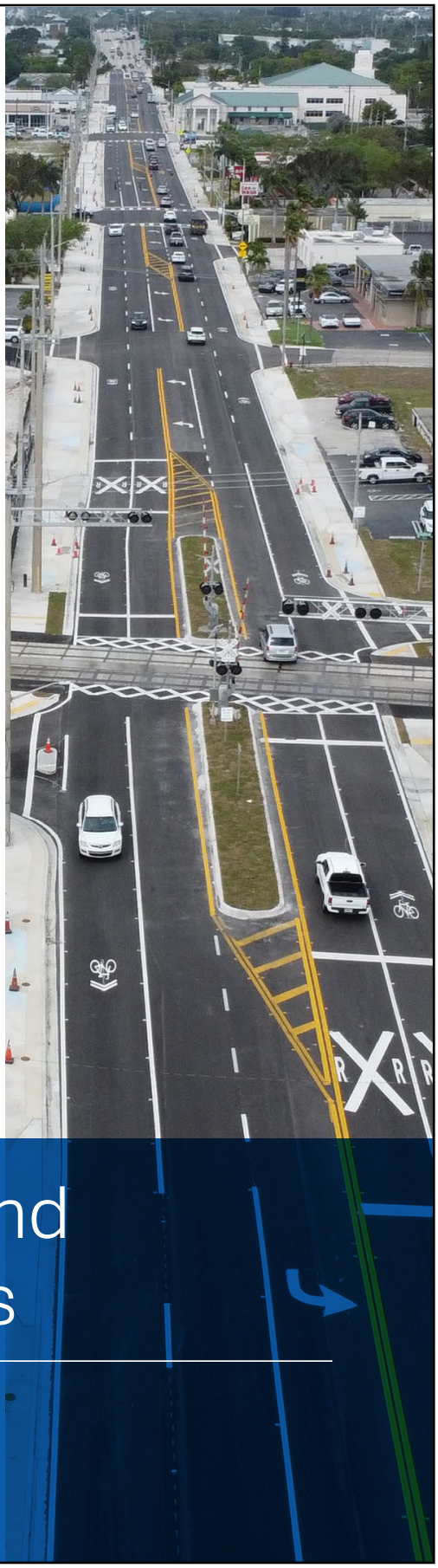
Tierra South Florida, Inc.'s Personnel Licensure





V3 Architectural Group, Inc.'s Personnel Licensure





7. Required Forms and Acknowledgments

HBC

SECTION 6.0 REQUIRED FORMS

Business Name: HBC Engineering Company

D.B.A.: N/A Federal I.D. No.: 22-3936061

Business Address: 5200 NW 33rd Avenue, Suite 211

City : Fort Lauderdale State: FL Zip: 33309

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/05/2025

Addendum No.: 2 Dated: 11-04-2025 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☑ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☑ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☑ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☑ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☑ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☑ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☑ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☑ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☑ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☑ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☑ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 444414

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☑ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☑ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☑ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☑ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☑ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☑ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

HBC Engineering Company
Consultant Name

11/10/2025
Date Signed

Affiant Signature

Adebayo Coker, PE | President / CEO
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 12 day of November, 2025 by means of ☑ physical presence or ☐ online notarization, by Adebayo Coker who is personally known to me or who produced the following identification: N/A.

(Notary Seal)

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public for the State of FLORIDA

My commission expires: 10/30/2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of HBC Engineering Company, a nongovernmental entity.

3. HBC Engineering Company does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Maria Gouveia

Witness #2 Print Name: Fernando Craveiro, Ph.D.

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Adebayo Coker, PE
Title: President / CEO
Entity Name: HBC Engineering Company

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of November, 2025, by Adebayo Coker (name of person) as President (type of authority) for HBC Engineering Co. (name of party on behalf of whom instrument is executed).

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
____ Produced identification (Type of Identification: N/A)
✓ Did take an oath; or
____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. HBC Engineering Company ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Maria Gouveia

Witness #2 Print Name: Fernando Craveiro, Ph.D.

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Adebayo Coker, PE
Title: President / CEO
Entity Name: HBC Engineering Company

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of November, 2025, by Adebayo Coker (name of person) as President (type of authority) for HBC Engineering Co. (name of party on behalf of whom instrument is executed).

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
Produced identification (Type of Identification: N/A)
✓ Did take an oath; or
Did not take an oath

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: HBC Engineering Company

2. Doing Business As / Fictitious Name: (if applicable): N/A

3. Federal Employer I.D. No. (FEIN): 22-3936061

4. Website address: (if applicable): N/A

5. Principal place of business address: 9675 NW 117th Ave, Suite 305, Miami, FL 33178

6. Office location responsible for this project: 5200 NW 33rd Avenue, Suite 211, Fort Lauderdale, 33309

   Telephone No.: (305) 232-7932

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Adebayo Coker, PE

   Title: President / CEO

   E-mail: acoker@hbcengineeringco.com

   Telephone No. (305) 632 5280

Name: Edgar Diaz, MS, PE, PSM

Title: VP

E-mail: ediaz@hbcengineeringco.com

Telephone No. (786) 385 6824

9. List name and title of each principal, owner, officer, and major shareholder:

   a) Adebayo Coker, PE | President/CEO

   b) Edgar Diaz, MS, PE, PSM | VP

   c) Happiness Coker | Treasury

   d) _____

10. Affiliated Entities of the Principal(s):

    List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

    a) _____

    b) _____

    c) _____

    d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

    ☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

    ☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Engineering Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 19 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

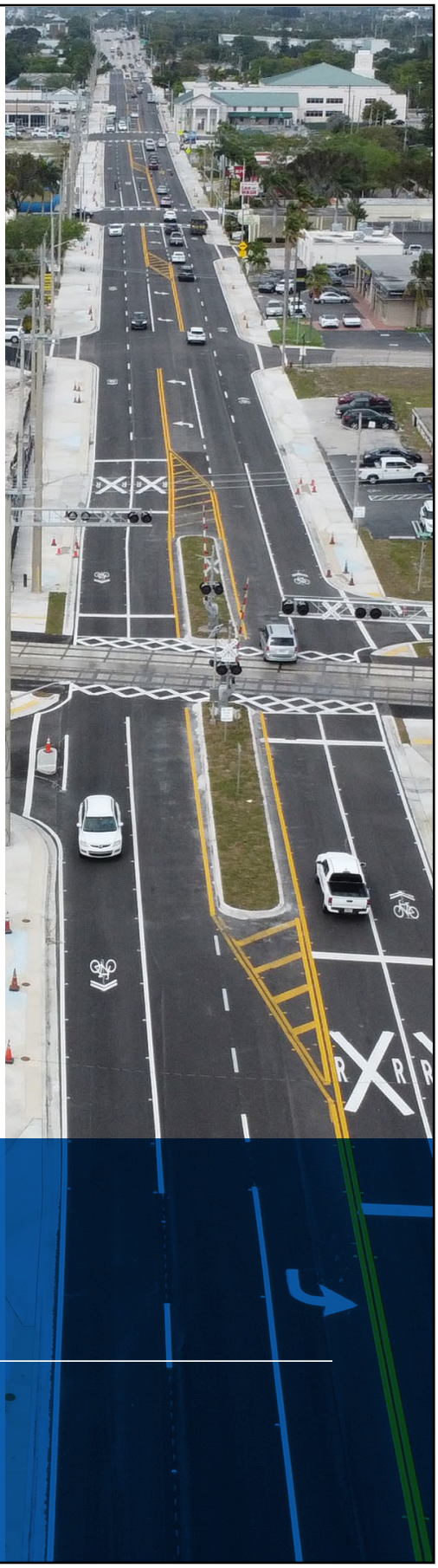
HBC Engineering Company

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☑ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**



A. Resumes

HBC

Adebayo Coker, PE

Principle-In-Charge



33 Years of Experience

Adebayo is a highly skilled transportation engineer with responsible and diversified experience in the planning, design, and construction management of major Florida Department of Transportation (FDOT) and Miami-Dade County transportation projects. His areas of expertise involve the production and management of all phases of roadway design projects, including preliminary and final design of limited/controlled access highways and freeways, signalization, signing and pavement markings, Maintenance of Traffic (MOT), rural and urban Resurfacing, Restoration, and Rehabilitation (RRR) projects, and Construction Engineering and Inspection (CEI). He has provided technical leadership on various public and private sector projects and has taken numerous projects from the planning phase through design, construction, and post-design services. He has also been responsible for coordination with clients, subconsultants, permitting agencies, and between project disciplines, as well as the implementation of effective Quality Assurance/Quality Control (QA/QC) plans and the supervision of project personnel on major projects.

Florida Department of Transportation (FDOT) District 4, SR-7/ US-441 Transit Corridor Improvements from Orange Dr to NW 31st Ave LAP - Task 2. Project Manager for the this project that enhances pedestrian and bicycle connectivity along SR-7, providing safer and more accessible pathways. A 6-foot sidewalk will be installed, while an 8-12-foot shared-use path will connect Oakes Rd. to Greenway Park and Riverland Wood Park. Additionally, a 10-foot shared-use path is planned linking residential areas and parks. Also included in the services to ensure safety are signing and pavement markings and high-emphasis crosswalks with lighting. Signalization upgrades include push-button countdowns at key intersections along SR-7, pedestrian detection enhancements, and a midblock Rectangular Rapid Flashing Beacons (RRFB) crossing. *Location: Broward County, FL. Dates: 4/2023-3/2025. Reference: Robert Lopes, PE. (954) 777-4425, robert.lopes@dot.state.fl.us. FM No.: 429576-3-52-01.*

Florida Department of Transportation (FDOT) District 4, SW 30th Ave Widening from Griffin Rd to SW 45th St RRR LAP. Project Manager for this Resurfacing, Restoration, and Rehabilitation (RRR) project, which included designing for ADA compliance, widening to add sidewalk, lighting, minor drainage adjustments, MOT, extensive utility coordination, signalization improvements, new signalization loops and assemblies, signal heads, pedestrian heads and detectors, sign panels including internally illuminated signs, traffic controller assemblies, and new mast arms. The existing traffic controllers were modified with new concrete poles and aluminum pedestals. *Location: Broward County, FL. Dates: 08/2014-07/2019. Reference: Brent Lee-Shue-Ling, PE, (954) 777-4075, brent.lee-shue-ling@dot.state.fl.us. Contract Amount: $673,835.22. Contract No.: C9D49. FM No.: 431757-1-32-01.*

Years with HBC
19 years

Education
B.S. in Civil Engineering, Florida International University (08/13/1992)

Registration(s)
PE (FL) No. 55322 (02/11/2000)

TIN No. C26001866

Licenses & Certifications
NEPA & Transportation Decision Making Process by NHI: (Sept. 2007)

FDOT CTQP:

Asphalt Paving Levels 1 and 2

QA/QC Manager

TTC Advanced No. 38977

Expertise
Roadway design, Project Development and Environment (PD&E) studies, construction management, signalization, signing and pavement markings, Maintenance of Traffic (MOT), transportation planning, safety analysis, Quality Assurance/Quality Control (QA/QC).

Edgar Diaz, MS, PE, PSM

QA/QC Manager



38 Years of Experience

Years with HBC
19 years

Education
M.S. in Civil Engineering, Florida International University (04/16/1999)

B.S. in Civil Engineering, Florida International University (12/19/1992)

Registration(s)
PE (FL) No. 50728 (08/02/1996)

PE (PR) No. 27906 (06/27/2019)

PSM (FL) No. LS7484 (06/02/2023)

Licenses & Certifications
Advanced Maintenance of Traffic Training

OSHA 30-Hour Certificate

Part 107 Remote Pilot Certificate

Expertise
Civil engineering, construction management, project controls, Quality Assurance/Quality Control, water and wastewater infrastructure, roadway design, signalization, MOT, and environmental compliance.

Edgar specializes in civil engineering, construction management, and utility infrastructure, bringing his vast experience to large-scale public works and transportation projects. He has led multidisciplinary teams in the planning, design, and construction of pump stations, force mains, and complex roadway systems, including signalization, lighting, and drainage. Edgar has delivered high-impact projects for clients, such as the Florida Department of Transportation (FDOT), Palm Beach County, and the Miami-Dade County Water and Sewer Department (MDC-WASD), particularly under the United States Environmental Protection Agency (USEPA) Consent Decree Program. He is a licensed Professional Engineer in Florida and Puerto Rico and a Professional Surveyor and Mapper in Florida. Proficient in utility coordination, project controls, and Quality Control/Quality Assurance (QA/QC) reviews, Edgar excels in ensuring regulatory compliance, stakeholder collaboration, and timely project delivery. Passionate about sustainable, cost-effective engineering, he is dedicated to optimizing infrastructure performance and public safety through innovative solutions.

Miami-Dade County Water and Sewer Department (MDC-WASD), Consent Decree Program Sewer Collection and Transmission Improvement Projects - Design Phase. Design Lead and Construction Manager responsible for major MDC-WASD projects. Services included requesting the scope of work, fee, and schedule from the consultant; assisting MDC-WASD with negotiating scope and fees; coordinating design and construction meetings; reviewing Program Guidelines and Standards; and implementing the Program Design Review Process. *Location: Miami-Dade County, FL. Dates: 2014–2017. Reference: Paul F. Adams, (786) 863-9425, paul.adams@miamidade.gov.*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NE 2nd Ave Reconstruction from NE 69th St to NE 84th St Design-Build Project. Quality Assurance/Quality Control (QA/QC) Manager for this project, which included the addition of decorative lighting throughout the corridor. This project required the design for drainage, lighting, signalization, and roadway reconstruction, as well as public involvement. This consisted of the addition of bike lanes, street parking, pavement reconstruction, an enhanced storm sewer system, curb and gutter repairs, sidewalk reconstruction, new pavement, horizontal and vertical geometry, side street and plateau intersection signalization, Signing and Pavement Marking (S&PM), and preparation of the Temporary Traffic Control Plan (TTCP). Coordination was also performed between all design disciplines, such as roadway, signalization, S&PM, street lighting, landscaping, drainage, water main lines, utilities, and environmental, and railroad company, while maintaining the project on schedule. *Location: Miami, FL. Dates: 2017–2019. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.*

Hernan Lugo, MS, PE, CFM

Project Manager | Drainage and Stormwater



27 Years of Experience

Years with HBC
8 years

Education
M.S. in Environmental Engineering, Texas A&M University (12/16/2011)

B.S. in Civil Engineering, Universidad Nueva Esparta, Venezuela (05/30/1998)

Registration(s)
PE (FL) No. 74961 (08/06/2012)

PE (TX) No. 108728 (05/25/2011)

TIN No. L20032074

Licenses & Certifications
Florida Certified Building Contractor - No. 160661

Certified Floodplain Manager - No. US-15-08248

TTC Advanced #38971

Expertise
Drainage design, stormwater management, roadway design, construction administration, utility coordination, floodplain management, and transportation infrastructure.

Hernan specializes in drainage design, stormwater management, roadway design, and construction administration, with extensive experience in transportation infrastructure projects. He has led and managed projects for the Florida Department of Transportation (FDOT), Miami-Dade County (MDC), and other public agencies, overseeing drainage analysis, floodplain management, utility coordination, and permitting. His expertise includes developing stormwater solutions, conducting Hydrologic and Hydraulic (H&H) modeling, and ensuring regulatory compliance. A licensed Professional Engineer (PE) in Florida and Texas, Hernan is also a Certified Floodplain Manager (CFM) and a Florida Certified Building Contractor. Committed to delivering resilient and efficient infrastructure, Hernan focuses on integrating innovative and cost-effective solutions to enhance roadway and drainage systems.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements LAP Project. Drainage Engineer for multimodal upgrades including new sidewalks, ADA ramp improvements, pedestrian lighting, and new Shared Use Paths. Work includes drainage analysis, utility coordination, signing and pavement marking, and structural elements beneath I-595 bridges**.** *Location: Broward County, FL. Dates: 1/2025-Ongoing. FM No.: 429576-3. HBC Fee: $922K. Construction Cost: $1.67M. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr from Nova Dr to SR-84. Project Manager and Roadway Drainage Engineer for corridor upgrades including roadway widening, ramp reconstruction, a new auxiliary lane, drainage system upgrades, and utility relocations to enhance safety and access. *Location: Davie, FL. Dates: 02/2022-Ongoing. HBC Fee: $7M. Reference: Adam Naiem, PE, (954) 777-4440.*

City of Belle Glade, Engineering Services to Design Basin H1 Stormwater Improvements. Project Manager and EOR for modeling and designing stormwater infrastructure improvements to serve existing communities within Sub-Basin H1 of Basin H in the City of Belle Glade. Responsibilities included performing Hydrologic and Hydraulic (H&H) modeling, in accordance with the City's Stormwater Master Plan, to support the design of approximately 7,300 linear feet of new drainage pipe systems ranging from 18" to 54" in diameter, along with 65 new drainage structures, a downstream defender device for water quality treatment, and a new outfall discharging to the South Florida Conservancy District C1 Canal. *Location: Palm Beach County, FL. Dates: 2024-Ongoing. HBC Fee: $343 K. Reference: Neil Appel, CPM, nappel@belleglade-fl.com, 561-286-2016.*

Christopher Soto, PE, RSO

Construction Manager | Sr. Project Engineer/FDOT LAP Program Specialist | Constructability Reviews

Christopher brings extensive experience in Construction Engineering and Inspection for roadway and bridge projects, serving as a Senior Project Engineer and managing inspection teams for complex transportation and utility improvements. His background includes MOT compliance, permitting, shop drawing review, as built documentation, cost estimating, punch list development, and SWPPP preparation. He has delivered CEI services for DOTs, municipalities, and public agencies across Florida, building on prior work in Minnesota, Iowa, and Wisconsin involving roadway, bridge, signalization, land development, and utility infrastructure. Christopher also has strong experience supporting federally funded and LAP projects, including assignments under the FDEP grant programs.

Florida Department of Transportation (FDOT) District 4, CEI Contract for Various Locations along Boynton Beach Boulevard. Senior Project Engineer providing CEI oversight for multimodal corridor improvements including MOT compliance, ADA upgrades, sidewalk and driveway construction, concrete work, stormwater modifications, signal enhancements, lighting, signing and pavement marking, thermoplastic applications, utility adjustments, and documentation. Responsible for coordination, photo documentation, quantities, QC, and MAC. *Location: Boynton Beach, FL. Dates: 5/2024–Ongoing. HBC Fee: $7.1M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us. FM No.: 444079-1-52-01 (T4651). FA# D423036B (CAQ66).*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), Design-Build Services for The Underline - Phase II. QA/QC and Constructability Reviewer for a design build project improving the 2.4 mile Metrorail Right of Way from SW 13th Street to SW 19th Avenue to the Vizcaya Station. Work includes signing and pavement markings, wayfinding, landscaping, drainage, electrical, lighting, public involvement, utility coordination, surveying, geotechnical support, and environmental monitoring.. *Location: Miami, FL. Dates: 04/42024-Ongoing. Reference: Mario B. Rojas IV, PE. HBC Fee: $32K. Construction Cost: $20M. Contract No.: DB18-DTPW-01.*

Miami-Dade County Department of Transportation and Publis Works, Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street. Constructability Reviewer supporting roadway reconstruction, drainage system upgrades, pedestrian mobility improvements, traffic signal enhancements, ADA features, utility adjustments, and corridor coordination. Scope includes documentation, permitting support, CEI integration, and constructability analysis to maintain schedule and quality. *Location: Miami , FL. Dates: 05/2023- Ongoing. Reference: Alejandro Sauleda, PE, (305) 375-4866,* Alejandro.Sauleda@miamidade.gov, *HBC Fee: $1.1M. Construction Cost: $11.5M.*



13 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering, Florida International University (08/03/2015)

Registration(s)
PE (FL) No. 91722 (06/22/2021)

TIN No. S30010689

Licenses & Certifications
ADA Training Certified

FDOT Advanced MOT

FDOT CTQPs:

- Asphalt Paving Levels I & II
- Earthwork Construction Inspection Levels I & II
- Final Estimates Levels I & II
- Drilled Shaft Level I
- CI – Concrete Field-Testing Critical Structures Construction Issues
- Concrete Field Technician Level I
- Radiation Safety Officer (RSO)

Gonzalo Barrera, PE

Civil Engineering



7 Years of Experience

Years with HBC
7 years

Education
B.S. in Civil Engineering, Florida International University (04/28/2018)

Registration(s)
PE (FL) No. 94260 (06/21/2022)

Licenses & Certifications
TTC Advanced, #44555

Expertise
Signalization, roadway design, signing and pavement marking, 3D modeling, drainage design, Temporary Traffic Control (TTC), and transportation safety improvements.

Gonzalo graduated from Florida International University in 2018 with a Bachelor of Science in Civil Engineering. Shortly after, he joined HBC Engineering Company as an Engineer Intern (EI). In 2022, he passed his Professional Engineer (PE) exam and is currently registered as a PE in the State of Florida. He has worked on various aspects of transportation engineering, including roadway design, signing and pavement marking, signalization, drainage design, Temporary Traffic Control (TTC), and 3D roadway modeling, while complying with local, state, and federal guidelines and standards. He is proficient and certified in both AutoCAD and MicroStation OpenRoads Designer CAD software, and a master at 3D modeling development.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements- Task Order 1. Project Engineer responsible for designing roadway and signalization improvements for two corridors within Broward County. The first segment was along SR-7/US-441 from the Miami-Dade/Broward County Line to north of Sample Road. The second segment was along SR-858/Hallandale Beach Boulevard from SR-7/US-441 to SW 58th Avenue. Improvements along SR-858/Hallandale Beach Boulevard include the introduction of a drivable sidewalk connecting SW 58th Avenue to SR-7/US-441, along with paved swale regrading and additional drainage structures and French drains to mitigate potential ponding. Along SR-7/US-441, improvements included signalization and ADA ramp enhancements for 25 intersections, including “stop for pedestrian” signs, countdown pedestrian signals, pedestrian detectors, lighting retrofits, ADA ramps, high-emphasis crosswalks, and bike lane improvements. New signalized midblock crossings with pedestrian channelizing fences were introduced at NW 3rd Street to enhance pedestrian crossing safety, and a new 8’ Shared-Use Path (SUP) north of Southgate Boulevard was designed to provide pedestrian connectivity between eastbound and westbound Cypress Creek Greenway. *Location: Broward County, FL. Dates: 2018–Ongoing. HBC Fee: $1.7M. Reference: Robert Lopes, PE, (554) 777-4425, Robert.Lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/ University Drive From Nova Drive to SR 84. Project Engineer responsible for the design of signalization improvements, which include the replacement of a mast arm due to the roadway widening, new lane configurations, and the placement of new pedestrian countdown signals, per MUTCD, at the proposed pedestrian crossing locations. Gonzalo was also responsible for developing the roadway plans and ensuring they complied with project specifications and the FDOT Design Manual (FDM), reviewing and adjusting the 3D model to ensure the 3 segments (SR-817/University Drive mainline, I-595 on-ramp, and Shared-Use Path) all connected to each other and that proposed improvements, earthwork, and quantities were correctly reflected. *Location: Broward County, FL. Dates: 2023–Ongoing. HBC Fee: $1.75M. Reference: Adham Naiem, (554) 777-4440, adham.naiem@ dot.state.fl.us.*

David Coker, EI

Civil Engineering



7 Years of Experience

Years with HBC
6 years

Education
B.S. in Civil Engineering, Florida International University (12/08/2018)

Registration(s)
EI (FL) No. 1100023530 (6/26/2020)

Licenses & Certifications
TTC Advanced #57886

Certified Drone Pilot

Bentley OpenRoads 3D Modeling

Synchro and Vissim Simulations

Expertise

Roadway design, traffic engineering, traffic safety studies, signalization, Maintenance of Traffic (MOT), temporary traffic control, traffic simulation, data collection, drainage design.

David possesses a proven track record of designing roadway infrastructure projects. He has worked on a wide range of traditional and design-build transportation projects, including highways, bridges, and arterial roads. His expertise includes 3D roadway design using Bentley OpenRoads Designer CADD software to create innovative solutions that meet the needs of clients. David is also a versatile designer that has experience with horizontal geometry and vertical profiles, drainage design, ADA Guidelines, MUTCD, signalization design, and Temporary Traffic Control.

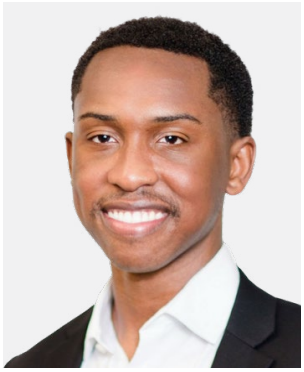
Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr Widening from Nova Dr to SR-84. This project consists of the widening of one lane along an approximately 0.5-mile segment of SR-817/ University Drive from south of Nova Drive to SR-84. This project includes the addition of a choice lane and the widening of the on-ramp connecting to I-595 by one lane. Bike lane and shared-use path modifications will be included within the reconstruction. David is responsible for assisting with the roadway and drainage design and the development of Temporary Traffic Control Plans (TTCPs). *Location: Davie, FL. Dates: 2022–2024. HBC Fee: $1.75M. Reference: Adham Naiem, PE, (954)-777-4440, adham.naiem@dot.state.fl.us. FM# 445624-1-32-01,* Contract No.: CAI67

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NW 84th Ave Reconstruction from NW 58th St to NW 74th St Design-Build. Lead Project Engineer Intern responsible for the development of roadway and drainage engineering plans for this project, which involves the reconstruction of 1 mile of existing two-lane roadway to expand it into a 4-lane roadway with Two-Way Left-Turn Lane (TWLTL), where Right-of-Way is available. The overall design effort includes the design of new closed drainage conveyance systems, connection to existing outfall and stormwater retention facilities, replacement of existing Corrugated Metal Pipe (CMP) culverts to Reinforced Concrete Pipe (RCP) culvert crossings. *Location: Miami-Dade County, FL. Dates: 2022–Ongoing. Contract No.: DB21-DTPW-04. HBC Fee: $7M. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.*

Florida Department of Transportation (FDOT) District 6, Districtwide Traffic Operations Studies Contract for SR-959/Red Rd/SW 57th Ave at SW 19th St. This project evaluated the feasibility of installing a pedestrian crosswalk and determining recommendations for potential improvements, in response to citizen complaints at the study intersection. David performed data collection for this project, which involved 72-Hour traffic volume approach counts, 8-Hour Turning Movement Counts (TMCs), and vehicle gap measurements. Traffic Engineering Manual (TEM). *Location: Miami-Dade County, FL. Dates: 12/2020–01/2021. Reference: Xaviel Llerena, (305) 470-3935, Xaviel.Llerena@dot.state.fl.us. FM# 249796-9-32-01,* Contract No.: CA 139

Derrek Okosun, EI

Civil Engineering



6 Years of Experience

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (12/14/2019)

Registration(s)
EI (FL) No. 1100027387 (12/27/2024)

Licenses & Certifications
TTC Advanced Certification

Work Zone Safety

Traffic Control

Expertise

Temporary Traffic Control (TTC), Maintenance of Traffic (MOT), traffic data collection, roadway restoration, utility coordination, safety analysis, signalization, and field reviews.

Derrek specializes in traffic engineering and roadway design, with experience in Temporary Traffic Control (TTC), utility coordination, and traffic data collection. He has worked on various Resurfacing, Restoration, and Rehabilitation (RRR) projects, assisting with scoping reports, field reviews, and compliance assessments to ensure adherence to FDOT Design Manual and ADA Standards. His expertise includes lane closure analysis, traffic control planning, safety evaluations, and utility coordination for state and municipal projects. Derrek has contributed to key projects, such as SR-90/US-41 RRR, SR-932/NE 103rd St RRR, and Miami-Dade County Water and Sewer Department (MDC-DTPW) Maintenance of Traffic (MOT) plans, where he played a vital role in documenting deficiencies and developing improvement recommendations. Certified in Advanced TTC, work zone safety, and traffic control, Derrek applies detailed engineering analysis and problem-solving skills to enhance roadway safety, optimize mobility, and support infrastructure improvements.

Florida Department of Transportation (FDOT) District 6, SR-90/US-41/SW 7th St from Brickell Ave to West of SW 2nd Ave RRR Project.
Engineering Technician assisting the production of a Scoping Report for this project. Derrek is responsible for performing field reviews to observe the existing physical, operational, and safety conditions, and determining if conditions are compliant with the FDOT Design Manual and ADA Standards. Derrek is also responsible for creating tables that document the existing deficiencies along the corridor, providing recommendations to address substandard features within the project limits, and creating an exhibit that summarizes the existing deficiencies and recommended improvements. *Location: Miami, FL. Dates: 2022–Ongoing. Reference: Nicholas Danu, PE, (305) 470-5219, Nicholas.danu@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 6, SR-932/NE 103rd St from East of NE 2nd Ave to West of NE 6th Ave RRR Project.
Engineering Technician assisting the production of a Scoping Report for this project. Derrek is responsible for performing field reviews to observe the existing physical, operational, and safety conditions, and determining if conditions are compliant with the FDOT Design Manual and ADA Standards. Derrek is also responsible for creating tables that document the existing deficiencies along the corridor, providing recommendations to address substandard features within the project limits, and creating an exhibit that summarizes the existing deficiencies and recommended improvements. *Location: Hialeah, FL. Dates: 2022–Ongoing. Reference: Nicholas Danu, PE, (305) 470-5219, Nicholas.danu@dot.state.fl.us.*

Sreelatha Nandivada, MS, PE

Structural Engineering



22 Years of Experience

Years with HBC
<1 year

Education
M.S. in Civil Engineering, University of California

B.E. in Civil Engineering, University of Madras, (2003)

Registration(s)
PE (FL) No. 101195 (05/02/2025)

PE (CT)PEN.0028382

(05/16/2014)

Also PE in NY/NC/SC/VA/TX/CA/NV/UT/GA

Licenses & Certifications
NHI - Safety Inspection of In-Service Bridges

NHI Certification for Fundamentals and Applications of LRFR for Bridge Superstructures

Computer Skills:
Engineering Application & Analysis Tools:

PG Super

LEAP

Open Bridge Designer / Modeler

AASHTOware BrR

Enercalc

Sreelatha specializes in structural engineering, with extensive experience in bridge design, load rating analysis, and structural assessments for transportation infrastructure projects. She has worked on projects for Departments of transportation, including Florida (FDOT), contributing to the design and analysis of steel and concrete bridges, pedestrian structures, and retaining walls. Her expertise includes structural modeling, load ratings, foundation design, seismic analysis, and cold-formed steel design, utilizing advanced software such as RISA, STAAD.Pro, LEAP Bridge, and AASHTOWare BrR. Sreelatha has also been involved in substation structure design, traffic signal support evaluations, and complex industrial projects, applying AASHTO, AISC, and DOT-specific standards. Licensed in multiple states, she holds certifications in bridge safety inspection and LRFR analysis, ensuring structural integrity and regulatory compliance. Passionate about delivering resilient and innovative structural solutions, she is committed to enhancing transportation infrastructure through data-driven engineering practices.

Seminole Tribe of Florida (STOF), Hollywood Seminole Indian Reservation Pedestrian Bridge. Senior Structural Engineer leading the design of a 150 - feed wide stell pedestrian bridge with stairs and elevators to improve connectivity across SR-7 within the Hollywood Seminole Indian Reservation. Scope includes structural analysis of three bridge concepts, field investigations, and phased development of construction documents. Responsible for coordinating with STOF, FDOT, FHWA, and permitting agencies, preparing technical specifications, and supporting bid-phase services. Also contributed to roadway plan development, including typical sections, cross-sections, and signing and marking plans. *Location: Hollywood, FL. Dates: 03/2025-Ongoing. HBC Fee: $2.3M. Reference: Omar Nunez, osenunez@semtribe.com (954) 894-1060. Contract No. 380349.*

Palm Beach County Water Utilites Department (PBC-WUD), Water Treatment Plant No. 2 Expansion. Structural Engineer responsible for supporting the expansion of the PBC-WUD's Water Treatment Plant No. 2, contributing to the structural design coordination and infrastructure modernization to increase treatment capacity, address emerging contaminants, and enhance system reliability. Sreelatha's responsibilities included collaborating with the prime consultant and stakeholders to integrate structural considerations with hydraulic modeling results, supporting process-related infrastructure upgrades, and assisting the evaluation of load-bearing requirements and the structural impacts of proposed improvements. Her role also involved providing input during site-specific field investigations, ensuring structural compliance with permitting requirements, and contributing to the development of resilient, code-compliant design solutions that support long-term operational performance. *Location: West Palm Beach, FL. Dates: 1/2024-Ongoing. HBC Fee: $137K. Reference: Tammy Culpepper, (561) 840-0208. Contract No. 23-038*

Roberto Rubio, MS, PE

Structural Engineering



35 Years of Experience

Years with HBC
2 years

Education
M.S. in Civil Engineering, University of Washington (1987)

Registration(s)
PE (FL) No. 48982 (02/21/1995)

Expertise
Bridge design, structural engineering, construction support, inspection services, marine structures, foundation systems, retaining walls, miscellaneous structures, drainage coordination, roadway elements.

Before joining HBC Engineering Company, Roberto worked with FDOT District 4 as a Consultant Project Manager and has been involved in numerous projects in South Florida. His experience includes duties as an Engineer of Record, Inspector, Quality Control personnel, Lead Structures Design Engineer and Post Design Services. He provided Construction Support Services as a Structural Engineer where he developed repair procedures for prestressed Florida I beams damaged during transportation and installation on bridges, based on applicable FDOT specifications and the PCI Journal. Mr. Rubio was a past Consultant Project Manager for the FDOT District 4.

Florida Department of Transportation (FDOT) District 6, I-95/SR 9A, Pavement Reconstruction from North of NW 29th St. to South of NW 131st St. Structural Engineer/Subconsultant to Engineer of Record for bridge and signage upgrades within the I-95/I-395 interchange, driven by increased truck traffic from the Port of Miami tunnel. Scope included bridge deck overhang removal, new bridge railings, approach slab reconstruction with barrier upgrades, and replacement of overhead span and cantilever truss sign structures. Responsible for 60%, 90%, and 100% plan reviews, design calculations, and shop drawing evaluations. Designed complex truss sign structures using FDOT MathCAD tools, integrating SAP analysis for combined span and cantilever loading conditions. *Location: Miami-Dade County, FL. Dates: 2017-2019. Reference: Krishna Sandepudi, (813) 972-9444, KSandepudi@tylin.com.*

Florida Department of Transportation (FDOT) District 6, HEFT II Florida Turnpike from Sunset Dr. to Bird Rd., Bridges 2 and 5. Structural Engineer. Construction Support Services for Florida Concrete Products, LLC. The services I was entrusted with included development of repair procedures for prestressed Florida I beams damaged during transportation and installation onto bridges, based on applicable FDOT specifications and the PCI Journal. Repairs included spall patches, crack sealing and epoxy injection of cracks, to prevent further damages and ensure the design load capacity of the beams was not reduced. *Location: Miami-Dade County, FL. Dates: 2017-2018. Reference: Carlos Chaparro, (305) 541-0000, CChaparro@fcp.com.*

Florida Department of Transportation (FDOT) District 6, SR 916 (Dixie Hwy.) and NW 135th St. Over Biscayne Canal. Design team member for Engineer of Record. Safety project including minor repairs to bridge over Biscayne Canal C-8, milling and resurfacing, drainage improvements, and reconstruction of curb and gutter, sidewalk, and sidewalk pedestrian ramps. Responsible for the design of permanent steel sheet piling for stabilization of the canal, including end walls for two 5ft diameter culvert pipes, and protection for existing utilities including a fiber optic cable duct bank. Responsible for QC of bridge repair plans and calculations. The bridge is a four span precast slab multibeam bridge carrying five lanes of traffic. Repairs included shear key and post tensioning replacement. *Location: Miami Dade County, FL. Dates: 4/2015-9/2015. Reference: Ali Toghiani, (305) 567-1888, AToghiani@tylin.com.*

Bunrith Heng, MS, PE

Structural Engineering



31 Years of Experience

Years with HBC
<1 year

Education
M.S. in Civil Engineering Science, University of New South Wales, (1999)

B.S. in Civil and Industrial Construction Eng, Institute of Technology of Cambodia, (1994)

Registration(s)
PE (FL) No. 94776 (9/8/2022)

Licenses & Certifications
Autodesk Cert. Civil 3D

Autodesk Cert. Revit

*** Prior to HBC**

Bunrith is a professional engineer with comprehensive experience in structural engineering and construction. He is proficient in CSI Etabs, SAP2000, SAFE, Enercal, Mathcad, Autodesk Civil 3D, MX Road, Autodesk Rivit, Risa 3D, Staad Pro, Microsoft Project, Primavera Project Planner, Microsoft Office, and VBA and Python Programming. He has extensive experience in the structural design of buildings, highway geometrical design, land development, and topographical survey and survey data processing. In 2001, Bunrith started a small engineering and construction company called Angkor Wat Engineering and Construction (AWEC), and maintained the operation until the end of 2013. AWEC had been providing civil engineering, surveying, and construction management services to many major companies and organizations, such as KCI Inc., Taisei Corporation, Kubota, LBI, Konoike Construction Ltd., CTI Engineering, Pisnoka Inc. in association with Zachry Company, Australia Cambodia Foundation, and many more. AWEC had been contracted to work as an independent structural engineering firm in the United States Embassy compound buildings, Cambodian Mekong University construction project, and many more construction projects involving buildings and bridges.

Florida Department of Transportation (FDOT) District 4, : Boca Rio Road from Paletto Park to Glades Road. Structural Engineer responsible for the design of nine mast arms utilizing FDOT Mast Arm Design Spreadsheet v1.7 and preparing corresponding standard mast arm tables. Reviewed and interpreted geotechnical reports to verify that soil parameters met the design assumptions within the analysis model. Selected drilled shaft foundations in accordance with design results and geotechnical recommendations to ensure structural stability and compliance with FDOT standards. *Location: Palm Beach, FL. Dates: 04-2025-Ongoing. Contract No.: 2021502. Reference: Jonathan De Laura, (561) 684-4013, jdelaura@pbc.gov*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. Structural Engineer responsible for sheet pile analysis and design, geotechnical report review, and coordination of foundation recommendations. Performed structural calculations and drawings per FDOT and AASHTO standards and conducted QA/QC reviews to ensure accuracy, compliance, and constructability.*Location: Broward County, FL. Dates: 07/2025-Ongoing.FM No.: 429576-3-52-01. Reference: Robert Lopes, PE, (954) 777-4425, Robert.Lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/University Dr Widening from Nova Dr to SR-84. Structural engineer responsible for reviewing calculation packages, establishing technical specifications for bus shelters, and drawings for bus shelters, mast arms, and sign structures. *Location: Davie, FL. Dates: 04/28/2022–Ongoing. Contract Amount: $1,724,859.00. Contract No.: CAI67. FM No.: 445624-1-32-01. Reference: Lance Jones, (954) 777-4680, lance.jones1@dot.state.fl.us.*

Orlando Penate, PE, IMSA III

Electrical Engineering



19 Years of Experience

Years with HBC
9 years

Education
B.S. in Electrical Engineering, Marta Abreu de Las Villas University (07/14/2006)

Registration(s)
PE (FL) No. 80385 (01/01/2016)

Licenses & Certifications
FLUG Open Road Designer

FDOT Specifications Package Preparations

Bullet Proof Manager Program

FDOT Advanced TTC, #631090

IMSA Traffic Signal Field Technician Level 3, #CE_131518

Certified Infrared Thermographer Level II No. 17022

Advanced Building Code Course Credit

7th Edition, Florida Building Code

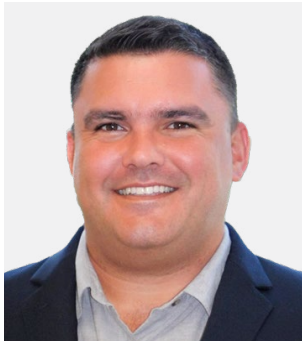
Orlando is a highly experienced professional electrical engineer with a robust background in the civil engineering industry and a comprehensive skill set, including proficiency in AutoCAD, Bentley MicroStation, OpenRoads Designer, and Lighting Analysts AGi32. Throughout his career, he has served as the Engineer of Record for multiple lighting and electrical projects across South Florida. His responsibilities encompass the production and management of all phases of design, ensuring that each project meets stringent standards of quality and efficiency. His extensive experience and technical expertise have established him as a reliable professional in the industry, consistently delivering exceptional results and driving project success.

City of Fort Lauderdale, Riverwalk North Sewall Replacement Project. Senior Electrical Engineer responsible for designing the replacement of existing electrical shore-tie pedestals and pier lighting using marine-grade louvered concrete bollards with Turtle Safe-Certified wildlife lighting fixtures to ensure water/salt resistance and environmental compliance. The scope also includes adjustments to the existing electrical panels, to meet the requirements of the new seawall elevation, which includes the evaluation of the Service Point and Control Panel to determine the required upgrades for load capacity, wire sizing, and voltage drop. The design complies with National Fire Protection Association (NFPA) 303 (Fire Protection Standard for Marinas and Boatyards) and National Electrical Code (NEC) Article 555 (Marinas, Boatyards, and Docking Facilities). This project involves the replacement of the Riverwalk North Seawall, spanning 500 feet west from the Andrews Avenue Bridge toward the train tracks. *Location: Fort Lauderdale, FL. Dates: 2024-Ongoing. Project No.: P11722. Contract No.: 12716-626. HBC Fee: $682,534.41. Reference: Laura De Luca, MS, PE, (954) 828-5817, ldeluca@fortlauderdale.gov.*

Florida Department of Transportation (FDOT) District 4, SR-708/Blue Heron Blvd from West of I-95 to West of Garden Rd. Project Manager and Lighting Design Engineer of Record responsible for leading the planning, coordination, and execution of lighting improvements at the intersection of SR-708/Blue Heron Blvd. and I-95, including adjacent ramps and segments along SR-708/Blue Heron Blvd. from east of I-95 and west of Garden Road. Orlando directed the preparation of the Lighting Design Analysis Report, which addressed photometric requirements, horizontal and vertical illumination calculations at the signalized interchange, and underdeck daytime lighting analysis. Oversaw the development of lighting plans, pay items, and plan notes, and ensured they aligned with FDOT standards. Provided leadership in stakeholder coordination, including Florida Power & Light (FPL), to ensure design feasibility, maintenance integration, and utility compatibility. *Location: Palm Beach County, FL. Reference: Ronald Wallace, PE, (954) 777-4428, Ronald.Wallace@dot.state.fl.us. Contract No.: CAQ79.*

Maikel Fiallo Nunez, PE

Electrical Engineering



24 Years of Experience

Maikel is a professional Electrical Engineer with extensive experience working with utility companies, over 7 years of experience working as a Project Manager and coordinating a workforce team of 30 subcontractors, and 5 years of experience as a Senior Electrical Specialist preparing work orders and supervising field work. Maikel is primarily focused on power system protection, power distribution, and building design. In addition, Maikel has vast experience working as a Lighting Engineer on various projects involving roadway, bridge, navigational, and pedestrian lighting, including lighting retrofits. Maikel also possesses excellent interpersonal skills and is capable of working well under pressure and with cross-functional teams.

Palm Beach County (PBC), SR-804/Boynton Beach Blvd from SR-7 to Florida's Turnpike. Maikel is the Electrical Engineer responsible for the plans production for this project. The objective of this project is to conduct two (2) independent photometric analyses along SR-804/Boynton Beach Blvd from SR-7 to Florida's Turnpike in collaboration with Palm Beach County (PBC) and Florida Department of Transportation (FDOT), where applicable, to identify any concurrent projects and to verify the scope of the Surtax Street Lighting Conversion Project.

- Existing Photometric Analysis to establish the base existing illumination levels with the existing High-Pressure Sodium (HPS) luminaires installed on shared FPL poles and dedicated stand-alone FPL light poles.
- The design of required sanitary force lines

The horizontal analysis at signalized intersections will be performed as a basic service and the vertical as an optional service. This would be considered a maintenance activity and we will be held to the lighting criteria at the time when the lighting was installed. Signal-mounted luminaires will consider only fixtures that are maintained and approved by PBC (ATB2 P601 3000K for small intersections and ATB2 P604 3000K for large intersections).

There are four (4) existing signalized intersections along SR-804/Boynton Beach Blvd within the project limits: Somerset Charter School, Lyons Rd, Acme Dairy Rd, and Florida's Turnpike. *Location: Boynton Beach, FL. Dates: 2021-2023. Reference: May Cheng, PE, (561) 684-4030, mcheng@pbcgov.org.*

Florida Department of Transportation (FDOT) District 4, SR-820/Pines Blvd from the I-75 North On-Ramp to East of NW 118th Ave. Electrical Engineer for the lighting design and post-design services for this in-house design project along SR-820/Pines Boulevard from west of SW 136th Avenue to east of NW 118th Avenue. The scope includes pedestrian lighting on a 10' wide sidewalk and 5 intersection lighting retrofits including FPL luminaires. *Location: Broward County, FL. Dates: 2021-Ongoing. Reference: Karl M. Kennedy, PE, CFM, (954) 518-9040, KKennedy@ppines.com.*

Years with HBC
3 years

Education
B.S. in Electrical Engineering, Instituto Superior Politecnico Jose Antonio Echeverria (07/15/2001)

Registration(s)
PE (FL) No. 94434 (07/12/2022)

Licenses & Certifications
Schneider Electric Certification Course

Automatic Measurement Systems Post-Degree Course

Power Transformers Testing Post-Degree Course

MATLAB

AutoCAD 2019

LiveCount

Accubid Classic Estimating BidWinner Plus13

Ladder Logic Programming

TTC Advanced # 620316

Infrared Thermographer Level I IMT0000046979

Infrared Thermographer Level II 17023

Jose A. Lopez, PE

Transportation/Traffic Engineering



20 Years of Experience

Jose specializes in civil engineering, with expertise in roadway design, signalization, Signing and Pavement Marking (S&PM), storm drainage, and utility relocations. He has served as Engineer of Record (EOR) for various Florida Department of Transportation (FDOT) projects, including districtwide resurfacing, safety improvements, and signalization upgrades. Jose has led public and private capital improvement projects from design through implementation, ensuring compliance with quality, budget, time, and safety standards. His project portfolio includes major roadway reconstructions, traffic signal optimizations, and pedestrian safety enhancements for FDOT, Miami-Dade County, and Florida's Turnpike Enterprise (FTE). He is proficient in Interconnected Pond and Channel Routing (ICPR) V4, FDOT Specifications Package Preparation, and Temporary Traffic Control (TTC) design. Jose is committed to delivering efficient and innovative transportation solutions that enhance mobility and safety.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. Roadway Engineer responsible for designing roadway improvements from the Miami-Dade/Broward County Line to north of Sample Road and SR-858/Hallandale Beach Blvd. from Edmund Road to SW 58th Avenue throughout 25 intersections that include "yield to pedestrian" signs, count down pedestrian signals, lighting retrofits, ADA ramps, high-emphasis crosswalks, a new signalized restricted crossing, sidewalk/bike lane construction, widening, and flexible pavement design. The design also involved improvements for Shared-Use Paths (SUPs) and sidewalks on SR-7/US-441 between Oakes Rd. and the New River Greenway and SR-838/Sunrise Blvd. from SR-7/US-441 to NW 31st Ave. Jose was also responsible for necessary interdisciplinary coordination. The design improvements excelled in increasing passenger transit and enhancing overall patron experiences. *Location: Broward County, FL. Dates: 2018–Ongoing. HBC Fee: $1.7M. Reference: Robert Lopes, PE, (954) 777-4425, Robert.Lopes@dot.state.fl.us.*

Broward County Public Works Department Highway Construction and Engineering Division, School Zone Flasher Improvements for 6 Broward County Schools. Roadway Engineer of Record (EOR) responsible for developing the school zone flasher improvements design for 6 schools, including Apollo Middle School, Attucks Middle School, Everglades High School, Northeast High School, Mary M. Bethune Elementary School, and Boulevard Heights Elementary School. The design included records research, signalization, Signing and Pavement Marking (S&PM), utility coordination, Subsurface Utility Engineering (SUE), permitting, and public notification. *Location: Broward County, FL. Dates: 2019–2021. HBC Fee: $78K. Reference: Eduardo Martin, (954) 270-3387 emartin@broward.org.*

Years with HBC
9 years

Education
B.S. in Civil Engineering, Polytechnic University of Puerto Rico (05/02/2005)

Registration(s)
PE (FL) No. 81014 (04/28/2016)

PE (PR) No. 21897 (10/05/2007)

Licenses & Certifications
OSHA 30-Hour Certification

TTC Advanced # 74153

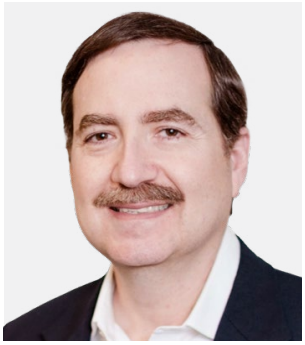
ICPR V4 Training

FDOT Specifications Package Preparation

Expertise
Signalization, storm drainage design, roadway design, utility relocations, Temporary Traffic Control (TTC), pedestrian and bicycle infrastructure, and Construction Engineering and Inspection (CEI).

Teodoro Tefel, PE

Transportation/Traffic Engineering | Cost Estimates/Schedule and Project Control



38 Years of Experience

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (12/12/1987)

Registration(s)
PE (FL) No. 50106 (02/15/1996)

Certifications
Advanced MOT

Expertise
Roadway design, Maintenance of Traffic (MOT), Traffic Control Plans (TCPs), Signing and Pavement Marking (S&PM), highway reconstruction, Milling and Resurfacing (M&R), interchange design, roadway widening, drainage analysis, and project management.

***Prior to HBC**

Teodoro has extensive experience working on various civil engineering projects involving roadway design. He has served the roles of Support Engineer, Project Engineer, Senior Roadway Engineer, and Engineer of Record (EOR) successfully, and has been responsible for management and plans review. He has also served as in-house consultant for the review of design variations and exceptions for the Florida Department of Transportation (FDOT) District 6 Design Office. In addition, Teodoro has significant experience in the design of Signing and Pavement Marking (S&PM) plans, Maintenance of Traffic (MOT) plans, Traffic Control Plans (TCPs), and Temporary Traffic Control Plans (TTCPs).

Florida Department of Transportation (FDOT) District 6, Districtwide Resurfacing Scoping Reports. Teodoro is serving the role of Engineer of Record (EOR) and is responsible for preparing districtwide resurfacing scoping reports, by analyzing the existing conditions, to determine deficiencies and establish or substantiate the project purpose and need. He is also developing project alternatives to satisfy the identified deficiencies or needs within the corridor. The evaluation of alternatives includes transit or transportation system improvement options. Most deliverables are preliminary cost sections, based on the engineer's estimates, preliminary drainage analysis and plans, conceptual roadway plans, approved typical section package, and variances and exceptions sections. *Location: Miami-Dade County, FL. Dates: 2023-2026. FM No.: 250759-5-22-01. Contract No.: CAN23. HBC Fee: $1.5M. Reference: Md S Hossain, MS, EI, (305) 470-5342, Md.Hossain@dot.state.fl.us*

Florida Department of Transportation (FDOT) District 1, SR-29 Milling and Resurfacing from North of Wagon Wheel Rd to South of I-75. Teodoro is serving the role of Support Engineer for the Milling and Resurfacing (M&R) and Signing and Pavement Marking (S&PM) tasks on SR-29 from north of Wagon Wheel Road to south of I-75. *Location: Collier County, FL. Dates: 2023-2025. FM No.: 448929-1-32-01. Contract No.: CAN28. HBC Fee: $1M. Reference: Christopher Speese, (239) 225-1973, christopher.speese@dot.state.fl.us.*

Palm Beach County (PBC), Boca Rio Rd Widening from Palmetto Park Rd to Glades Rd. Teodoro served the role of Support Engineer for this project, which involved the reconstruction and widening of Boca Rio Road from Palmetto Park Road to Glades Road in Palm Beach County, Florida. *Location: Palm Beach County, FL. Dates: 2022–2024. HBC Fee: $660K. Reference: Jonathan DeLaura, (561) 684-4013, jdelaura@pbcgov.org.*

Moatz Saad, PhD, PE, PTOE, IMSA II

Transportation/Traffic Engineering | Planning and Community Development



13 Years of Experience

Years with HBC
6 years

Education
PhD in Civil Engineering, University of Central Florida (08/03/2019)

M.S. in Transportation Engineering, University of Central Florida (12/16/2016)

B.S. in Civil Engineering, Alexandria University (08/01/2012)

Registration(s)
PE (NC) No. 056192 (05/04/2023)

PTOE No. 5763 (07/09/2024)

TIN No. S30054591

Licenses & Certifications
SAS Data Mining Certificate

FSUTMS Modeling Certificate - # 0001143

FDOT TTC Advanced Certificate - # 632512

IMSA Traffic Signal Technician Level I - # AA_133439

IMSA Traffic Signal Field Tech Level II - # BE_133439

PTV Vissim, PTV Visum

Synchro

Dr. Saad's areas of expertise are Transportation Engineering, Traffic Safety, Traffic Simulation, and Connected and Autonomous Vehicles. He has worked on numerous projects throughout South Florida involving Transportation Management Plans, Microscopic and Macroscopic Traffic Simulations, Dynamic Traffic Assignments, and Smart Work Zones. He has performed traffic impact analyses, safety reviews, and fatality studies successfully. He is highly experienced in implementing statistical models and data mining techniques for analyzing safety and operational performance measures. He also works on analyzing Big Data, such as MVDS, AVI, and Crowdsourced Smartphone Data for traffic safety projects.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Data Collection. Project Manager for this contract, in which HBC is conducting routine traffic data collection activities for FDOT District 4 on a TWO basis. Project tasks include collection of turning movement counts, spot speed and speed profile data, volume and classification counts, pedestrian and bicycle data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Date: Ongoing. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us. FM No.: 230026-6-32-01.Contract No.: CAU65*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements Task 2 LAP Project. Senior Traffic Engineer for the this project that consists of the following improvements along several locations along SR-7/US-441: a new sidewalk, ADA curb ramps, pedestrian signalization improvements and landscape enhancements. Also included along a different segment of along SR-7/US-441 is multiple shared-use paths, new lighting at the I-595 on-ramps and off-ramps, high-emphasis crossings, retaining walls under I-595 bridges, and signing and pavement marking upgrades. *Location: Broward County, FL. Dates: 1/2025-1/2026. FM No.: 429576-3. HBC Fee: $922K. Construction Cost: $1.67M. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Port Everglades, Port Everglades Master Plan. Project Manager for providing the as-needed port master planning services for preparing the Port Everglades 5-year, 10-year, and 20-year planning horizon and conducting On-Port Traffic and Parking study and Parking and Estimated Future Truck Traffic study. The tasks include Traffic Counts and Quantitative Assessment, Qualitative Assessment and FDOT Recommendations, Existing Parking Conditions, Parking Utilization, Port wide Traffic Analysis, and Port wide trucking queue analysis. *Location: Fort Lauderdale, FL. Dates: 2023–Ongoing. Reference: Maria Rivas, PE, (346) 901-6020, maria.rivas@aecom.com.*

Jeremy Braithwaite, IMSA II

Transportation/Traffic Engineering



8 Years of Experience

Jeremy is a traffic specialist with significant experience in the area of data collection and analysis. He has lent that expertise to various projects for HBC. Prior to joining HBC, he worked with Florida International University's (FIU's) Lehman Center for Transportation Research as a field research assistant collecting and analyzing traffic data on projects in Gainesville and Yeehaw Junction. As an intern with FIU's University City project, under its Intelligent Transportation System (ITS) umbrella, the Informed Traveler Program and Applications project, he collected data for use in an FIU-specific transportation mobile application.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies – Districtwide Ped/Bike Data Collection. Jeremy assisted with the Districtiwde Ped/Bike Data Collection effort, which involved collecting bicycle and pedestrian data at 14 locations throughout Palm Beach, Indian River, and Broward Counties. Jeremy coordinated all data collection efforts, identified equipment setup locations, carried out equipment installation and breakdown, performed remote monitoring of equipment, and processed and furnished the collected data. *Locations: Broward, Palm Beach, and Indian River Counties, FL. Dates: 3/2021–4/2021. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com. FM No.: 230094-6-32-01. Contract No. CAB33.*

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies - Preliminary Safety Assessment for SR-811/Alt. A1A at Center St. Jeremy assisted with the Preliminary Safety Assessment of SR-811/Alt. A1A (Section 93090000) from approximately 600' south of Center Street (MP 10.638) to a point one-half mile north (MP 11.138). The purpose of this Task Work Order (TWO) was to evaluate feasible improvements that can improve safety performance for this section of roadway. *Location: Palm Beach County, FL. Dates: 2/2021–4/2021. FM No.: 230094-6-32-01. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com.*

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies - Preliminary Safety Assessment for SR-76/SW Kanner Hwy. Jeremy assisted with the Preliminary Safety Assessment of SR-76/SW Kanner Highway (Section 89060000) from approximately 164' southwest of SW Bridge Road (MP 20.864) to a point 0.2 miles northeast (MP 21.114). The purpose of this Task Work Order (TWO) was to evaluate feasible improvements that can improve safety performance for this section of roadway. Crash data were obtained from FDOT's Crash Analysis Reporting (CAR) System and Signal Four Analytics (S4A) and were reviewed, analyzed, and summarized for the study segment. *Location: Stuart, FL. Dates: 2/2021–4/2021. FM No.: 230094-6-32-01. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com.*

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (04/29/2017)

Registration(s)
TIN No. B24024764

Licenses & Certifications
TTC Advanced No. 626241

IMSA Traffic Signal Field Tech Level II - # BE_133439

IMSA Fiber Optic Technician

ITS CEI Microwave Vehicle Detection System CBT

ITS CEI Road Weather Information System CBT

ITS CEI Closed-Circuit Television CBT

ITS CEI Dynamic Message Signs CBT

ITS CEI Managed Field Ethernet Switch CBT

Expertise
Traffic data collection, traffic engineering studies, safety analysis, ITS, signal timing analysis, microsimulation modeling, and traffic impact studies.

Rami Hanna, PE

Transportation/Traffic Engineering



8 Years of Experience

Rami is a traffic engineer and project manager with specialized experience in traffic operations, safety studies, and Intelligent Transportation Systems (ITS). He has delivered traffic signal design, system coordination, pedestrian safety improvements, and corridor safety studies for agencies, including Ohio Department of Transportation (ODOT), North Carolina Department of Transportation (NCDOT), California Department of Transportation (CDOT), and the Illinois Tollway. His portfolio includes leading Ohio's inaugural Pedestrian Safety Improvement Program, statewide traffic safety task orders, and transit signal priority integration projects in Chicago. Skilled in Synchro, SimTraffic, Sidra Intersection, HCS, Civil 3D, and MicroStation, Rami brings strong technical expertise in traffic modeling, work zone safety, and innovative intersection design. He has helped clients secure Highway Safety Improvement Program (HSIP) funds, advancing safety-focused improvements from planning through implementation.

***Ohio Department of Transportation (ODOT) Office of Planning, Statewide Signal Timing Analysis Task Order.** Rami performed traffic engineering tasks, including detailed analysis and report preparation. He provided statewide signal system timing improvements on a task order basis. Corridors were selected, based on a rating system with ODOT, and then evaluated for potential improvements. Each system included traffic data collection, speed/delay corridor runs, evaluation of signal equipment and signal timing, and coordination plans for each intersection. This contract involved a specific process for completing the analysis on each corridor that included initial traffic data collection, modeling of the corridor in Synchro/SimTraffic software, input of the revised timing, and then field check/modification of the system parameters to optimize the overall performance and coordination of the system. *Location: OH. Dates: 12/2018-4/2021.*

***Ohio Department of Transportation (ODOT) Office of Planning, Statewide Pedestrian Safety Improvement Program.** Rami supported ODOT's Pedestrian Safety Improvement Program (PSIP) by reviewing applications, conducting desktop and field reviews, estimating construction costs, and guiding cities on selecting pedestrian crash countermeasures. He led the design phase, managing a team of 10+ professionals and coordinating with subconsultants. As ODOT's Statewide Safety Design consultant, his team developed Ohio's inaugural PSIP, implementing improvements across 8 cities at 528 locations. Countermeasures included curb bump outs, curb ramps, RRFBs, PHBs, Signing and Pavement Marking (S&PM), and lighting. Many non-standard sites required innovative, problem-solving approaches. *Location: OH. Dates: 05/2020-1/2021.*

Years with HBC
<1 year

Education
B.S. Civil Engineering, University of Toledo (2018)

Registration(s)
PE (FL) No. 97786 (2023)

PE (WA) No. 23018723 (2023)

PE (IL) No. 062.075236 (2023)

Licenses & Certifications
ODOT:

Traffic Academy, ITS (2020)

Traffic Academy, Traffic Signals (2020)

Traffic Academy, Interchange Studies (2020)

Traffic Academy, Ohio Roundabouts Conference (2019)

Traffic Academy, Traffic Signs & Pavement Markings (2019)

Traffic Academy, Safety Studies (2019)

OSHA 10-Hour Construction, (2022)

Traffic Signal Design and

Daniel Rodriguez, MS, PE, EE, IMSA III

Transportation/Traffic Engineering



10 Years of Experience

Daniel is an expert in Intelligent Transportation System (ITS) infrastructure, with extensive engineering experience in signalization, wrong-way driving countermeasures, vehicle electrification, Smart Work Zones (SWZs), roadway lighting, and National Electric Code (NEC) compliance. He has worked extensively with tolling agencies, serving as a General Engineering Consultant (GEC) for Florida's Turnpike Enterprise (FTE) and as the ITS Engineer of Record (EOR) for a major FTE Design-Build Project (FPID No. 434968-2). Daniel also has a strong background in overseeing and optimizing compliance operations within state and federal frameworks, developing, reviewing, and implementing compliance policies, and conducting comprehensive reviews of program procedures and federal compliance records to ensure adherence to established guidelines. Daniel has also led workshops and training sessions to enhance the team members' understanding of compliance policies. His expertise also includes arterial operations and traffic signal controller programming.

Florida's Turnpike Enterprise (FTE), Southern Turnpike CCTV Upgrades System Wide. Project Manager and ITS Engineer of Record for managing the system-wide design and implementation of additional Closed-Circuit Television (CCTV) camera installations across SR-91/Florida's Turnpike Mainline, SR-821/HEFT, and multiple service plazas, including Snapper Creek, Pompano Beach, West Palm Beach, Fort Pierce, and Fort Drum. Daniel is directing the development of ITS plans and specifications to enhance operational awareness during recurring congestion and emergency events, while enabling future data collection capabilities; overseeing all aspects of the ITS design process, including site selection, infrastructure coordination, and compliance with FDOT standards and Rule 940 systems engineering requirements. *Location: Miami-Dade, Broward, Palm Beach, St. Lucie, and Okeechobee Counties, FL. Dates: 2024-Ongoing. Contract No.: 452086-1-32-01. Reference: Yang Zhao, PhD, PE, (407) 415-9002, Yang.Zhao@dot.state.fl.us.*

Florida's Turnpike Enterprise (FTE), Wrong-Way Vehicle Detection System (WWVDS) Implementation Design-Build Project. Project Manager and Engineer of Record (EOR) for the design of 41 Wrong-Way Vehicle Detection Systems (WWVDSs) covering 48 exit ramps along SR-821/HEFT, SR-91 Florida's Turnpike Mainline, and SR-869/Sawgrass Expressway. The proposed WWVDSs used a combination of thermal, radar, and video detection technologies to detect vehicles traveling the wrong way along the exit ramps and provide automated alerts to FTE's traffic operations staff. *Locations: Miami-Dade, Broward, and Palm Beach Counties, FL. Dates: 2021-2024. FM No.: 434968-2-52-01. Reference: Jasmi Alemany, PE, (407) 334-8035, jasmi.alemany@dot.state.fl.us.*

Years with HBC
4 years

Education
M.S. in Electrical Engineering, Florida International University (12/08/2018)

B.S. in Electrical Engineering, University of Alabama (05/02/2015)

Registration(s)
PE (FL) No. 91703 (06/22/2021)

TIN No. R362161934420

Licenses & Certifications
Advanced MOT No. 70232

IMSA Traffic Signal Field Technician Level III

Fiber Optic Design FDOT CBT

ITS CEI CCTV FDOT CBT

ITS CEI MVDS FDOT CBT

ITS CEI RWIS FDOT CBT

ITS CEI DMS FDOT CBT

ITS CEI MFES FDOT CBT

Awards & Recognitions
2024 Outstanding Achievement Award - Intelligent Transportation Society of Florida (ITSF)

Juan J. Flores, Jr., PhD, AICP

Planning and Community Development



24 Years of Experience

Dr. Flores has over 20 years of intermodal and QA/QC project management experience spanning state and local governments as well as private industry. He is a proven quality assurance manager with expertise in improving customer satisfaction, preventing critical quality issues, and optimizing team performance. While working for the Qatar Free Zone (Doha), he identified and implemented new QC guidelines, reducing inspection times by 27% and realigning the Zone's Health, Safety, and Environment standards as their Project Lead. He has managed and organized QA plans and performed quality control testing for over 50 cases and projects annually. In the Middle East, Dr. Flores leveraged his quality control inspection background on mid- to large-sized mega projects (highway corridors, warehousing, water/sewer systems, and infrastructure) to ensure product quality and compliance. Additionally, he brings expertise in Project Development and Environment (PD&E) studies, transportation planning, and multimodal systems, including transit systems, further enhancing his capability to manage complex and interdisciplinary projects.

***Miami-Dade County Parks, Recreation and Open Spaces (MDC-PROS) Planning, Design and Construction Division, Greynolds Park and East Greynolds Park Sea-Level Rise and Mitigation Study.** Program Manager evaluating the current and future flood risk of Greynolds Park and East Greynolds Park to inform mitigation measures and adaptation strategies to reduce future flood impacts and maintain park operations for the enjoyment of the community. *Location: North Miami Beach. Dates: 2020-Ongoing.*

***Broward Metropolitan Planning Organization (MPO) Public Engagement Services.** Technical Advisor for the Broward MPO identifying a compelling need to expand its public engagement activities through specialized outreach efforts to increase public understanding of the logistics industry while facilitating meaningful exchanges of information sharing and collaboration. This engagement program, known as "Speak Up Broward", includes communications and public engagement activities, transportation and public opinion research, financial analyses, scenario planning, and the development of evaluation metrics. *Location: Broward County, FL. Dates: 2017-2018.*

***Florida Department of Transportation (FDOT) District 6, Port Miami Tunnel Mobility Evaluation Study.** Professional Services Consultant for implementing a program to monitor and assess the transportation performance of the PortMiami Tunnel. The program aimed to preserve the investment in the facility, safeguard its economic value for South Florida's freight and logistics community, and provide insights for its optimal utilization from a transportation asset management perspective. The project involved developing and implementing a comprehensive program to evaluate the tunnel's transportation performance, ensuring it remained a valuable asset for freight and logistics operations. *Location: Miami, FL. Dates: 2019-2024.*

Years with HBC
1 year

Education
PhD in Business Operations, Oklahoma State University (12/18/2022)

MBA in Finance, Mississippi College (08/18/2011)

M.S. in Logistics, George Mason University (01/15/2005)

B.A. in Business Operations, Purdue University (05/01/2001)

Licenses & Certifications
U.S. Small Business Development Centers (SBDC) Certificate of International Trade & Commerce

American Planning Association (APA), American Institute of Certified Planners (AICP), FL No: 436588

Quality Management Systems (QMS):

- ISO 9001 Quality Management,
- ISO 14001 Environmental Management,

Adelbert Shaffer, PE

Drainage and Stormwater



21 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering Utah State University, Logan, UT (2004)

A.S., A.P.E. Civil Engineering Snow College, Ephraim, UT (2002)

Registration(s)
PE (UT,AZ,CO,SC,HI)

Expertise
Water resources engineering, wastewater systems, utility design, hydraulic modeling, site development, stormwater infrastructure, construction inspection, fire suppression systems.

***Prior to HBC**

Adelbert Shaffer is an experienced civil engineer and project manager specializing in water, wastewater, and site development projects. With a strong background in master planning, hydraulic modeling, utility design, and construction document preparation, he has successfully contributed to water and sewer system expansions, pump stations, dredging projects, and large-scale site developments across various municipalities and private developments.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Water Resource Manager responsible for overseeing the planning, design, and delivery of over 60,000 Linear Feet (LF) of new water transmission mains, including 48,080 LF of 8", 8,072 LF of 12", and 4,282 LF of 16" diameter lines, as well as associated Consumer Line Relocations (CLRs). Responsibilities included managing the route feasibility study to determine optimal alignments, coordinating topographic and boundary surveys, directing Subsurface Utility Engineering (SUE) exploration and geotechnical investigations, and ensuring seamless integration with Miami-Dade County Water and Sewer Department (MDC-WASD) infrastructure. *Location: Miami-Dade, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Improvement to Sanitary Trunk Sewer Van Scoy. Water Resource Design Manager for leading the design and coordination of a 2.3 km sewer force main intended to redirect flows from the Toa Alta Heights Pump Station away from the existing Van Scoy Sewer Trunkline. Adelbert is overseeing all technical aspects of the alignment, which begins near the intersection of Calle 33 and PR-199 and terminates at a proposed manhole near PR-199 and PR-5. The design involves detailed hydraulic evaluation, utility conflict mitigation, and constructability planning for approximately 1 km of open trench installation and 1.3 km of Horizontal Directional Drilling (HDD) construction to minimize surface disruption and ensure compliance with permitting and agency standards. *Location: Bayamón, Puerto Rico. Dates: 04/2024-Ongoing. Reference: Ramon Ortiz, (787) 781-9050, Ramon.Ortiz-Morgado@jacobs.com.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Preliminary Engineering Report (PER) for the Elimination of the Ciales, Morovis, and Unibón Wastewater Treatment Plants. Water Resource Design Manager responsible for evaluating the feasibility of consolidating aging Wastewater Treatment Plants (WWTPs) by redirecting flows to a new regional WWTP with planned capacity and process upgrades. Adelbert is directing the technical analysis of existing infrastructure, assessing hydraulic capacity, and developing conceptual layouts for new pump stations required to support the redirected flows. Responsibilities also include managing multidisciplinary coordination, reviewing system modeling outputs, and ensuring that proposed solutions align with regulatory requirements, long-term serviceability, and cost-effective implementation strategies. *Location: Rio Grande, Puerto Rico. Dates: Ongoing. Reference: Jose A. Rodriguez, PE, (787) 641-6800, jarodriguez@csagroup.com.*

Joseph Maceo, EI

Drainage and Stormwater



7 Years of Experience

Years with HBC
2 years

Education
B.S. in Civil Engineering, Florida International University (04/28/2018)

Registration(s)
EI (FL) No. 1100027387 (1/11/2024)

Licenses & Certifications
FDOT Temporary Traffic Control (TTC) Advance Course Certificate No. 621306

Affiliations
American Society of Civil Engineers (ASCE) Member

Expertise
AutoCAD Civil 3D

OpenRoads Designer

***Prior to HBC**

Joseph graduated from Florida International University (FIU) with a Bachelor of Science in Civil Engineering (BSCE) and is registered in the State of Florida as an Engineer Intern (EI) with EI Certificate Number 1100027387. Joseph previously worked for a deep foundation construction company as an assistant estimator, where he performed various engineering tasks, including developing bid proposals for general contractors; analyzing drawings; reviewing geotechnical reports for vital information; and working as a field engineer on multiple job sites across Florida. Joseph then began working as a project estimator at a glass and construction company, where he performed similar engineering tasks, while also assisting project managers with daily reports, material orders, and coordination of installations; attending inspections at various phases of job completion; and completing all aspects of projects from initial budgeting through final turnover to client. Joseph is currently developing roadway and pipeline designs for HBC.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Project Engineer responsible for supporting the planning, design, and construction coordination of over 60,000 linear feet of new water mains for MDC-WASD. His responsibilities also include performing route feasibility studies to assess alignment alternatives, coordinating survey and Subsurface Utility Engineering (SUE), and overseeing geotechnical investigations to inform the design efforts. *Location: Miami-Dade, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

City of Riviera Beach, W 15th St from Ave R to Ave L Design-Build Project. This progressive Design-Build project involves the construction of a new raw water treatment plant and the expansion of the existing raw water network in the City of Riviera Beach. This project includes the installation of new wells and new raw water transmission mains to connect proposed wells to the treatment plant. Joseph serves as Engineering Technician for roadway and pipeline design. Joseph also created 3D CADD design drawings of existing utilities. *Location: Riviera Beach FL. Dates: 11/2023–Ongoing. HBC Fee: $2M.*

Palm Beach County, Boca Rio Rd from Palmetto Park Rd to Glades Rd Design-Build Project. This Design-Build project involves the widening of Boca Rio Road and design improvements for Boca Rio Road from Palmetto Park Road to Glades Road. Joseph assisted in the intersection designs of Palmetto Park Road, Boca Lago Road, Via Ancho Road, and Glades Road. These designs included proposed pedestrian detectors, video loop systems, and replacement of span-wire poles with mast arms. *Location: Boca Raton, FL. Dates: 11/2023-Ongoing. HBC Fee: $660k. Reference: Holly B. Knight, (561) 684-4150.*

Yissell Navarro Sanchez, EI

Drainage and Stormwater



4 Years of Experience

Years with HBC
2 years

Education
B.S. in Environmental Engineering, Florida International University (12/17/2022)

Registration(s)
EI (FL) No. 1100027116 (09/25/2023)

Licenses & Certifications
AutoCAD

ArcGIS

***Prior to HBC**

Yissell is a motivated, responsible, and goal-oriented Engineer Intern (EI) with a background in Environmental and Geophysical Engineering. She is focused on the design of water and wastewater treatment plants and the overall improvement of water supply systems. Her areas of expertise include water resources, water quality analysis, and analytical and quality control design, with a focus on the provision of cost-effective innovative solutions. She has experience in fundamental geophysical testing, geological areas, earth structures, hydrology, mineralogy, rock classification, and geological/ seismic evaluations.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Project Engineer responsible for supporting the planning, design, and construction coordination of over 60,000 linear feet of new water mains for MDC-WASD. Her responsibilities include performing route feasibility studies to assess alignment alternatives, coordinating survey and Subsurface Utility Engineering (SUE), and overseeing geotechnical investigations to inform the design efforts. Her role involved preparing phased construction documents for 8", 12", and 16" diameter water mains and associated Consumer Line Relocations (CLRs), facilitating permit submittals and responses, and supporting the procurement process. She is also tasked with providing continuous engineering support throughout construction to ensure compliance with MDC-WASD standards, optimize constructability, and maintain schedule coordination. *Location: Miami, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), El Yunque (Las Picúas) Wastewater Treatment Plant (WWTP) Elimination. Project Engineer responsible for the design of two (2) new sanitary pump stations and force mains. This project also involves the decommissioning of the existing WWTP and the integration of new infrastructure, including stormwater management and utility assessments. HBC performed detailed demolition plans, site grading, and capacity analysis of the existing systems to ensure a smooth transition and compliance. *Location: Rio Grande, Puerto Rico, FL. Dates: Ongoing. Reference: Adamaris J. Quiñones, PE, Program Manager.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Improvement to Sanitary Trunk Sewer Van Scoy. Project Engineer responsible for the survey, topography, and Subsurface Utility Engineering (SUE) services for the Improvement to Sanitary Trunk Sewer Van Scoy project. The scope includes conflict detection, soft digs, and flow measurement studies to address capacity limitations in the Bayamon Municipality. HBC prepared design reports, drawings, and cost estimates, and managed permits to ensure compliance with local regulations. *Location: Puerto Rico, FL. Dates: 04/2024-Ongoing. Reference: Ramon Ortiz, (787) 781-9050, Ramon.Ortiz-Morgado@jacobs.com*

Sonny Abia, PhD, PE

Building Inspections, Plans Review and Permitting | Utility Coordinator



35 Years of Experience

Years with HBC
6 years

Education
PhD in Civil Engineering, University of Miami (06/25/2010)

M.S. in Civil Engineering, Florida International University (08/13/1992)

B.S. in Civil Engineering, Florida International University (08/20/1990)

Registration(s)
PE (FL) No. 48190 (07/15/1994)

Licenses & Certifications
TTC Advanced Certification

Certification General Course in Construction City and Guilds of London Institutes

Expertise
Utility coordination, structural engineering, QA/QC, roadway design, permitting, inspections, bridge design, drainage systems, project management, construction oversight.

***Prior to HBC**

Dr. Abia is a seasoned civil engineer specializing in utility coordination across complex infrastructure projects in Florida. His role has involved coordinating with Utility Agent Owners (UAOs) and agencies, managing utility tickets, conducting conflict resolution meetings, organizing field reviews, and ensuring compliance through the preparation of Final Utility Certification packages. His extensive work with the Florida Department of Transportation (FDOT) and various municipalities highlights his adeptness in navigating utility regulations and securing necessary certifications. Dr. Abia's expertise in utility coordination is complemented by his background in quality assurance/quality control (QA/QC), project management, and coordination of large-scale construction initiatives.

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr Roadway Improvements from SW 24th Street/Nova Dr to EB SR-84. Utility Coordinator and Quality Assurance/Quality Control (QA/QC) reviewer for the design of roadway improvements along SR-817/ University Drive, from SW 24th Street/Nova Drive to Eastbound SR-84. The project involves pavement widening to accommodate a proposed auxiliary lane from NW 23rd Street, connecting to the westbound I-595 ramp, and the relocation of existing drainage structures, overhead signs, a mast arm, and utility poles. Additionally, the project includes the reconfiguration of the bus stop bay at the northeast corner of SW 24th Street/Nova Drive and University Drive, as well as the reconfiguration of right-turn lanes for the Royal Grand community, PNC Bank, and SW 24th Street/Nova Drive. Dr. Abia's responsibilities include Utility Coordination and QA/QC reviews to ensure all design aspects meet required standards. *Location: Broward County, FL. Dates:2022-Ongoing. Contract Amount: $1.7M.*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. QA/QC Reviewer and Utility Coordinator for the SR-7/US-441 Transit Corridor Improvements Project, developed under two separate tasks to enhance pedestrian safety, multimodal connectivity, and corridor infrastructure. Responsibilities included design computation reviews, utility conflict resolution, and coordination with agency stakeholders to ensure compliance and constructability.

- **Task 1:** Involved intersection lighting retrofits, ADA-compliant sidewalk upgrades, and pedestrian safety enhancements from the Broward/ Miami-Dade County Line to north of Sample Road. Work included improvements at intersections such as Pembroke Road, Davie Boulevard, and NW 24th to NW 44th Streets, as well as bike lane upgrades from Southgate Boulevard to Cypress Creek Canal Bridge. *Location: Broward County, FL. Dates: 2018–2021. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Roberto Moreno

Building Inspections, Plans Review and Permitting

44 Years of Experience

Years with HBC
<1 year

Education
Colegio San Jose High School (1976)

Licenses & Certifications
EC# 0000838 Exp. 08/31/2026

BN# 7675 Exp. 11/30/2027

PX# 4248 Exp. 11/30/2027

BU# 2314 Exp. 11/30/2027

CFM# US-25-13813 Exp. 01/31/2028

Polk County Master Plumbing License #91-40922 (2027)

FEMA Certifications:
- IS-100
- IS-200
- IS-700
- IS-800

Expertise
Electrical inspections, electrical plans review, code compliance, permitting coordination, inspection management, contractor liaison, field troubleshooting and installation, and building systems maintenance and automation.

***Prior to HBC**

Roberto has extensive experience as an Electrical Inspector specializing in performing municipal inspections and electrical plans review for commercial and residential projects to ensure compliance with the Florida Building Code (FBC) and the National Electrical Code (NEC). He has served with the Cities of Fort Lauderdale, Doral, Opa-locka, and Miami. He has previously managed building department operations at Universal Engineering Sciences, drawing on experience as a licensed electrical contractor, and in facilities engineering with Baptist Health South Florida. Roberto is proficient in Alternative Plans Review and Inspections as a Private Provider, pursuant to Florida Statute 553.791. He also has significant experience coordinating with building officials to expedite reviews and site inspections. His licenses and certifications include EC 0000838, BN 7675, PX 4248, BU 2314, and Federal Emergency Management Agency (FEMA) Independent Study (IS) 100, 200, 700, and 800. Roberto is committed to ensuring safe, code-compliant installations and efficient project deliveries.

***Town of Melbourne Beach, Building Official.** Building Official for administering and enforcing compliance with state, county, and municipal construction codes across residential, commercial, and public infrastructure projects. Responsibilities included reviewing architectural, structural, electrical, mechanical, and plumbing plans for adherence to the Florida Building Code, overseeing permit issuance and inspection activities, and ensuring code enforcement procedures were applied consistently throughout all stages of construction. The role encompassed coordinating with engineers, contractors, and developers to interpret complex building standards, issue Certificates of Occupancy, and verify compliance with life safety, accessibility, and energy efficiency requirements. The Building Official also maintained official records, supervised plan review and inspection personnel, and provided technical guidance to ensure public safety, regulatory consistency, and efficient service delivery within the jurisdiction. *Location: Melbourne Beach, FL. Dates: 05/2025-10/2025.*

***City of Miami (Consultant).** Electrical Inspector responsible for performing daily field inspections and electrical plan reviews for the City of Miami as a consultant with PMM Engineering Consulting, verifying compliance with the Florida Building Code (FBC), the National Electrical Code (NEC), and City of Miami ordinances across commercial, residential, and tenant improvement permits. The scope of Roberto's work included rough-in, servicing equipment, feeders, grounding and bonding, emergency and standby power systems, lighting controls and energy compliance, low voltage communications, and site electrical infrastructure. His responsibilities included issuing correction notices, documenting deficiencies, and confirming permit scope. *Location: Miami, FL. Dates: 10/2024-05/2025.*

Eugene “Gene” Hunter, IMSA I

Construction Administrator



35 Years of Experience

Gene is an experienced Project Administrator specializing in Construction Engineering and Inspection (CEI) for Florida Department of Transportation (FDOT) and Florida municipalities, with expertise in roadway and bridge construction, MOT, stormwater drainage, earthwork, Milling and Resurfacing (M&R), Signing and Pavement Marking (S&PM), signalization, and lighting. He ensures contract compliance, documentation management, and regulatory adherence, overseeing daily reports, change orders, field inspections, pay item tracking, and contractor negotiations. Gene has managed Local Agency Program (LAP) projects, coordinated Maintenance of Traffic (MOT) setups, SWPPP monitoring, and RFIs, and facilitated subcontractor coordination, project submittals, and bi-weekly meetings. His strong organizational and leadership skills make him a valuable asset in delivering high-quality infrastructure projects on time and within budget.

***Florida Department of Transportation (FDOT) District 4, Project Administration Video Monitoring Systems for FDOT Intelligent Transportation System (ITS) Traffic Operations at I-75/I-595.** Assistant Project Administratorwith all aspects of construction on this $14.45 million project. His responsibilities included field, contract, and client support, ensuring project documentation was properly maintained and compliant with FDOT standards. *Location: Fort Lauderdale, FL. Dates: 2007-2008. Contract Amount: $14.45M. Reference: Roy Schofield, (954) 914-5647.*

***Florida Department of Transportation (FDOT) District 4, Glades Rd/El Rio Canal Project.** Project Administrator for all phases of construction and administration, including bridge demolition and widening, curb and gutter, concrete sidewalk resurfacing, earthwork, signalization, canal restoration, and landscaping. *Location: West Palm Beach, FL. Dates: 2004-2006. Contract Amount: $11M. Reference: William Francis PE, (561) 578-9346.*

***Florida Department of Transportation (FDOT) District 4, I-95 and Atlantic Blvd Ramp Improvements.** Assistant Project Administrator/ Senior Inspector for overseeing construction activities and reporting. His duties included managing ramp reconstruction, drainage, resurfacing, signalization, lighting, and landscaping. Gene ensured that all project documentation was accurate and up to date, maintained compliance with contract specifications, and coordinated between contractors and stakeholders *Location: Pompano Beach, FL. Reference: Roy Schofield, (954) 914-5647.*

Years with HBC
2 year

Education
Miramar High School
Diploma (06/04/1985)

Registration(s)
TIN No. H53620167

Licenses & Certifications
FDOT CTQP:

- Asphalt Paving Levels 1 and 2
- Final Estimates 1
- Quality Control Manager
- Auger Cast Piling

ACI

FDOT Advanced MOT

Stormwater Management Inspector #25258

Troxler Nuclear Safety

FHWA/FDOT Tech-Transfer Training

OSHA 10-Hour

IMSA Roadway Lighting Technician Level I

IMSA Traffic Signal Technician Level I

IMSA Work Zone Equivalent

***Prior to HBC**

Claudia Rodriguez, PE, IMSA I

Construction Administration



9 Years of Experience

Claudia is a seasoned Construction Project Manager with deep expertise in Construction Engineering and Inspection (CEI) and compliance monitoring on state and federally funded roadway and Intelligent Transportation System (ITS) projects. She has extensive experience in roadway project activities, such as milling and resurfacing, utility relocations, and sidewalk, drainage, signalization, lighting, and landscaping improvements. Claudia is experienced in overseeing all phases from preconstruction, plans review, construction, installation, and testing to final acceptance. Claudia ensures strict adherence to NEC Codes, CPAM, MUTCD, and FDOT standards, and any applicable local standards and specifications. She also manages daily reports, reviews scope changes, resolves Requests for Information (RFIs), assists the drafting of Requests for Proposals (RFPs), and oversees change orders, schedule updates, and payment applications, enhancing her capacity to produce accurate engineering estimates and maintain project compliance. With a strong track record overseeing ITS installations, including Closed-Circuit Television (CCTV) cameras and Dynamic Message Signs (DMS) across Florida's major highways, Claudia is highly skilled in contract negotiations, monthly estimates, and compliance reviews, ensuring each project meets technical and regulatory standards.

Palm Beach County (PBC), Cherry Rd from Military Trail to Quail Dr - Roadway, Sidewalk, & Pedestrian Lighting Improvements LAP Project. This LAP project involves the construction of an 8' sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Drive. Additionally, a 6' sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses Bridge No. 934229. The scope of the project also includes milling and resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway. *Location: Palm Beach County, FL. Dates: 03/2025-Ongoing. Contract No.:* 2021025. *Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Florida's Turnpike Enterprise (FTE), System-Wide Queue Warning on SR-91 and SR-429. Claudia is serving the role of CSS/Assistant Project Administrator/Senior ITS Inspector for this project, which involves performing CEI services, including ITS inspections and ensuring the project is constructed in accordance with FDOT's guidelines, plans, and specifications. *Locations: Broward, Palm Beach, Sumter, Orange, and Osceola Counties, FL. Dates: 2023-Ongoing. FM Nos.: 449253-3-52-01 & 449253-3-52-02. Contract No.: E8U32. Construction Cost: $10.6M. Reference: Adam Massimo, (484) 883-1315, adam.massimo@dot.state.fl.us.*

Years with HBC
3 years

Education
Electrical Engineering
CUJAE, Polytechnical University of Havana
(07/14/2016)

Registration(s)
PE (FL) No. 98867
(05/14/2024)

TIN No. R36210493

Licenses & Certifications

FDOT CTQPs:

- Final Estimates Levels 1 and 2
- FDOT Advanced MOT
- Earthwork Construction Inspection Level 1

IMSA Traffic Signal I

IMSA/FOA Certified Fiber Optic Technician

ITS CEI Microwave Vehicle Detection System CBT

ITS CEI Road Weather Information System CBT

ITS CEI Closed-Circuit Television CBT

ITS CEI Dynamic Message Signs CBT

ITS CEI Managed Field

Rodolfo Caceres, PE, IMSA I

Construction Administration | Contract Support Specialist/ Resident Compliance Specialist



21 Years of Experience

Years with HBC
5 years

Education
Bachelor of Science in Civil Engineering, Pontificia Universidad Javeriana (2004)

Registration(s)
PE (FL) No. 72356 (01/29/2011)

TIN No. C26272179

Licenses & Certifications
FDOT CTQPs:

- Asphalt Pavement Levels 1 and 2
- Final Estimates Levels 1 and 2
- QC Manager

FDOT Concrete Field Inspector Specification

IMSA Traffic Signal Technician I

FDOT Advanced MOT No. 603574

FEMA - IS-00100.b

ITS Facility Management System - Deliverable Testing Training

Rodolfo is a highly skilled Construction Engineering and Inspection (CEI) Project Administrator with a strong Contract Support Specialist background, ensuring compliance with contract specifications and facilitating effective coordination between contractors, project personnel, and agencies. He specializes in tracking and negotiating pay items, processing monthly progress reports, and leading construction progress meetings to maintain project efficiency. His technical expertise spans Intelligent Transportation Systems (ITS), roadway design, and infrastructure improvements, backed by a civil engineering foundation. Rodolfo has successfully managed high-profile CEI projects for FDOT, Florida's Turnpike Enterprise (FTE), and Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), demonstrating his ability to streamline project execution, enforce regulatory compliance, and deliver quality infrastructure solutions on time and within budget.

Broward County, Continuing Professional Services for Construction Engineering and Inspection (CEI) and Design Services for Roadway and Traffic Projects. This project includes CEI services for miscellaneous maintenance projects, such as bridge rehabilitation, roadway improvements, ADA improvements, stormwater drainage, cleaning, tree removal, and signing and pavement marking improvements. *Location: Broward County, FL. Dates: 2023-Ongoing. Reference: Adriana Toro, (954) 826-9127, atoro@broward.org*

Florida Department of Transportation (FDOT) District 4, CEI Contract for Various Locations along Boynton Beach Boulevard. CSS/ Assistant Project Administrator for this contract. He manages all project documentation, including photo documentation, quantity reviews, PrC, and MAC. The scope of work under this contract includes multiple improvements such as Maintenance of Traffic (MOT) using standard, special, and traffic control officers; erosion control measures like sediment barriers and inlet protection; concrete removal and installation of gravity walls, curbs, gutters, sidewalks, and driveways; asphalt work including milling, base installation, Superpave, and friction course application; lighting upgrades involving luminaires; pavement markings for detectable surfaces, painted surfaces, and bike lanes; signalization involving signal cables, aluminum poles, signal auxiliaries, vehicular and pedestrian signal detection, loop detectors, and loop assemblies; signing work including single-post, raised, painted, and thermoplastic markings, along with "sharrow" and bike lane markings; traffic monitoring involving sensors, loops, and cabinets; and utility adjustments for manholes, valve meter boxes, conduit, and pull/splice boxes. *Location: Boynton Beach, FL. Dates: 5/2024–Ongoing. HBC Fee: $7.1M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us. FM No.: 444079-1-52-01 (T4651). FA# D423036B (CAQ66).*

John Snyder III

Construction Administration



33 Years of Experience

Years with HBC
1 year

Education
High School Diploma (09/10/1992)

Registration(s)
TIN No. S53646374

Licenses & Certifications
FDOT Advanced MOT
Asphalt Paving Level 1
Asphalt Paving Level 1
Asphalt Paving Level 2
Asphalt Paving Level 2
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Drilled Shaft Inspection
Earthwork Construction Inspection Level 1
Earthwork Construction Inspection Level 2
Final Estimates Level 1
Final Estimates Level 1
Final Estimates Level 2
Pile Driving Inspection
QC Manager
Microsoft Office Suite
ACI Certification
OSHA 10-Hour

***Prior to HBC**

John Snyder brings extensive experience in all phases of both large and small construction projects, from the initial pursuit to final acceptance. His expertise lies in strategic project planning, understanding Florida Department of Transportation (FDOT) processes, and managing contractor processes. He excels in problem-solving, conflict resolution, and time management, particularly when dealing with utility conflicts and plan errors. John holds certifications in all aspects of construction in the State of Florida, including asphalt, earthwork, bridges, concrete, Maintenance of Traffic (MOT), Intelligent Transportation System (ITS), signalization, landscaping, Quality Control (QC) Manager, Project Manager, and Occupational Safety and Health Administration (OSHA).

***Project Administrator (PA)/Radiation Safety Officer (RSO).** Project Administrator and a key contributor to the pursuit team that won the above mentioned FDOT projects for Colliers. John played a pivotal role in building the newly established team in FDOT District 5. He set up the internal procedures, managed project scope, set quality and performance standards, and assessed risk. He also established an inventory list of essential materials, devices, testing equipment and vehicles, and set up accounts with vendors. He co-developed a job site safety plan and became the Site Safety Leader. He also served as the Resident Safety Officer in charge of the Nuclear Radiation Safety program.

- FDOT D5 Brevard County T5800 Intersection Milling & Resurfacing Drainage approx. *$3M*
- FDOT D5 Brevard County T5797 Milling & Resurfacing Drainage Improvements approx. *$5M*
- FDOT D5 Brevard County E50F5 Milling & Resurfacing Drainage Improvements approx. *$4M*
- FDOT D5 Brevard County T5805 Milling & Resurfacing approx. *$7M*
- He oversaw the risk management throughout the project, identifying, evaluating, and mitigating risks that could delay and have a costly impact on the project's outcome.
- He worked with local agencies to identify and address utility conflicts and proposed solutions for powerline violations of the OSHA buffer space.
- During his plan review, John identified a major error in the TTCP phasing for a newly installed Midblock crossing, resulting in additional compensation for the contractor, maintaining the original contract schedule and improved safety for the public.
- He maintained regular contact with the stakeholders, providing day-to-day updates on project status and changes. He also attended monthly District 5 Issues meeting, where he was able to contribute by addressing a major plan error involving an undocumented driveway in direct conflict with FDOT's access management plans.

Location: Maitland, FL. Dates: 9/2023–4/2021.

Scott Smith

Senior Inspector



28 Years of Experience

Scott is a seasoned Construction Engineering and Inspection (CEI) Senior Bridge Inspector with extensive experience working with the Florida Department of Transportation (FDOT). His expertise spans the inspection of design-build roadway construction, milling and resurfacing, drainage improvements, signalization, utility conflicts and relocations, vertical construction, and Maintenance of Traffic (MOT). Scott has served as the Senior Inspector in primary control of CC2 construction projects, where he supervised multiple inspectors and was directly responsible for all inspection requirements related to construction operations.

Florida Department of Transportation (FDOT) District 4, Blue Heron Boulevard Bridge Rehabilitation. The improvements under this contract consist of, but are not limited to, MOT, floating turbidity barrier, bridge superstructure (partial deck replacement, spall restoration, crack injection, reinforcing steel, expansion joint, concrete removal), bridge substructure (bearing replacement), reef establishment, milling and resurfacing, concrete (traffic separator, median barrier), and pavement markings (removable tape, permanent tape, painted, thermoplastic, raised) along State Road A1A (Blue Heron Boulevard) at Bridge No. 930269 over the lntracoastal Waterway for 0.374 miles in the City of Riviera Beach, Palm Beach County. *Location: Riviera Beach, FL. Dates: 03/2023–11/2023. FM No. 445769-1-52-01. Reference: Bodler Barthelemy, PE, (561) 370-1127.*

***Florida Department of Transportation (FDOT) District 4, Sheridan Street Bascule Bridge Rehabilitation.** The project improvements included the rehabilitation of the Sheridan Street Bascule Bridge's major mechanical and electrical components, most notably, replacing hydraulic power units, refurbishing existing hydraulic cylinders, and replacing submarine conduit system. *Location: Broward County, FL. Dates: 5/2021–3/2023. FM No.: 441652-1-52-01. Construction Cost: $3/2018-1/2022. Reference: Tyler Furrey, EI, (954) 892-2362.*

***Florida Department of Transportation (FDOT) District 4, CEI Construction Services for Southern Boulevard Bridge Replacement.** This project includes replacing the existing bascule (draw) bridge and tide relief bridge over the lntracoastal Waterway (ICWW) and Lake Worth Lagoon between the Town of Palm Beach and the City of West Palm Beach. A temporary bridge was built north of the existing bridge to maintain traffic, while the replacement bascule bridge was under construction. New decorative lighting, pedestrian features, traffic signals, signage, and drainage were also included. Scott was responsible for verification, inspection, testing, and sampling of MSE walls, drilled shafts, pile driving, earthwork, concrete deck, traffic railing, and MOT. *Location: Palm Beach County, FL. FM No.: 419013-1-52-01. Reference: Geoffrey Parker, PE, (954) 325-6880.*

Years with HBC
3 years

Education
High School Diploma, Red Oak Community Senior High School, Iowa, (05/14/1982)

Registration(s)
TIN No. S53078564

Licenses & Certifications
Asphalt Levels 1 & 2

Earthwork Levels 1 & 2

Concrete Level 1

Concrete Level 2 (Scheduled)

Pile Driving

Drilled Shafts

Grouting Level 1 (Scheduled)

Post-Tensioning Level 2 (Scheduled)

ACI Concrete Field-Testing Technician – Grade 1, FDOT Concrete Field Specification

Hazmat/Nuclear Gauge Safety

FDOT Critical Structures Construction

FDOT Advanced MOT

Jeffrey Behari, IMSA I

Senior Inspector



8 Years of Experience

Years with HBC
2 years

Education
Hollywood Hills High School Diploma (08/16/1995)

Registration(s)
TIN No. B60042176

Licenses & Certifications
FDOT CTQP:

Asphalt Paving Levels I & II

Earthwork Construction Inspector Levels I & II

Concrete Field Technician - Level 1 – Expired 4/2023 – Currently Under Recertification

FDOT Advanced MOT Certificate #611780

FDOT Temporary Traffic Control (TTC): Intermediate Certificate #608686

Portable Nuclear Gauge Safety & Hazmat #10818-163-483-4149

OSHA 10-Hour Construction Safety and Health #26-007392874

MSE (Mechanically Stabilized Earth) Wall Inspector CBT

Final Estimate Level 1 Course CBT

Jeffrey has significant experience working in the Construction Engineering and Inspection (CEI) Industry as a quality control and verification field CEI Senior Inspector. Jeffrey's private sector experience includes 5 years in the Quality Assurance/Quality Control (QA/QC) and Visual Testing (VT) field of asphalt, where he performed asphalt coring and soil testing and sampling. Jeffrey also has a deep understanding of Milling and Resurfacing (M&R) and road rehabilitation and maintenance techniques. His proficiency also extends to a range of other construction activities, including concrete coring, testing, and sampling, earthwork, Maintenance of Traffic (MOT), clearing and grubbing, sediment barrier installation, drainage system implementation, regular excavation, guardrail installation, lighting, signalization, sound wall construction, and the application of Signing and Pavement Marking (S&PM). Jeffrey also spent 4 years working within FDOT District 5. He also performed inspections for the Greater Orlando Aviation Authority (GOAA).

Palm Beach County (PBC), Seminole Blvd Multi-Use Trail and Pedestrian Lighting from Oswego Ave to Okeechobee Blvd LAP Project. Construction Engineering and Inspection (CEI) Senior Inspector for the upgrade of the lighting aesthetics with designer poles, widening of the concrete sidewalks on the east and west sides of the corridor from 6' to 12' to accommodate pedestrians and cyclists alike, upgrades to the drainage system including the addition of 30" and 18" French drains and supplemental manhole structures, Milling and Resurfacing (M&R) throughout the project limits, implementation of steel guide rails and full-width detectable surfaces to meet ADA requirements, and lighting improvements. *Location: West Palm Beach, FL. Dates: 9/2024-Ongoing. Contract Amount: $1.8M. Reference: Zachary King, (561)684-4178, zking@pbcgov.org.*

Palm Beach County (PBC), CEI Services for the SR-7/US-441 and Weisman Way Intersection Improvements. Construction Engineering and Inspection (CEI) Senior Inspector responsible for overseeing construction activities on the SR-7/US-441 and Weisman Way Intersection Improvements project. Jeffrey's responsibilities included ensuring quality control and compliance with project specifications across all phases of construction. *Location: West Palm Beach, FL. Dates: 2022. HBC Fee: $33K. Reference: Zachary King, (561) 684-4178. Contract No.: 20212051-CSA.*

Palm Beach County (PBC), Westgate Ave from Wabasso Dr to Congress Ave. Construction Engineering and Inspection (CEI) Senior Roadway Inspector for this project, which involves the lane repurposing of Westgate Avenue from Wabasso Drive to Congress Avenue. This initiative aims to transform the current 5-lane configuration into 3 lanes to enhance safety and accessibility for all road users. *Location: Palm Beach County, FL. Dates: 3/2024-Ongoing.*

Luis Membreno, IMSA I

Senior Inspector



17 Years of Experience

Years with HBC
2 year

Education
Plant Health and Agroecology, National Agrarian University (10/31/2015)

Quality Management, National Agrarian University (05/16/2015)

Project Service Management, Egyptian International Centre for Agriculture (06/15/2013)

Seed Science and Technology, Federal University of Pelotas (11/23/2012)

Agronomist Bachelor of Science in Agriculture Engineering, National Autonumous University of Nicaragua (01/29/2008)

Registration(s)
TIN No. M51652583

Licenses & Certifications
IMSA Level I

FDOT CTQP:

- Earthwork Levels 1 and 2
- Asphalt Levels 1 and 2
- Concrete Field Technician

Luis has significant experience working in the Construction Engineering and Inspection (CEI) Industry as a quality control and verification field CEI Senior Inspector. This experience has allowed him the ability to handle diverse construction operations, including asphalt coring, soil testing, and sampling. Luis also has a deep understanding of milling & resurfacing, road rehabilitation, and maintenance techniques. His proficiency also extends to a range of other construction activities, including preparing daily work reports utilizing PrC; compiling VT Asphalt Reports; analyzing IV Cores data for quality control purposes; concrete coring, testing, and sampling; earthwork; verifying contractor-installed quantities; and Maintenance of Traffic (MOT). He is also well-versed in the oversight of multiple facets of construction projects, such as ITS components, directional drilling, and electrical infrastructure. Luis is intimately familiar with handling project closeout documentation, including comprehensive punch lists, which underscores his organizational skills and meticulous approach.

Palm Beach County (PBC), PBC LAP Project # 2021025 - Cherry Road Military Trail to Quail Drive - Roadway, Sidewalk, & Pedestrian Lighting Improvements Project. The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. *Location: Palm Beach County, FL. Dates: 03/2025 - Ongoing. Contract No.:* 2021025. *Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Palm Beach County (PBC), Construction Engineering and Inspection (CEI) Annual Services Contract, Task Work Order 5: Donald Ross Rd Bascule Bridge Project. Senior Inspector for inspection, and materials sampling and testing for the replacement of hydraulic, electrical, and mechanical equipment for the existing Donald Ross bascule bridge structure. He is performing all the services necessary to properly coordinate the activities of all parties involved in completing the project, which includes maintaining complete and accurate records of all activities and events relating to the Project. *Location: Palm Beach County, FL. Dates: 12/2023–07/2024. PBC Project No.: 2018510. Contract No. 2021052. Task Work Order No. 5. Reference: Bruno Torres, MBA, CGC, (954)-294-8582, btorres@mehtaeng.com.*

Francisco Rodriguez, IMSA I

Inspector



27 Years of Experience

Years with HBC
2 years

Education
B.S. in Civil Engineering, Universidad de Camaguey (07/18/1995)

Registration(s)
TIN No. R36224066

Licenses & Certifications

FDOT Advanced MOT
FDOT CTQP:

- Drilled Shaft
- ITS CEI Microwave Vehicle Detection System CBT
- ITS CEI Road Weather Information System CBT
- ITS CEI Closed-Circuit Television CBT
- ITS CEI Dynamic Message Signs CBT
- ITS CEI Managed Field Ethernet Switch CBT
- Final Estimates Level 1 CBT

***Prior to HBC**

Francisco is a highly experienced Construction Engineering and Inspection (CEI) Inspector with a background as a Construction Superintendent. Since 2014, he has worked on many Florida Department of Transportation (FDOT), Broward County, and Palm Beach County projects. He has demonstrated extensive experience providing verification of completed roadway work in accordance with contract documents, plans, and applicable national standards, including the Manual on Uniform Traffic Control Devices (MUTCD)and National Fire Protection Association (NFPA) 70 and 780, as well as FDOT and Broward County standard plans and specifications. He was responsible for more than 400 drilled shaft operations, installation of building structures, underground infrastructure, electrical infrastructure, Closed-Circuit Television (CCTV) camera pole installation, and overhead structures installation. He specializes in Intelligent Transportation System (ITS) infrastructure and the installation of toll gantries on both the mainlines and the ramps. He also has a vast understanding of low voltage and high voltage electricity, all safety requirements, and civil engineering to oversee the complexities of any project.

***Broward County, CEI Services for Intelligent Transportation Systems (ITS) Annual Services Contract - Wiles Rd between SR-7 and I-95.** Francisco was the Construction Engineering and Inspection (CEI) Senior Inspector on the Wiles Road between SR-7 and I-95 project under this ITS contract, and played a crucial role in ensuring the successful completion of this project. His responsibilities included overseeing and inspecting all construction activities to ensure compliance with project plans, specifications, and regulations. Francisco was tasked with conducting regular site visits, reviewing quality control procedures, monitoring the progress of construction work, and producing daily reports with photo documentation. Additionally, Francisco was responsible for coordinating with contractors, engineers, and other project stakeholders to address any issues that arose during the construction process.

***Broward County, CEI Services for Intelligent Transportation Systems (ITS) Annual Services Contract – Coconut Creek Pkwy between SR-7 and I-95.** Francisco was the Construction Engineering and Inspection (CEI) Senior Inspector on this Coconut Creek Parkway between SR-7 and I-95 project, and played a crucial role in ensuring the successful completion of this project. His responsibilities included overseeing and inspecting all construction activities, such as milling and resurfacing, ITS components, ADA compliance, sidewalks, traffic signal, pedestrian improvements, and Maintenance of Traffic (MOT), to ensure compliance with project plans, specifications, and regulations. Additionally, Francisco was tasked with conducting regular site visits, reviewing quality control procedures, monitoring the progress of construction work, and producing daily reports with photo documentation.

Omar Sosa

Inspector



2 Years of Experience

Years with HBC
2 years

Education
A.S. in Civil Engineering, Broward College (2024)

Registration
TIN No. S22165603

Licenses & Certifications
FDOT CTQPs:

- Earthwork Construction Inspection Level 1
- FDOT Concrete Field Technician Level 1
- Hazmat/Nuclear Gauge Safety Certification
- Asphalt Paving Level 1 (In Progress)

Nuclear Hazmat / Troxler Certification

Advanced MOT Certified

ACI Level 1

Microsoft Office

Knowledge of:

- PrC
- MAC
- PSSP
- LCNS

Omar has made strides with significant experience working in the Construction Engineering and Inspection (CEI) Industry as a CEI Inspector. Omar has provided VT in the field of asphalt, where he aided in performing asphalt coring, soil testing, sampling, and has gained experience with milling & resurfacing, road rehabilitation and maintenance techniques. His proficiency also extends to a range of other construction activities, including concrete (coring, testing, and sampling), earthwork, Maintenance of Traffic (MOT), clearing and grubbing, sediment barrier installation, drainage systems implementation, regular excavation, guardrail installation, lighting, signalization, and the application of signing and pavement markings. Omar's premiere experience was on the FDOT District 4 Boynton Beach Project where the project was completed with a 6 month acceleration and won a Best in Construction MOT Award. During his time in the role, Omar gained experience maintaining logbooks, testing, and sampling concrete. His professionalism and dedication have enabled him to rapidly grasp essential programs, such as PrC & MAC, and gain an intimate understanding of FDOT Standards and Specifications and Maintenance of Traffic (MOT).

Florida Department of Transportation (FDOT) District 4, CEI Services for Complete Streets Improvements along Boynton Beach Blvd between NW 3rd St and US-1/Federal Hwy. Omar served the role of CEI Inspector Aide on this FDOT D4 Boynton Beach Boulevard project, overseeing the improvements under this contract. Omar's responsibilities included daily inspections, photo documentation, participating in weekly progress meetings, checking MOT and SWPPP compliance, utilization of PRC, MAC, PSSP, and miscellaneous project RFI, CO, and SA information retrieval. *Location: Boynton Beach, FL. Dates: 10/2024–05/2025. FM No.: 444079-1-52-01. Contract No.: T4651. FA No.: D423036B (CAQ66). HBC Fee: $1.2M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us.*

Palm Beach County (PBC), PBC LAP Project # 2021025 - Cherry Road Military Trail to Quail Drive - Roadway, Sidewalk, & Pedestrian Lighting Improvements Project. The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway. *Location: Palm Beach County, FL. Dates: 03/2025 - Ongoing. Contract No.: 2021025. Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Woudeline Lucdor

Data Collection

Woudeline specializes in traffic data collection, transportation engineering, and environmental engineering, supporting projects that enhance mobility and infrastructure planning. She has contributed to data collection efforts for Florida Department of Transportation (FDOT) District 4 and Miami-Dade County (MDC), conducting traffic counts, turning movement studies, speed studies, and geometric data analysis for corridor and intersection evaluations. With a background in civil engineering, she has experience in structural analysis, geotechnical engineering, and wastewater treatment engineering. She holds a Certificate of Specialization in Water Resources and Environmental Engineering and is actively pursuing her Engineer Intern (EI) certification. Passionate about leveraging data-driven insights, Woudeline is dedicated to advancing innovative and sustainable transportation solutions.

7 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering, Florida International University (2018)

Licenses & Certifications
Certificate of Specialization in Water Resources and Environmental Engineering

Expertise
Traffic data collection, transportation engineering, environmental engineering, civil engineering design, geotechnical engineering, wastewater treatment engineering, structural analysis, water resources engineering, cost estimating, surveying, fluid mechanics, hydraulics, and sustainable building engineering.

***Prior to HBC**

Florida Department of Transportation (FDOT) D4, Districtwide Traffic Operations Data Collection Contract. Woudeline is assisting with data collection activities for this contract, in which HBC is conducting routine traffic data collection for FDOT District 4 on a Task Work Order (TWO) basis. This contract involves Turning Movement Counts (TMCs), volume and classification counts, pedestrian and bicycle data, spot speed data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Dates: Ongoing. Contract No.: CAU65. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 6, SR-25/US-27/Okeechobee Rd Traffic Analysis. Woudeline is assisting the data collection tasks for this project, which is focused on analyzing future traffic weaving conditions, due to the planned reconstruction of the SR-25/US-27/Okeechobee Road corridor. The traffic data collection includes Turning Movement Counts (TMCs), 24-hour traffic volumes, Origin-Destination (O-D) data, travel time and speed, and queuing data. *Location: Miami-Dade County, FL. Dates: 11/2024–Ongoing. Reference: Bao-Ying Wang, PE, (305) 470-5211, BaoYing.Wang@dot.state.fl.us. FM No.: 425144-4-32-01. Contract No.: CA933*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), Northeast Corridor Federal Transit Administration (FTA) Categorical Exclusion Data Collection. Woudeline assisted with the data collection efforts for this project, which involved evaluating the impacts of implementing 13.5 miles of new commuter rail service utilizing the existing Florida East Coast Railway (FEC) corridor. She was responsible for conducting traffic data collection activities over an initial four-month period, with supplemental intersections added later, for seventy-six (76) study intersections, including Turning Movement Counts (TMCs), two hundred ninety-two (292) 72-hour approach volume counts, traffic signal pre-emption, geometric data, field review of existing conditions, queuing data, and spot speed studies at thirty-six (36) locations. *Location: Miami-Dade County, FL. Dates: 2022–2023. Reference: Morteza Alian, (305) 507-3843, Morteza.Alian@parsons.com.*

Ethan Behre

Data Collection



7 Years of Experience

Ethan specializes in traffic data collection, utility coordination, and 3D visualization for transportation and infrastructure projects. His expertise includes Turning Movement Counts (TMCs), vehicle speed studies, Origin-Destination (O-D) data, and queue length assessments, as well as field reviews for sidewalks, landscaping, and pole-mounted signage. He has experience overseeing soft digging, boring, and utility marking to support fiber line installations and infrastructure improvements. Ethan is also skilled in 3D modeling, rendering, and graphical design, creating high-quality visuals for project presentations. He has contributed to key projects, such as the NW 17th Avenue Bridge PD&E Study, SR-112 Airport Expressway Master Plan, and multiple FDOT and Miami-Dade County initiatives. Certified in Advanced Maintenance of Traffic (MOT), Hazmat Safety, Concrete Field Testing, and as an FAA Part 107 UAS Drone Pilot, Ethan integrates technical expertise and visualization skills to enhance transportation planning, project documentation, and infrastructure development.

Miami-Dade County (MDC), Northeast Corridor Federal Transit Administration (FTA) Categorical Exclusion Data Collection. Ethan assisted with data collection tasks for this project, which involved evaluating the impacts of implementing 13.5 miles of new commuter rail service utilizing the existing Florida East Coast (FEC) Railway corridor. He performed tasks necessary for preparing traffic data collection and performing safety analysis over an initial 4-month period, with supplemental intersections added later, for 76 study intersections, including Turning Movement Counts (TMCs), 292 72-hour approach volume counts, traffic signal pre-emption, geometric data, field review of existing conditions, queuing data, spot speed studies at 36 locations, and safety analysis for 52 state road intersections. *Location: Miami-Dade County, FL. Date: 09/2022-03/2023. Reference: Odalys Delgado, (305) 507-5583, Odalys.Delgado@parsons.com*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NW 17th Ave Bridge over the Miami River Data Collection. Ethan is performing data collection tasks for this project. He is responsible for preparing traffic data collection, as part of a Project Development and Environment (PD&E) Study for the rehabilitation of the NW 17th Avenue Bridge over the Miami River. The data collection includes Turning Movement Counts (TMCs), 72-hour classification volume counts, 24-hour videos, peak hour drone videos at the closure of the bridge, pedestrian and bicycle data, Origin-Destination (O-D) data, spot speed data, and queueing data at various locations. *Location: Miami, FL. Dates: 2023–Ongoing. Reference: Enrique Crooks, PE, (305) 265-5400, rcrooks@eacconsult.com*

Years with HBC
4 years

Education
B.S. in Information Technology, Florida International University (12/01/2018)

Registration(s)
TIN No. B60020192

Licenses & Certifications
FDOT CTQP:

- Concrete Field Tech. I
- Advanced MOT/TTC
- Hazmat Certification
- Nuclear Gauge Safety Certification
- Earthwork Construction Inspection I

Google IT Support Professional Certificate, 2021

Sketchup

Twinmotion

Unreal Engine

UAS Remote Pilot

(Certificate #4621915)

Expertise

Traffic data collection, 3D modeling and rendering,

Gabriel A. Evilla Cano, MS

Data Collection



3 Years of Experience

Gabriel has a Bachelor of Science in Civil Engineering and a Master of Science in Transportation Engineering. His interest and education have focused on traffic operations, sustainable mobility, efficient infrastructures, and an applied use of different traffic analysis programs. His academic background also encompasses transportation system planning and road safety. Gabriel focuses on contributing to innovative solutions that enhance communities and prioritize continuous learning and professional growth within the field of Transportation Engineering. Gabriel is currently working for HBC Engineering Company as a Transportation Engineering Technician for various project opportunities, where he is applying his knowledge and skills.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Data Collection. Gabriel is assisting with data collection activities for this contract, in which HBC is conducting routine traffic data collection activities for FDOT District 4 on a Task Work Order (TWO) basis. The project tasks include collecting Turning Movement Counts (TMCs), spot speed and speed profile data, volume and classification counts, pedestrian and bicycle data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Date: Ongoing. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us. FM No.: 230026-6-32-01. Contract No.: CAU65.*

Florida Department of Transportation (FDOT) District 6, SR-25/US-27/ Okeechobee Rd Traffic Analysis. This project focuses on analyzing future traffic weaving conditions, due to the planned reconstruction of the SR-25/US-27/Okeechobee Road corridor. This task involves collecting 24-hour volume and classification counts, Turning Movement Counts (TMCs), Origin-Destination (O-D), travel time and speed data, and queuing data at 13 locations along SR-25/US-27/Okeechobee Road between the SR-826/Palmetto Expressway interchange and its intersection at NW 87th Avenue. *Location: Miami-Dade County, FL. Dates: 11/2024–Ongoing. Reference: Bao-Ying Wang, PE, (305) 470-5211, BaoYing.Wang@dot.state.fl.us, FM No.: 425144-4-32-01. Contract No.: CA933*

Florida Department of Transportation (FDOT) District 6, SR-9/NW 27th Ave Traffic Analysis from NW 7th St to NW 36th St. This project included the evaluation of the impacts of omitting permissive left-turn phases at 8 signalized intersections along the project corridor, which includes a drawbridge over the Miami River. Gabriel's responsibilities include performing data collection, including Turning Movement Counts (TMCs), travel time and speed data, queuing data, signal timing data, and drone operations to collect aerial footage of bridge operations, vehicle movements and conflicts, and queuing data for calibration of VISSIM microsimulation models. Gabriel also assisted with future traffic volume forecasting using historical volume data and the Southeast Regional Planning Model (SERPM). *Location: Miami, FL. Dates: 5/2024-Ongoing. Reference: Ramon Sierra, (305) 470-5336, Ramon.Sierra@dot.state.fl.us. FM No.: 451124-1-32-01, 451124-2-32-01, Contract No.: CAS47*

Years with HBC
2 years

Education
M.S. in Transportation Engineering, Florida International University (12/13/2023)

B.S. in Civil Engineering, Universidad del Norte, ABET Accredited (03/05/2021)

Licenses & Certifications
UAS Remote Pilot (Certificate #4961095)

OpenRoads

Synchro

CORSIM

Vissim

CAD

ArcGis

HCS7

Microsoft Excel

Honors and Awards
2022 Latin American and Caribbean Graduate Fellowship Recipient

Expertise
Traffic operations, sustainable mobility, transportation system

Julia Beliz, EI

GIS



3 Years of Experience

Years with HBC
3 years

Education
B.S. in Environmental Engineering, University of Miami (12/16/2022)

Registration(s)
EI (FL) No. 1100026797 (06/21/2023)

Licenses & Certifications
AutoCAD

ArcGIS Pro

Expertise
GIS analysis, environmental engineering, water and wastewater infrastructure, permitting, drainage systems, transportation infrastructure, sediment control, utility coordination, site assessment, stormwater management, and infrastructure planning.

***Prior to HBC**

Julia has extensive experience in Geographic Information System (GIS), Python programming, and permitting for infrastructure projects, with a focus on treatment plants and pump stations. At HBC, she leads sediment loss modeling for the Carraízo Sediment Control Project, and has contributed to the design and permitting of the Camuy-Hatillo Wastewater Treatment Plant (WWTP), mapping force mains and protecting habitats. She has also supported the City of Riviera Beach Water Treatment Plant through site assessments and technical memorandums. Additionally, Julia's work with Miami-Dade County Water and Sewer Department (MDC-WASD) and Puerto Rico Aqueduct and Sewer Authority (PRASA) involved GIS-based capacity assessments and planning for future growth in water systems. Her expertise extends to drainage, transportation, and wastewater collection systems, as well as utility coordination. Currently, Julia is developing a GIS model for soil loss in the Lake Loiza watershed of Puerto Rico, further solidifying her key role in infrastructure development.

Miami-Dade County Water and Sewer Department (MDC-WASD), In-House GIS Specialist. In-House GIS Specialist responsible for managing and maintaining spatial data in support of over 200 active Capital Improvement Plan (CIP) projects at MDC-WASD. Embedded within MDC-WASD's Planning, Regulatory Compliance, and Capital Improvements Division, her responsibilities include digitizing and querying project data, integrating infrastructure information with political and jurisdictional boundaries, and producing monthly district-specific work plans and data-rich maps to support Commission-level decisions and public transparency.

- MDC-WASD- Embedded GIS Specialist for CIP Planning: Provides full-time, on-site support within MDC-WASD's Planning, Regulatory Compliance, and Capital Improvements Division, managing GIS integration for over 200 active CIP projects; develops monthly Commission District work plans, project maps, and decision-support visuals to guide capital planning and transparency.
- MDC-WASD- Interagency Coordination and Conflict Resolution: Identifies and maps conflicts between MDC-WASD capital projects and external agency work (FDOT, DTPW, municipalities); supports development of Joint Participation Agreements (JPAs) and facilitates project sequencing strategies to reduce costs and scheduling risks.
- MDC-WASD- Connect2Protect Septic-to-Sewer Initiative: Supports planning by visualizing municipal boundaries, locating underserved parcels, and contributing geospatial inputs to advance sewer service expansion. MDC-WASD- Enterprise Integration and Modeling Support: Translates Civil 3D data into GIS products, aligns as-built and utility data with enterprise systems, and supports infrastructure modeling inputs and validation tasks.

Location: Miami-Dade County, FL. Dates: Ongoing. Reference: Alessandra Monetti , Alessandra.Monetti@miamidade.gov, (786) 552-8613.

Leandro Vazquez

Utility Coordination



4 Years of Experience

Years with HBC
4 years

Education
B.A. in English, Florida International University (06/1987)

Expertise
Proposla writing, QA/QC, compliance reviews, utility coordination

After earning his bachelor's degree in English from Florida International University, Leandro pursued entrepreneurship by opening and managing two retail clothing stores and an e-commerce platform, which he successfully operated for 30 years. In 2018, he transitioned into the engineering industry, drafting, editing, and submitting technical proposals for multiple agencies, including FDOT, FTE, GMX, STOF, PRASA, and others. After joining HBC Engineering Company (HBC) in 2021, he served as Marketing Coordinator and Technical Writer, managing proposal documentation, subconsultant coordination, and quality control of submittals. From 2021 to 2024, he led the preparation of technical proposals for major public agencies and utilities, and in 2025, he advanced into the role of Utility Coordinator while continuing to serve as HBC's Technical Writer.

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr from Nova Dr to SR-84. Utility Coordinator providing proactive communication and coordination with Utility/Agency Owners (UAOs) and overseeing utility relocations and conflict resolutions for roadway widening and infrastructure improvements project along SR-817/ University Drive from Nova Drive to SR-84. Leandro coordinated with UAOs, design teams, and contractors to facilitate the relocation of drainage structures, overhead signs, a mast arm, and utility poles, while minimizing service disruptions. He managed utility adjustments to accommodate the addition of an auxiliary lane from NW 23rd Street to the WB I-595 on-ramp and the reconfiguration of the bus stop bay at Nova Drive and SR-817/ University Drive. He also ensured compliance with regulatory requirements and right-of-way constraints, while addressing utility conflicts related to the reconfiguration of right-turn lanes serving the Royal Grand community, PNC Bank, and Nova Drive. Leandro assisted in construction phasing and permitting to align utility work with the project schedule and FDOT standards. *Location: Plantation, FL. Dates: 01/2025-Ongoing. Construction Cost: $7M. Reference Adham Naiem, PE, (954) 777-4440. Contract No.: 445624-1-52-01.*

Florida Department of Trasnportation (FDOT) District 4, SR-708/Blue Heron Blvd from West of SR-9/I-95 to West of Garden Rd. Utility Coordinator responsible for managing utility coordination activities on this SR-708/Blue Heron Boulevard Lighting Improvement Project, supporting lighting enhancements at the SR-9/I-95 interchange and along SR-708/Blue Heeron Boulevard from east of SR-9/I-95 and west of Garden Road. Responsibilities included identifying and coordinating with Utility/Agency Owners (UAOs) throughout the corridor to ensure timely utility clearance and compliance with FDOT standards. Duties encompassed pre-meeting preparation, conducting field reviews with the Engineer of Record (EOR) and UAOs, documenting meeting minutes, and collecting and reviewing marked utility plans, as-builts, and record drawings. The role also involved processing utility documentation, including No Conflict Letters, Utility Work Schedules (UWSs), and agreements, assessing potential utility impacts against Maintenance of Traffic (MOT) and construction phasing, and finalizing executed documents for utility certification. Successfully compiled and submitted the complete Utility Certification package to FDOT, ensuring all utility coordination milestones were met. *Location: Palm Beach County, FL. Dates: 01/2025-Ongoing. Reference: Ronald Wallace, PE, (954) 777-4428, Ronald.Wallace@dot.state.fl.us. Contract No.: CAQ79*

Joseph Williams

Cost Estimates/Schedule and Project Control

Joseph specializes in cost estimating, scheduling, and project controls for major public and private sector capital improvement projects. Joseph brings extensive expertise in program management, change order negotiation, design review, and budget oversight. He has successfully supported construction programs for aviation, transportation, municipal, education, and federal sectors, ranging from local upgrades to multi-billion-dollar developments. He has played critical roles on high-profile initiatives, such as the Miami International Airport (MIA) Capital Improvement Program (CIP), PortMiami, City of Miami CIP, and Broward County and Miami-Dade County Public School facilities. His scope of services includes managing all project phases from design through construction and close-out, ensuring cost accuracy and schedule alignment. Joseph is proficient in Primavera, E-Builder, Procore, Timberline, On-Screen Takeoff, and FEMA's Grants Manager, among other platforms. He also offers vast experience in value engineering, scope development, bid preparation, and oversight of both civil and vertical infrastructure.

***City of Miami Capital Improvement Project (CIP).** Joseph performed oversight analysis of the City of Miami's Capital Improvement Program Operating and Control Environment reporting system. He also reviewed all procedures, City staff, and their consultants' duties and responsibilities. Joseph also provided comments and an overview review of the CIP Operating and Control Environment reporting system. *Location: Miami, FL. Dates: 4/2025 - Ongoing. Contract Fee: $4M.*

***Various PortMiami and Miami-Dade County Projects.** Joseph managed estimating and scheduling on various construction projects; managed project design at all phases of design, to include project budget and schedule; managed mobilization and construction site preparation; provided support for the planning and management direction from completion of the project to complete owner acceptance; coordinated and monitored all phases and milestones of the project schedule, to include all procedures, plans, specifications, and budgets; attended all types of project meetings at various locations to coordinate project activities to the project team; established and prepared various project status reports for management; worked with owner representatives, inspectors, project managers, architects, and site supervisors to solve various issues, including change orders, code compliance, and construction and design issues; provided change order and credits management of various civil, architectural, and Mechanical, Electrical, and Plumbing (MEP) projects. *Location: Miami, FL. Dates: 9/2024 - 3/2025. Contract Fee: $70K.*

***City of Miami Capital Improvement Project (CIP).** Joseph performed oversight analysis of the City of Miami Capital Improvement Program Operating and Control Environment reporting system. He also reviewed all procedures, City staff and their consultants' duties and responsibilities. Joseph also provided comments and an overview review of the CIP Operating and Control Environment reporting system. *Location: Miami, FL. Dates: 1/2024 - 9/2024. Contract Fee: $4M.*

38 Years of Experience

Years with HBC
1 year

Education
B.S. in Construction Management, Florida International University, (1987)

B.S. in Nuclear Engineering Technology, Aiken Technical College (1980)

Affiliations
Association of the Advancement of Cost Engineers

Florida International University Alumni Association

State of Florida Notary

Expertise
Cost estimating, schedule management, project controls, value engineering, construction oversight, budget forecasting, design review, change orders, risk assessment, stakeholder coordination.

***Prior to HBC**

Melannie Gomez

Public Information Officer



3 Years of Experience

Passionate about fostering meaningful connections between communities and infrastructure development, Melannie specializes in public involvement, community engagement, and strategic communications for engineering and infrastructure projects. She has supported municipalities, such as the City of Hollywood and Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), facilitating public outreach initiatives and stakeholder coordination. Her expertise includes media relations, event planning, and multilingual communication, ensuring seamless dissemination of project information. She is proficient in QuickBooks, Microsoft Office Suite, and social media management tools.

City of Belle Glade, Basin H1 – Stormwater Improvements Project. Public Information Specialist supporting public engagement and stakeholder communication throughout the planning and implementation of stormwater improvements within Basin H1, a 48-acre area bounded by Dr. Martin Luther King, Jr Boulevard West, SW 4th Street, South Florida Conservancy District (SFCD) Canal 1 (SW Avenue G), and South Main Street. Responsibilities include supporting and creating a public-facing presentation to communicate project benefits and timelines. *Location: Belle Glade, FL. Dates: 8/5/2024–Ongoing. HBC Fee: $12.6M. Reference: Al Caruso, 954-782-8222, acaruso@craigasmith.com*

City of Fort Lauderdale, Riverwalk North Seawall Replacement Project. Public Information Officer playing a key role in public outreach and communication efforts for this project, which involves replacing the existing seawall, installing new docks, relocating utilities, and ensuring compliance with engineering and environmental standards. Melannie is facilitating stakeholder engagement, preparing public notices, and managing project-related communications to keep the community informed. *Location: Fort Lauderdale, FL. Dates: 2023-Ongoing. Reference: Ana Ziegler, EE/PM II, (954) 828-5817, aziegler@fortlauderdale.gov*

City of Hollywood, Johnson St Complete Streets Feasibility Study. This project involves performing a feasibility study to create Complete Streets alternatives for Johnson Street from North 30th Road to North Dixie Highway. Melannie is responsible for coordinating public involvement meetings for the City of Hollywood, regarding potential alternatives designed for the Johnson Street corridor. Melannie is also responsible for setting up login sheets, creating fact sheets, collecting data, and interacting with current local residents and business owners, concerning their input and opinions of the development of a safe Complete Streets corridor. *Location: Hollywood, FL. Dates: 4/2023-Ongoing. Contract No.: HOLL-038. HBC Fee: $150K. Reference: Luis Lopes, PE, (954) 921-3410, llopez@hollywoodfl.org.*

Years with HBC
2 years

Education
B.A. in Public Relations & Administration, Florida International University (12/17/2022)

Licenses & Certifications
QuickBooks Desktop

Microsoft Excel, Word, and PowerPoint

Google Sheets

Outlook and Teams

Monday.com

Fluent in Spanish and English

Expertise
Public involvement, community engagement, media relations, strategic communications, outreach planning, stakeholder coordination, event planning, marketing, public relations, and multilingual communication.

Languages
English and Spanish

***Prior to HBC**

Fernando Craveiro de Sa, PhD

Grants Writing & Support



47 Years of Experience

Years with HBC
7 years

Education
PhD in Civil Engineering/ Environmental, University of Texas at Austin (5/18/1991)

M.S. in Civil Engineering/ Environmental, University of Texas at Austin (5/18/1985)

M.S. in Environmental and Sanitation Engineering, IHE Delft, Holland (9-11-1982)

Industrial Environmental Engineering, Fundçãao Armando Alvarez Penteado, Brazil (1980)

B.S. in Civil Engineering, Universidade de São Paulo, Brazil (11/9/1979)

Licenses & Certifications
Engineer Intern (TX) (01/02/1991)

Executive Leadership, Michigan University (2001)

Expertise
Water and wastewater infrastructure, civil engineering, environmental engineering, project management, quality assurance/quality control (QA/QC), feasibility studies,

Dr. Craveiro has extensive experience in civil engineering, client service management, constructability review, area management, and business development. He has worked on large infrastructure projects involving various disciplines, such as transportation, traffic, water, wastewater, coastal, ports, and marine. His typical client interface is with agencies, including Miami-Dade County (MDC) Water and Sewer Department (WASD) and South Florida Water Management District (SFWMD), as well as companies like Vale and Petrobras. From a technical standpoint, he has been involved in a wide variety of complex and high-profile infrastructure projects. He has performed various technical roles successfully, including those dealing with planning, conceptual design, and evaluation of existing systems.

Puerto Rico Aqueduct and Sewer Authority (PRASA), Preliminary Engineering Reports (PERs) for the Elimination of the Corozal, Camuy-Hatillo, and Islote Wastewater Treatment Plants. Quality Assurance/ Quality Control (QA/QC) Reviewer for the information contained within the 3 Preliminary Engineering Reports (PERs). *Location: Puerto Rico. Dates: 2022. HBC Fee: $225K. Reference: Hans Figueroa, PE, (787) 641-6800.*

Broward County, Septic Tank Elimination Program (STEP). Quality Assurance/Quality Control (QA/QC) Reviewer for this project, which included the evaluation and selection of 3 alternative sewer systems to serve the business properties located within a marina in Broward County. . *Location: Broward County, FL. Dates: 2019–2021. Reference: Alicia Dunne, PE, (954) 831-0793, adunne@broward.org. Project No.: 104247.*

Miami-Dade County Water and Sewer Department (MDC-WASD), CD 2.27: Central District Wastewater Treatment Plant (CDWWTP) New Oxygen Plant Design-Build Project. Quality Assurance/Quality Control (QA/QC) Reviewer for this project, which involved the construction of an oxygen production system (2-VPSA) at the CDWWTP to provide full redundancy, as the existing units were near the end of their useful service life and prone to failure. *Location: Virginia Key, FL. Dates: 2016–2020. HBC Fee: $150K. Construction Cost: $58M. Reference: Paul F. Adams, (786) 863-9425, paul.adams@miamidade.gov.*

***Miami-Dade County Water and Sewer Department (MDC-WASD), South District Wastewater Treatment Plant (SDWWTP) Renewal and Replacement Project.** Client Service Manager responsible for quality control and allocation of appropriate technical resources. He also served as Senior Technical Consultant on several issues, including large sewage pumps, screening and grit removal and disposal system, primary clarification and scum handling, sludge thickening, co-generation, pure oxygen biological secondary system, high-level disinfection, effluent filtration, wastewater reuse, deep well injection, and operator training. *Location: Cutler Bay, FL. Dates: 7/2007-11/2009. HBC Fee: $8M. Reference: Humberto Codispoti, (305) 790-0235, HCP@miamidade.gov.*



ALEJANDRO DIAZ

Material Testing

CERTIFICATIONS

Tin D20000080

FDOT CTQP QC Manager

Aggregate Base Testing Technician

Aggregate Testing Technician

LBR Technician

Qualified Sampler Technician

ACI Concrete Laboratory Testing Technician Certificate - Level 1

ACI Concrete Laboratory Testing Technician Certificate - Level 2

ACI Concrete Field Testing Technician

ACI Aggregate Testing Technician

ACI Aggregate Base Testing Technician

YEARS OF EXPERIENCE

15

DIAZ-MURPHY & ASSOCIATES

PROFESSIONAL EXPERIENCE

Alejandro Diaz has over 15 years of experience in the South Florida construction industry. Mr. Diaz has successfully acted as Laboratory Manager and Project manager for multiple projects for private a public clients. His extensive knowledge of laboratory accreditation requirements have allowed him to achieve and maintain certifications with multiple agencies such as ASTM Cement and Concrete Reference Laboratory (CCRL), American Association of State Highway and Transportation Officials (AASHTO) Accreditation Program (AAP), AASHTO Materials Reference Library (AMRL), United States Army Corps of Engineers (USACE), and the FDOT Inspection-In-Depth (IID) program.

PREVIOUS PROJECTS

FDOT Districts 4 and 6 Materials Lab Material Testing and Construction Support - Districtwide

Project Manager/Laboratory Manager. Supported FDOT in materials testing and inspection services for Districts 4 and 6 projects on a continuing contract basis. Contract provides support and assistance with coordinating and providing verification services on construction materials such as asphalt, earthwork, and concrete in accordance with Contract Documents and FDOT Standards. Contracts valued at $1.5 million and/or duration of 5 years (whichever is met first).

MDX Multiple Projects - Miami, FL

Project Manager/Laboratory Manager. Provided Quality Assurance services as part of the GEC-B team for MDX. Projects range in complexity and location across MDX highways. Some projects involved in as part of this contract include: SR 836 Interchange Modifications at 87th Avenue, SR 874 Ramp Connector to SW 128 Street, SR 836 Modernization from NW 57th Avenue to NW 17th Avenue, Dolphin Station Park and Ride Transit Facility, etc.

I-95 Express Lanes Phase 3A-2 Design/Build Project - Broward County, FL

Project Manager/QC Manager. Project improvements included extending the existing express lanes north from just north of Commercial Boulevard to just south of SW 10th Street in Broward County. One lane was added and the High Occupancy Vehicle (HOV) lane was converted to create two express lanes in each direction. This project included ramp signalization from Cypress Creek Road to Sample Road. Other work included: installing Intelligent Transportation System (ITS) and tolling equipment; widening bridges; and installing noise barrier walls at locations along I-95 Northbound between Atlantic Boulevard and Sample Road, and along I-95 Southbound north of Sample Road.

ESTHER MONZON-AGUIRRE

Planning and Community Development | Public Involvement | Grant writing and Support

RELEVANT EXPERIENCE HIGHLIGHTS

Esther Monzon-Aguirre has over 30 years' experience advising and representing clients throughout the corporate community, regarding their public, regulatory and marketplace challenges. Esther is widely regarded as one of the premier community outreach professionals and legislative advocates, with a reputation built upon keen attention to detail, advocacy expertise with a broad spectrum of real-world challenges solutions and relentless commitment to customer service.

She has assisted clients build a strong strategic foundation by designing and managing creative, collaborative strategic planning processes. The result is clarity of business purpose, well-understood values, and a compelling vision for the future, coupled with goals. Building on that foundation, she assists clients in defining business objectives, actions and timetables, tied to financial projections and budgets. She works closely with the chief executive and the executive team during this process. Often, she is called upon to facilitate decisions by boards of directors, senior managers, employees, and other groups. The result is a business plan that the client owns and is ready to implement.

YEARS OF EXPERIENCE
33+

YEARS WITH THE FIRM
14+

EDUCATION
Certificate, Grant Writing Specialist, Florida International University

REGISTRATIONS & CERTIFICATIONS
Miami-Dade Realtors Association

Florida Notary

RELEVANT PROJECT EXPERIENCE

Design-Build Services Terminal F, Port Miami

Carnival Corporation and Miami-Dade County have entered into an agreement to renovate Cruise Terminal F to accommodate CCL's XL 7,000 passenger vessel. The terminal is 471,000 square feet and will become Carnival's third terminal at PortMiami. Terminal F will feature a clean and open design, providing Carnival's newest class of ships with top-tier efficiency and flexibility, and maximizing the use of technology to smooth the guest embarkation process and provide a seamless boarding experience.

Esther is responsible for providing strategic communications support to the Design/Build Team including stakeholder outreach to PortMiami tenants. Longshoreman's Association and elected officials. Esther is also responsible for providing outreach support to the Design/Build Team for Small Business Enterprise outreach and coordination.

Esther's Scope of Work includes:

- Development of a Community Awareness Plan involving the notification of key stakeholders, resolving controversial issues and establishing a process for achieving effective awareness and public involvement of the project
- Prior to the start of construction, elected officials would be identified and briefed on the project per the County requests including County Commissioner and City of Miami officials
- Determine which stakeholders will be temporarily impacted during construction and proactively work and coordinate with them
- Construction Advisories and Informational materials throughout the project, as needed
- Manage relations with the Media in coordination with the Prime Contractor and PortMiami



Frank Paruas, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
BS/Mechanical Engineering/
Oriente University Cuba/1997

CERTIFICATIONS:
Professional Surveyor & Mapper
#LS6625/FL

YEARS WITH FIRM
9

TOTAL YEARS EXPERIENCE
27

PROFESSIONAL AFFILIATIONS:
Florida Surveying and Mapping Society (FSMS)/Central Florida and South Florida, Member

National Society of Professional Surveyors (NSPS), Member

Professional Profile

Frank has 27 years of experience within the South Florida region. His services have been sought by public works departments, diverse municipalities, and the Florida Department of Transportation (FDOT). Frank efficiently manages and supports a fully equipped geomatics and remote sensing group, which encompasses multiple field crews based in GPI Geospatial's Miami, Florida office. He showcases proficiency in the preparation of 3D survey files, combining terrestrial mobile and static scanning techniques with aerial lidar and imagery. Additionally, Frank is well-versed in subsurface utility engineering (SUE).

Project Experience

SR 820 Hollywood Boulevard from City Hall to Federal Highway, Broward County, FL. Survey Project Manager. GPI Geospatial completed a design survey for the entire corridor. Horizontal and vertical control, a completed topographic survey, DTM, utility, and drainage for this 1-mile corridor were also provided. The scope included establishing the baseline of survey and right-of-way lines along the corridor. **Client: Florida Department of Transportation - District 4**

SR 7/US 441 from Broward/Palm Beach County Line to SR 808 Glades Road, Broward County, FL. Survey Project Manager. GPI Geospatial completed a design survey for the entire corridor. Horizontal and vertical control and topographic surveys, as well as a DTM for the off-pavement and soft areas, were provided. A complete utility and drainage survey was performed for this 2.5-mile corridor. The scope included establishing the baseline of survey and right-of-way lines along the corridor. **Client: Florida Department of Transportation - District 4**

Seminole Tribe of Florida Pedestrian Bridge Over SR 7, Broward County, FL. Survey Manager. GPI Geospatial was tasked to provide a 3D topographic survey to support engineering design of a pedestrian bridge across State Road 7 (US 441), south of the Osceola Drive intersection, on the Seminole Indian Reservation land. Our field crews utilized conventional survey methods and terrestrial lidar scanning to collect all above ground features, underground drainage, and topographic survey data for this intersection. This data was all merged into a single survey data file to create the final 3D topographic survey product, which was created at a 1"=40' mapping scale. Our team delivered AutoCAD Civil 3D .xml and .dwg files that included topographic and planimetric survey data. All final data was reviewed, signed, and sealed by a Florida-licensed Professional Surveyor and Mapper. **Client: HBC Engineering Company**

Topographic Survey for SR 838 (Sunrise Blvd.) from Turnpike to I-95 Overpass, Broward County, FL. Project Manager. GPI Geospatial was tasked to provide 3D topographic surveying for a 4.38 mile corridor of State Route 838 (Sunrise Boulevard) from the Florida Turnpike to Interstate 95 Overpass. Our survey team established primary and secondary project control points, created the roadway alignment, and surveyed the existing right-of-way for this corridor route. We then mobilized a fixed-wing manned aircraft equipped with a lidar sensor and camera system from Orlando, FL to simultaneously collect lidar and imagery for this site. The aerial data was processed and used to extract topographic mapping features which were merged with the field survey data into Bentley OpenRoads Designer and accompanied with a signed and sealed project report. **Client: CORE Engineering Group**

GPI GEOSPATIAL



Saul Brand, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
BS/Science in Tourism Management/Nueva Esparta University, Venezuela/2012

Certificate/Geomatics/University of Florida/2023

CERTIFICATIONS
Professional Surveyor and Mapper - FL/# LS7614

YEARS WITH FIRM
6

TOTAL YEARS EXPERIENCE
24

PROFESSIONAL AFFILIATIONS:
Florida Surveying and Mapping Society (FSMS), Member

National Society of Professional Surveyors (NSPS), Member

Professional Profile

Saul has 24 years of experience in surveying and mapping. His expertise includes a diverse range of Florida Department of Transportation survey projects. He has played a key role in various capacities, including performing static laser scanning, traditional ground surveys, construction staking/layout, geodetic control surveys, right-of-way surveys, and boundary and topographic surveys. Saul is proficient in CADD, particularly in Open Roads Designer (ORD), MicroStation, for 3D design surveys. He employs tools such as Riegl, Leica Infinity, Leica Cyclone, and TopoDOT. He has modeled over 150 bridges across SR 826, I-95, and I-75 within Florida.

Project Experience

SR 5 from NW 17th Way at SR 838/Sunrise Boulevard to NW 33rd Court, Broward County, FL. Technical Lead. GPI Geospatial performed a complete 3D survey for this 2.5 miles urban corridor. The scope includes control survey, 3D survey, drainage survey, as well as determination of right-of-way lines and baseline of survey. The 3D survey was collected using terrestrial mobile lidar (TML). This project included the investigation of more than 100 drainage structures. Saul was the technical lead for this project and his responsibilities included internal coordination with the field and TML crews, as well as the calibration and extraction process. Saul was also responsible for supervising the establishment of the primary horizontal and vertical control as per FDOT standards. Additionally, Saw oversaw the recovery of the historical baseline of survey. **Client: Florida Department of Transportation - District 4**

3D Design Survey for SMA Replacement at 10 Intersections, Broward County, FL. SUR Survey/SUE/GIS/Analyst 3. GPI Geospatial provided primary and secondary control for the 3D survey of these intersections. We used static scanning to collect the topographic portion of the scope, calibrated the point cloud to secondary control, and used it to extract the 3D features for the intersections. We designated all the underground utilities by using ground-penetrating radar (GPR) and other electromagnetic methods. We recovered the historical baseline of survey and right-of-way lines. **Client: Florida Department of Transportation - District 4**

SR 93/I-75 Alligator Alley from Toll Plaza to Broward/Collier County Line. Broward County, FL. Senior Survey Technician. GPI Geospatial is provided ground control for this ±26 miles corridor. We set primary and secondary (aerial targets) control points along the entire corridor and performed static GPS observations to ±70 primary control points. In addition, we prepared a project network control sheet and updated the right-of-way file for the entire project. Saul was responsible for all the QA/QC of the project and provided support on the determination of right-of-way lines**. Client: Florida Department of Transportation-District 4**

Continuing Services for Survey Mapping and SUE, Broward, Palm Beach, Martin, Indian River, and St. Lucie Counties, FL. SUR Survey/SUE/GIS/Analyst 3. GPI Geospatial provided miscellaneous surveying and mapping services under a multi-task, multi-year contract. This required right-of-way mapping, right-of-way control survey, parcel stakeout, control surveys, recovery of historical baseline of survey, right-of-way lines, subsurface utility engineering (SUE), aerial survey, drainage survey, and 3D surveys using traditional survey methods and any form of lidar to collect topographic features. **Client: Florida Department of Transportation - District 4**

GPI GEOSPATIAL



Iarelis Hall, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
MEM/Polytechnic University of Puerto Rico/2009

BS/Land Surveying and Topography/University of Puerto Rico/1999

CERTIFICATIONS:
Professional Surveyor & Mapper #LS6631/FL

Professional Land Surveyor #L4271/KY

YEARS WITH FIRM
14

TOTAL YEARS EXPERIENCE
27

PROFESSIONAL AFFILIATIONS:
Florida Board of Professional Surveyors and Mappers, Chair

American Society of Photogrammetry and Remote Sensing (ASPRS), Member

Florida Surveying and Mapping Society (FSMS), Member

Professional Profile

Iarelis has experience in surveying and mapping, working in both public and private sectors. She has served organizations such as the Florida Department of Transportation, Miami-Dade Public Works, engineering clients, Miami-Dade County Aviation Department, Miami-Dade Information Technology Department, Florida Department of Environmental Protection, and South Florida Water Management District. Iarelis has experience in various survey operations, specializing in transportation, public works, water management, private development, and airport projects. Her expertise includes boundary surveys, topographic surveys, GPS surveys, rights-of-way surveys, route surveys, design surveys, geodetic control surveys, photogrammetric surveys, remote sensing surveys, ground control surveys, orthophotography, and utility surveying. Iarelis is skilled in field-to-office surveying solutions and has a deep understanding of field and office procedures, as well as advanced technologies.

Project Experience

South Florida Hi-Resolution Imagery, Broward County, FL. Project Manager. As a part of a multi-year contract to support statewide topographic production, FDOT's Central Office contracted GPI Geospatial to collect high-resolution imagery for the study of approximately 29 square miles to support state studies on seawater rise. A horizontal control network was established using local broadcasting GPS stations to support the aerial triangulation for future mapping and 3D modeling efforts. Deliverables included the raw and processed high-resolution digital imagery, the ground control network, aerial triangulation, and a detailed surveyor's report. **Client: Florida Department of Transportation - Central Office**

Broward Mobility Projects, NE Broward (Pompano Beach/Deerfield Beach), Broward County, FL. Project Manager. This 6.3 corridor mile project required a hybrid approach of mobile lidar and conventional survey to provide a 3D and 2D design survey. The topographic survey data will be utilized to support the design mobility improvements of bike lanes, ADA ramps, and sidewalks along the project corridors. We were also responsible for target placement and merging the field survey data and our lidar data set for the final deliverable to the District. **Client: Florida Department of Transportation - District 4**

I-95 at Boynton Beach Boulevard Intersection Project, Palm Beach County, FL. Project Manager. GPI Geospatial provided color imagery and black and white mapping for this 3.2-mile project of the intersection from low-altitude helicopter photography. We were also responsible for merging the field survey data to the photogrammetric dataset. All deliverables, including mapping and imagery, were delivered to the District on time and within budget. **Client: Florida Department of Transportation - District 4**

Shared-Use Non-Motorized (SUN) Trail, St. Lucie County, FL. Project Manager. GPI Geospatial provided a 3D design survey utilizing a combination of aerial lidar and photogrammetry. The topographic survey data was used to support the efforts for the development of a statewide system of paved non-motorized trails as a component of the Florida Greenways and Trails System, which is planned by the Florida Department of Environmental Protection. We secured the aerial lidar utilizing our fixed-wing aircraft equipped with a Riegl LMS-Q680i scanner and our Vexcel Eagle 100 digital camera for the imagery. Deliverables included a calibrated lidar point cloud tiled in LAS format, topographic survey files in Microstation SS4 format, and digital georeferenced color imagery. **Client: Florida Department of Transportation - District 4**

GPI GEOSPATIAL

JULIO SANCHEZ, RA * JSA GROUP INC.

Architecture | MEP | Building Inspections, Plans Review and Permitting

RESUME

Responsibilities:
Mr. Sanchez is the President of JSA Group Inc. Architect*Interior Designer. He is responsible for the design and coordination of all projects for the firm. JSA Group Inc. He specializes in Commercial, Hospitality, Health Care Facilities and Educational projects for Architecture and Interior Design. Mr. Sanchez also coordinates his projects with sub-consultants such as, Civil, Land-Use Planner, Landscape Architecture, Structural, Mechanical, Electrical Fire and Plumbing.

Experience/Qualifications:
Mr. Sanchez has experience preparing, programming, designing, construction drawing documents and construction administration, his skills also include AutoCAD, Revit, Sketch Up, Microsoft Software, Adobe, Photoshop, and Means Cost amongst his experience.

Julio Sanchez is an ADA Title II Consultant and specializes in ADA Barrier Removal.

He has been practicing Architecture and Interior Design for the past 23 years for various Companies and 25 years for JSA Group Inc. which he is a sole proprietor. He is fluent in English and Spanish. Below are the projects in which Mr. Sanchez has contributed his services and expertise that are relevant to this project:

Professional Credentials:
Bachelor of Architecture from the University of Miami, 1977
State of Florida, Registered Architect, AR0015751
State of Florida, Interior Designer 0002171
State of Florida, Sunbiz Certificate of Status P01000050069
SBE Small Business Enterprise
Miami-Dade County Equitable Distribution (EDP) Certified
Miami-Dade County Technical Certifications:
14.00 Architecture, 14.00A Interior Design, 18.00 Architectural Construction Management and 22.00 ADA Title II Consultant.

PREVIOUS EXPERIENCE:
Our interest is in providing Institutional Facilities such as Schools from Pre-k thru High School at Miami Dade County Public Schools, with Architectural Services and with our consultants' engineers Civil, Structural, Landscape, Mechanical (Certified LEED), Electrical, Plumbing & Fire Protection. At JSA Group Inc. we have worked with Pembroke Pines Charter Schools from Pre-K thru High School in Broward County, Health Care Facilities on Miami Dade County, City of Pembroke Pines Public Works Facilities, Miami Dade County Transit projects, Miami Dade County (GSA), Miami Dade County Parks and Recreation, Health Facilities and several public and private organizations that have a similar scope to the proposed project.



TODD MOHLER, Landscape Architecture

Senior Landscape Architect

Mr. Mohler is a Registered Landscape Architect (RLA) with a depth of knowledge developed over three decades of professional experience. His project portfolio ranges broadly between public agencies and private developments. He has specific project experience in parks, streetscapes, hospitality, PUDs, and commercial development. Professional services on projects frequently include initial data collection and observation, site analysis, concept and design development, and complete site, landscape, and irrigation design, including construction oversight and inspection services. For several years, Mr. Mohler designed, tested, inspected, and managed central control irrigation systems. His thorough understanding of water, soils, and plants within the built environment afforded him decades of successful consulting career in the private sector, including irrigation water management through advanced technologies like soil moisture sensing, weather stations, and computerized central control systems.

EDUCATION

- BLA Landscape Architecture / Clemson University / 1993

CERTIFICATIONS

- RLA / FL / LA0001594
- RLA / GA / 1610
- RLA / SC / 1529
- IA Certified Irrigation Contractor
- IA Certified Irrigation Designer
- IA Certified Landscape Irrigation Auditor
- IA Certified Golf Course Irrigation Auditor
- ISA Certified Arborist
- FL Water Star Accredited Prof. - Cert. (FWS- AP)2
- LAP Design Criteria Specs. & Const Checklist Trng
- Specifications Pkg Prep. Training for Consultants / FDOT

PROJECT EXPERIENCE

City of Dania Beach, Corridor Landscape Master Plan - Dania Beach, FL. Senior Landscape Architect. The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Florida Department of Transportation, SR 818/Griffin Rd Medians from SW 42nd Avenue, Dania Beach, FL. Senior Landscape Architect. KCI conducted site visits to document existing conditions, developed a tree inventory, and created landscape plans and construction documents for the landscape enhancement design. This design also included a major City median Gateway near the I-95 Interchange, utilizing plant materials that match the City's logo colors. KCI also developed presentation graphics for presentation to the City of Dania Beach Commissioners.

City of Coconut Creek, Lyons Road Medians/Atlantic Boulevard - Coconut Creek, FL. Senior Landscape Architect. KCI developed the Master Plan for this seven-mile Corridor Enhancement Project. This project included developing a unified landscape and hardscape treatment, gateway enhancements accenting major intersections, and realigning sidewalks. KCI also developed design and construction drawings for all five phases of this project, which included median landscape, hardscape, and irrigation improvements. This project, from Atlantic Blvd to Coconut Creek Parkway, was the final section of the master plan. It involved landscaping, hardscaping, irrigation, and obtaining permits through Broward County.

Miami-Dade County, 5th Street Metromover Station - Miami-Dade County, FL. Senior Landscape Architect. KCI prepared design development drawings and is working on the construction documents related to implementing improvements to this park site in a dense urban area. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with Miami Dade County Parks, Recreation and Open Spaces to realize their vision. The programmed elements include a nature-based playground (age range 2-5 and 5-12), hardscape improvements, site lighting, park site amenities (benches, trash cans, dog waste stations), walkway through the site, landscape improvements, irrigation system, entrance improvements, and fencing.

City of North Miami Beach, Washington Park - North Miami Beach, FL. Senior Landscape Architect. KCI is providing professional landscape architectural, civil, and survey services to the City of North Miami Beach in support of the complete replacement of Washington Park. The park is located in the City's historic neighborhood of the same name. The park will include a community center, pool and splashpad, playground, covered basketball courts, restrooms, parking, multi-purpose field, landscape, and irrigation.

Loxahatchee River Environmental Control District, Loxahatchee Environmental Engagement Campus - Jupiter, FL. Senior Project Manager. KCI provided master site planning services to the Loxahatchee River Environmental Control District (LRECD) for this 20-acre site. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with LRECD to realize a master plan capturing their vision. The master plan for the Environmental Engagement Campus showcases the function of the LRECD within the unique local environment, including the Loxahatchee River, and the stewardship of which is the focus of LRECD's mission.



KIRK HOOSAC, RLA

Civil Engineering | Landscape Architecture

Mr. Hoosac has served as Project Manager on more than twelve continuing service contracts for municipalities and public agencies throughout Florida, providing him with deep experience in task order management, project coordination, and responsive client service. Serving as Contract and Project Manager, he oversees scope development, scheduling, interdisciplinary coordination, permitting, and construction-phase support to facilitate continuous project delivery. His expertise spans landscape architecture, site design, and municipal infrastructure, with a strong focus on integrated coordination among civil, structural, and architectural disciplines. He is skilled in concept generation, cost estimating, master planning, landscape and irrigation design, and QA/QC, verifying that all design components align seamlessly. Mr. Hoosac's proactive, detail-oriented, and collaborative approach fosters clear communication between disciplines, resulting in efficient project delivery, budget control, and outcomes that fully align with client objectives. With a strong record of delivering transportation, civic, and beautification projects, he emphasizes constructability, maintainability, and long-term sustainability, supporting the City of Dania Beach's commitment to resilient, safe, and attractive public spaces.

EDUCATION

- BLA Landscape Architecture / University of Florida

CERTIFICATIONS

- RLA / FL / 6666983

PROJECT EXPERIENCE

City of Dania Beach, Corridor Landscape Master Plan - Dania Beach, FL. Project Manager. The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Florida Department of Transportation, SR 818/Griffin Rd Medians from SW 42nd Avenue, Dania Beach, FL. Project Manager. KCI conducted site visits to document existing conditions, developed a tree inventory, and created landscape plans and construction documents for the landscape enhancement design. This design also included a major City median Gateway near the I-95 Interchange, utilizing plant materials that match the City's logo colors. KCI also developed presentation graphics for presentation to the City of Dania Beach Commissioners.

City of North Miami Community Redevelopment Agency, North Miami Chinatown Masterplan - North Miami, FL. Project Manager. KCI's landscape architecture division provided streetscape/complete street design, creating wayfinding signage and gateway entry features, pedestrian promenades, pocket parks, site furnishings, and stormwater management. They also collaborated with the urban planning division on public involvement workshops and design charrettes. The team focused on creating designs that are sustainable, manageable, culturally and contextually sensitive, inviting, and safe for all users.

City of Doral, Doral Boulevard Landscape, Lighting, and Irrigation Improvements (HEFT to NW 97 Avenue) - Doral, FL. Project Manager. KCI provided site analysis, tree relocation plans, landscape and irrigation plans, and specifications for the beautification of a commercial corridor. FDOT standards were applied to a county facility. Mr. Hoosac oversaw the landscape quality control, construction documents, and tree relocation/tree disposition plans for the proposed median landscape and irrigation design, with post-design services and landscape CEI.

City of Boca Raton, Hillsboro El Rio Park - Boca Raton, FL. Project Manager. After input from surrounding neighbors and recommendations by the Parks and Recreation Board, a new site plan was created, offering a park that will be open from dawn to dusk and will include a walking and jogging path with a fitness station, a playground, one basketball court, four pickleball courts, one sand volleyball court, two tennis courts, picnic pavilions, a soft launch area for canoes and kayaks into the El Rio canal, and parking and restroom facilities. KCI provided professional landscape architecture, engineering, survey, and environmental services to the City of Boca Raton for the design and site plan approval of a 17-acre park.

City of Coconut Creek, Lyons Road Medians/Atlantic Boulevard - Coconut Creek, FL. Project Manager. KCI developed the Master Plan for this seven-mile Corridor Enhancement Project. This project included developing a unified landscape and hardscape treatment, gateway enhancements accenting major intersections, and realigning sidewalks. KCI also developed design and construction drawings for all five phases of this project, which included median landscape, hardscape, and irrigation improvements. This project, from Atlantic Blvd to Coconut Creek Parkway, was the final section of the master plan. It involved landscaping, hardscaping, irrigation, and obtaining permits through Broward County.



Mark Sowers, PSM

Surveying & Mapping

Years of Experience
37

Years with MGV
10

Education
Bachelor of Science, Land Surveying, University of Florida, 1988

Registrations
Professional Surveyor & Mapper, Florida License No.: LS5266, 07/19/1993

Professional Affiliations
Florida Surveying & Mapping Society

The Transportation and Expressway Authority Membership of Florida

Surveying Experience
Manuel G Vera & Assoc., Inc (2015 - Present)

Cardno TBE
(2001 - 2015)

FDOT, District 4 (1993 - 2001)

Kimley Horn & Assoc., Inc.
1991 – 1993)

Avirom & Hall
(1990 - 1991)

Keith & Schnars
(1988 - 1990)

Mr. Sowers is a Professional Surveyor & Mapper with 37 years of experience throughout the state of Florida. He leads and coordinates field operations, establishes rigorous standards for consulting teams, and oversees comprehensive quality assurance and quality control of all deliverables prior to client submission. He is an expert in the latest surveying technology and skilled at creating and applying clear, effective management strategies. Mr. Sowers spent eight years at the Florida Department of Transportation, District IV, including four years as District Surveyor where he led improvements in statewide surveying processes. He chaired FDOT's Survey Technical Advisory Committee and helped develop and implement both the staff-hour estimating form and the project network control sheet, essential tools for project planning and execution.

Project Experience

FDOT District 4, Districtwide Continuing Services for Survey, Mapping, and SUE (C-AG53)
Task driven contract performing miscellaneous Survey and Mapping services in Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, and all municipalities within the district. Services include, but are not limited to: Field Surveys, Historical Baseline and Existing Right of Way Determination, Global Positioning System (GPS) Surveys, Monumentation Surveys, Bathymetric Surveys (which includes single beam, multi beam and side scanner sonar capabilities), Utility Designation and Excavation (including Underwater Utilities), Tree Surveys (trees identified by an Arborist or Landscape Architect), Right of Way Control Survey Maps, Right of Way Maps, Maintenance Maps, Right of Way Monumentation Maps, Boundary Surveys, Quality Assurance Reviews, Expert Witness Testimony, Title Search Plotting Maps, Title Document Review and Analysis, Sketches, Parcel Staking, and Legal Descriptions. *FDOT District 4 | Jeffery Smith (954) 777-4560, jeffery.smith@dot.state.fl.us | 02/2017 thru 02/2022 | Contract Amount: $5 Million*

Pembroke Rd. (US 27-SW 160 Ave) Miramar- Mobile LiDAR
MGV conducted a Mobile LiDAR service for Pembroke Rd. (US 27-SW 160 Ave) in Miramar. The deliverables for this project include Mobile LiDAR control target specifications and location requirements, calibrated LiDAR point clouds in State Plane Coordinates (. PTS format), undistorted and georeferenced digital photography for the project corridor (JPG format), a tiling scheme to be provided (shapefile, MicroStation, or AutoCAD), and the Cyclone file. Craven *Thompson | Richard D. Pryce, PLS/PSM rpryce@craventhompson.com (954) 739-6400 | 02/01/2022 thru 03/25/2022 | Contract Amount: $20,000*

I-95 from South of 45th Street to North of 45th Street and 45th St. from West of Northpoint Blvd. to East of North Congress Ave.
This project involves modifying the existing Diamond Interchange at I-95 and 45th Street to a Diverging Diamond Interchange (DDI) configuration. Widen and reconstruct interchange entrance/exit ramps and provide an additional SB Off-ramp left-turn lane and NB Off-ramp right-turn lane. Widen, Mill & Resurface, and provide bike lanes from Northpoint Blvd. to N. Congress Ave. Add an additional EB left-turn lane on CR-702/45th Street at N. Congress Ave. and NB N. Congress Ave. at CR-702/45th Street. Widen the existing concrete bridge over C-17 canal to accommodate the bike lanes. Provide signal mast arms for all DDI interchange movements and replace existing signals span wire to mast arms at Northpoint Blvd. and N. Congress Ave. Provide overhead span sign structures on SR-9/I-95 NB and SB off-ramps. Provide overhead cantilever sign structures within the DDI interchange. Remove existing sheet pile weir structure at C-17 canal. Other improvements include Signing & Pavement Markings, Signal Interconnection, Pedestrian Signals, Lighting, ITS Travel Information System, existing Tree Relocation and Irrigation System. MGV is responsible for Design Survey, Subsurface Utility Engineering, Right-of-Way Mapping, and Parcel Acquisitions. *Transystems | Ian Biava, PE (954) 653-4700, ibiava@transystems.com | 10/2020 thru On-Going | Subcontract Amount: $119,969.76*



Carlos Alonso, PSM, EI

Surveying & Mapping

Mr. Carlos Alonso is one of our licensed Surveyor & Mappers on staff. Mr. Alonso has over 27 years of experience in the surveying field. He is proficient with CAICE, GEOPAK, Microstation, AutoCAD, Trimble, GPSurvey, and Trimble Geomatics Office, Hector, EFBP, Terramodel as well as numerous other survey and office software. In addition, he has field experience with several instruments and data collectors including Trimble GPS units, TSC1, TSCE, ACU, Robotic Total Stations, and levels, Ashtech GPS units and a variety of other total stations, levels, and instruments. Mr. Alonso is up to date with the current technology and is well trained with the latest technology, Laser Scanning. He is very familiar with the preparation of: Design Surveys, Right-of-Way Control Surveys, Right-of-Way Mapping, Construction Layouts, As-built Surveys, Drainage Surveys, and many more.

Years of Experience
27

Years with MGV
20

Education
BS Civil Engineering, Florida International University, 2007

AS Land Surveying, Miami Dade College, 2003

Registrations
Professional Surveyor & Mapper, Florida License No.: LS6669 07/22/2008

Engineering Intern, Florida License No.: 1100011603, 07/03/2007

Professional Affiliations
Surveying & Mapping Society of Florida

Surveying Experience
Manuel G Vera & Assoc., Inc (2005-Present)

Weidner Surveying & Mapping (1999-2005)

Fernando Z. Gatel, Inc. (1998-1999)

Weidner Surveying & Mapping (1997-1998)

M.G. VERA & ASSOCIATES

Project Experience

FDOT District 4, Continuing Services for Survey, Mapping, and SUE (C-AG53)
Task driven contract performing miscellaneous Survey and Mapping services in Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, and all municipalities within the district. Services include, but are not limited to: Field Surveys, Historical Baseline and Existing Right of Way Determination, Global Positioning System (GPS) Surveys, Monumentation Surveys, Bathymetric Surveys (which includes single beam, multi beam and side scanner sonar capabilities), Utility Designation and Excavation (including Underwater Utilities), Tree Surveys (trees identified by an Arborist or Landscape Architect), Right of Way Control Survey Maps, Right of Way Maps, Maintenance Maps, Right of Way Monumentation Maps, Boundary Surveys, Quality Assurance Reviews, Expert Witness Testimony, Title Search Plotting Maps, Title Document Review and Analysis, Sketches, Parcel Staking, and Legal Descriptions. *FDOT District 4 | Jeffery Smith (954) 777-4560, jeffery.smith@dot.state.fl.us | Role: Principal-In-Charge | 11/2021 thru On-Going | Contract Amount: $5 Million*

Broward County Professional Services for Continuing General Engineering Consulting Services for Rail Activities
MGV is subcontracted by TY Lin International to provide design-survey and right-of-way services under the contract TRN2125465P1. TY Lin | *Vikas Jain, AICP, GISP* | vikas.jain@tylin.co | *(954) 308-3353 | 11/2023 to Ongoing | Contract Amount: Per project.*

SR84 WB U-Turn DTM, Broward County, FL
MGV is responsible for preparing a complete Design survey, which includes the establishment of horizontal (NAD 83/90) and vertical control (NAVD 88) networks, the establishment of the Historic survey baseline and right of ways along the project limits, the creation of Topographic surveys and Digital Terrain Model (DTM/3D) in 3D laser scanning, as well as Cross Sections, Drainage Survey, Baseline Survey, and Right of Way Lines. *BCC Engineering, Inc. | Carlos Alcantara, PE (954) 9281828, calcantara@bcceng.com | 01/01/2022 thru 04/30/2022 | Contract Amount: $24,825*

Pembroke Rd. (US 27-SW 160 Ave) Miramar- Mobile LiDAR
MGV conducted a Mobile LiDAR service for Pembroke Rd. (US 27-SW 160 Ave) in Miramar. The deliverables for this project include Mobile LiDAR control target specifications and location requirements, calibrated LiDAR point clouds in State Plane Coordinates (. PTS format), undistorted and georeferenced digital photography for the project corridor (JPG format), a tiling scheme to be provided (shapefile, Microstation, or AutoCAD), and the Cyclone file. Craven *Thompson | Richard D. Pryce, PLS/PSM rpryce@craventhompson.com (954) 739-6400 | 02/01/2022 thru 03/25/2022 | Contract Amount: $20,000*



Education

2018

Master of Business Administration (MBA)
Louisiana State University (LSU), Shreveport, LA

2013

Master of Engineering – Civil Engineering
University of Florida (UF), Gainesville, FL

2012

Bachelor of Science in Civil Engineering
University of Florida (UF), Gainesville, FL

Licenses

- Registered Professional Engineer, #83239, Florida
- Registered Special Inspector, #83239, Florida
- Florida Engineering Leadership Institute (FELI) of 2017
- PTI – Post Tension Inspector – Level I/II
- ACI – Concrete Construction Special Inspector
- ACI – Concrete Field Certified
- ICC – Structural Steel and Bolting Special Inspector
- ICC – Structural Masonry Special Inspector
- ICC – Soils Special Inspector

Expertise

- Geotechnical Engineering
- Structural Inspection & Analysis
- Quality Control & Testing (Asphalt, Concrete, Earthwork, Aggregates)
- Project Management
- Stormwater Management
- Radiation Safety & Training

Affiliations/ Memberships

- American Society of Civil Engineers (ASCE)
- Florida Transportation Builders' Association (FTBA)
- Florida Engineering Society (FES)
- American Concrete Institute (ACI)
- International Code Counsel (ICC)
- Post-Tensioning Institute (PTI)

Wesley C. Foster P.E, S.I, M.B.A

Environmental Engineering | Geotechnical Engineering

With over a decade of experience in geotechnical engineering, Mr. Foster brings extensive expertise to the Florida Private Provider sector, specializing in subsurface exploration, soil testing, and geotechnical evaluations. His portfolio spans both public and private projects, with a particular emphasis on Florida's diverse and challenging construction environment. His responsibilities include overseeing code compliance, managing subsurface investigations, conducting laboratory assessments, coordinating geotechnical engineering services, and preparing comprehensive geotechnical reports, alongside construction material testing and inspection.

Mr. Foster's background is extensive in geotechnical engineering, including private provider plan reviews and inspections, threshold building inspections, construction material testing, and engineering management. He has successfully led operations for companies focusing on geotechnical services, construction materials testing, and inspections. Additionally, Mr. Foster has managed Building Department contracts both as a primary and secondary consultant and holds credentials as a licensed Professional Engineer and Special Inspector in Florida.

His skill set includes coordinating geotechnical investigations, managing a wide range of private provider plan reviews and inspections, and overseeing material testing and construction inspection services. He leads teams in performing critical geotechnical tests, such as deep foundation assessments, soil analyses, concrete and asphalt pavement evaluations, structural steel inspections, and fireproofing and waterproofing assessments. Mr. Foster's project management expertise extends to ensuring compliance with geotechnical standards for soils, concrete, asphalt, and reinforcing steel across a variety of industries.

Experience

Palm Beach County Geotechnical and Materials Testing Contract
Palm Beach County, Florida
Principal Engineer
Palm Beach County Geotechnical and Materials Testing Contract involved providing geotechnical consulting and engineering, threshold inspections, and construction materials testing for a wide range of infrastructure and facility projects throughout Palm Beach County. Services included soil and geologic evaluations, stability analysis, field and laboratory testing of soils, concrete, asphalt, and masonry, as well as field inspections to ensure compliance with construction standards. Mr. Foster served as Project Administrator responsible for managing personnel, coordinating geotechnical evaluations, and overseeing inspection and testing services for various roadway, facility, and utility projects, including Hood Road, Clint Moore Road, PGA Boulevard, Seminole Pratt Whitney Road, the Palm Beach County Convention Center Parking Garage, and numerous others.

FAU Schmidt Family Complex, Boca Raton - Palm Beach County
Principal Engineer
The Schmidt Family Complex for Academic & Athletic Excellence at Florida Atlantic University (FAU) will be a state-of-the-art education and athletic facility which will include 121,000-sq.-ft. of new construction (offices, classrooms for the MBA Sport Management program, weight and training room, etc.), 20,000-sq.-ft. of locker room and support space to be renovated within the existing stadium, as well as construction of two new outdoor football practice fields. Mr. Foster served as the Private Provider, Threshold Inspector and Project Administration responsible for providing Geotechnical Engineering recommendations, Construction Material Testing, Vibration Monitoring, Floor Flatness/Levelness Testing, Threshold Inspections and Private Provider Plan Review and Inspections.

PBC Vista Center Expansion
Principal Engineer
The Palm Beach County Vista Center Expansion project involved the addition and renovation of office and public service facilities at the county's primary governmental complex. The project included sitework, structural enhancements, utility upgrades, and new construction to support increased operational capacity. Mr. Foster served as Project Administrator responsible for overseeing geotechnical services, construction materials testing, and threshold inspections, including evaluation of soil conditions, field and laboratory testing of construction materials, and ensuring compliance with county and FDOT standards throughout the expansion process.

Legent Health Delray Beach, Palm Beach County, FL
Principal Engineer
Mr. Foster served as the Principal Engineer overseeing geotechnical engineering services for this construction. The project involved the ground-up development of a 34,000 sq ft specialty surgical hospital, with a total construction cost of about $21 million. Mr. Foster managed the geotechnical scope, which included conducting subsurface investigations, performing laboratory analysis, and delivering foundation design recommendations to support the surgical suites, imaging facilities, recovery areas, and infrastructure systems.



Nadia G. Locke, PE, LEED AP

Environmental Engineering

Ms. Locke has been providing professional environmental and engineering consulting services for over 30 years. During her career, she has worked in many facets of environmental consulting including Project Development and Environment (PD&E) Studies, environmental audits, site assessment and remediation, stormwater design, sanitary sewer planning, environmental permitting, climate change impact evaluation, grant assistance, wetland mitigation design, endangered species relocations, Brownfields, community involvement, and training. Ms. Locke has provided litigation support for the Florida Department of Transportation (FDOT), Miami-Dade Aviation Department, Barry University, and private entities.

AT A GLANCE.

Contact
nlock@res.us | 954.937.9678

Years of Experience
37 years

Education
- BS, Materials Science and Engineering, University of Florida, 1988

Certificates | Licenses
- Registered Professional Engineer, Florida #58676 | Received: 2002
- LEED AP Neighborhood Development
- Certified FDEP Stormwater, Erosion, and Sedimentation Control Inspector #3263 and Instructor #130
- OSHA 40 Hour HAZWOPER / 8 Hour Site Supervisor
- PADI Advanced | NAUI Open Water Diver

SELECT WORK EXPERIENCE

Professional Engineering and Architectural Services Contract, City of Doral, Miami-Dade County, Florida

RES has provided a variety of consulting services to the City of Doral through their Professional Engineering and Architectural Services Contract. Services have included grant writing, a city-wide tree inventory conducted in three phases, a city-wide planting plan, educational programing and materials related to tree care and an environmental sampling project conducted to investigate odor complaints. Ms. Locke provides technical review and oversight for the project correspondence and reports.

Districtwide Mitigation, Wildlife and Environmental Services Contract, FDOT District Four, Florida

RES maintains a contract to provide mitigation and other environmental consulting services to the Planning and Environmental Management Office. Under this contract, RES assists FDOT in identifying and developing mitigation projects to offset future unavoidable wetland impacts. Specifically, RES manages the District Four mitigation ledger, provides agency coordination, conducts wetland and wildlife studies and prepares NEPA documentation. Work also includes reviewing new roadway and bridge projects for compliance with NEPA. Ms. Locke provides quality assurance reviews of project documents.

General Environmental Engineering Services, City of Fort Lauderdale, Broward County, Florida

Ms. Locke is the contract manager and has provided QA/QC for our contract for general environmental engineering consulting services for the City of Fort Lauderdale. Services conducted include emergency response; Phase I and Phase II ESAs; wetland surveys/monitoring, endangered species surveys and relocation permitting; benthic (seagrass) surveys; IAQ / asbestos surveys, NEPA assessments for federal funding, contamination assessment and remediation planning. Some services have been provided to assist in ensuring environmental compliance for LAP projects.

Atlantic Housing Partners, Various Sites throughout Florida

Since 2005, RES has been providing environmental consulting services for Atlantic Housing Partners. Services regularly include Phase I ESA portfolios once or twice each year. When Recognized Environmental Conditions are identified, Atlantic Housing Partners engages us to conduct Phase II ESAs. On a few occasions, they have purchased contaminated properties and we have conducted full assessment and remediation. Notable projects include Lakewood Pointe Brownfield Site and Rolling Green.

General Environmental Engineering Services, City of Miami Beach, Miami-Dade County, Florida

Ms. Locke is the contract manager for an ongoing contract to conduct miscellaneous environmental services. Tasks conducted to date include preparation of spill prevention control and countermeasure plans for 12 facilities including pump stations, fire stations, public works yard, Miami Beach Golf Club and the Convention Center and contamination assessment of the green waste facility. RES is supporting the City in seeking conditional closure for contamination issues at a former solid waste facility and golf course. We recently completed a hydrogeological and mapping study for the City to use in considering sea level rise in future infrastructure development.



Junnio Freixa

Environmental Engineering

Junnio Freixa is a scientist and project manager providing support in field investigations, environmental site sampling, and Phase I and Phase II Environmental Site Assessments (ESA), regulatory reporting, and GIS applications. He is experienced in Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs) and has conducted field sampling efforts including air, soil and groundwater sampling. Mr. Freixa supports the environmental team in preparing regulatory reports, drafting GIS figures, data validation and evaluation and field activities.

AT A GLANCE.

Email
jfreixa@res.us | 754.778.0487

Years of Experience
8 years

Education
- BA, Environmental Studies, Florida International University, 2012

Certificates | Licenses
- FAA Drone Pilot Certificate No. 4682797
- FDEP Stormwater Erosion and Sedimentation Control Inspector
- Advanced Open Water Diver

Additional Information
- Underwater ROV Operator
- Postbaccalaureate Certificate in GIS
- OSHA 40 Hour HAZWOPER
- Part 46 MSHA Surface Mine Training
- Spotter Training for Solid Waste Facilities
- Enriched Air Diver
- Emergency Oxygen for Scuba Diving Injuries
- BLS/CPR and First Aid

SELECT WORK EXPERIENCE

General Environmental Engineering Consulting Services, City of Fort Lauderdale, Broward County, Florida

RES holds a consulting contract to conduct miscellaneous environmental services for the City. Services conducted include emergency response to contamination identification during construction of a fire station; environmental reviews to comply with HUD Community Development Block Grant requirements; Phase I and Phase II ESAs; Opinion of post landfill closure costs; contamination assessment and remediation design; asbestos and indoor air quality surveys; development of construction documents for working in contaminated areas; endangered species surveys, permitting and relocation; benthic surveys, NPDES (stormwater permit) support; and grant support. Under this contract Mr. Freixa is currently managing a soil assessment of the One Las Olas property.

Pompano Beach Sports Complex/Sabal Golf Course Brownfield, City of Pompano Beach, Broward County, Florida

This former golf course was assessed by others under a Treasure Coast Regional Planning Council Brownfields grant. Following completion of the grant-funded activities, the City of Pompano Beach engaged RES to conduct the cleanup activities. Using the historic assessment information, RES conducted additional assessments and assisted the City with hiring a contractor to implement the remediation. RES provided consulting and oversight throughout the remedial activities along with the follow-up regulatory coordination and reporting. This $1M cleanup was completed within two months. Mr. Freixa conducted groundwater and soil sampling activities and drafted all project figures. The project has been approved for conditional closure based on the completion of the remedial scope proposed by RES and impact delineation data compiled by RES.

Hollywood Beach Park Mooring Fields, Broward County, Florida

RES performed sediment sampling activities to assist Broward County Parks and Recreation Division with sediment analysis of approximately 12,000 cubic yards of material to be dredged from the Hollywood North Beach Park Mooring Field area. The County engaged RES to evaluate if the material is contaminated, non-contaminated, or hazardous waste and its potential for re-use. Mr. Freixa coordinated and performed the sediment sampling using an AMS Soggy Bottom sediment core sampler. He also drafted the Sediment Characterization and Disposition Evaluation Letter Report for this project. RES was also engaged to conduct benthic resource and mangrove delineation survey for this project. Mr. Freixa also assisted with the GIS mapping components for this project.

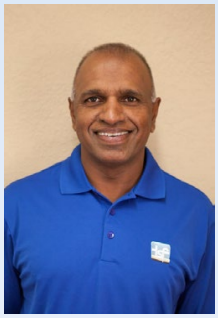
PortMiami Environmental Permit Compliance Support Services, Miami-Dade County, Florida

RES was engaged by Fincantieri Infrastructure Florida, Inc. to provide permit compliance support for the proposed improvements to cruise ship berths 8 and 9 at PortMiami in Miami, Florida. RES conducts turbidity monitoring and endangered species monitoring in general accordance with the permits issued for the project. Mr. Freixa conducted sheet pilling inspections for turbidity leaks using an Underwater Remotely Operated Vehicle (ROV) and an aerial drone (DJI Mavic Pro 2).

RAJ KRISHNASAMY, P.E.

Geotechnical Engineering

38 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BS in Civil Engineering, Christian Brothers University, 1987

Diploma Electronic Engineering, Malaysian Air Force Institute, 1984

Professional Organization and Registration

Professional Engineer: Florida, 53567

Water Well Contractor, Florida, 11346

Certified OSHA Supervisor

Certified Environmental Consultant

Professional Experience

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of TSFGeo, is a Florida Registered Geotechnical Engineer with more than 38 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. His experience consists of successfully completing over 7,500 public and private projects. He serves as Project Manager for continuing contracts with over 20 Florida public agencies. He has a history of repeatedly retaining those contracts through successful, cost-effective, and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him with "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

Relevant Project Experience

Seneca Town Center, Pembroke Park, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Construction Materials Testing and Inspection Services for the development at Seneca Town Center. Development consisted of Restaurant/Retail Stores, a Grocery Store, Learning Center, 2-Story Parking Garage, Asphalt Parking Lots, Sidewalks, and Curbs. Services included concrete sampling, building inspections and reporting. TSFGeo technicians performed field density tests, concrete compressive strength tests, and sample pickups. Provided Building Inspectors to observe reinforcing.

3300 Hallandale Beach Boulevard Office Building, Pembroke Park, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for the construction of a one-story office building at 3300 Hallandale Beach Boulevard. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, site preparation procedures and engineering inspections.

Chaves Lake Park and Sunrise Park, Hallandale, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for the development of Chaves Lake Park and Sunrise Park. The development at Chaves Lake Park consisted of security lighting, picnic shelters, pedestrian walking/exercise trail, Boat Canoe Rental Building with office, restrooms, storage and concession and onsite parking. The development at Sunrise Park consisted of a restroom building, walking trail, security lighting, playground with rubberized surface and shade cover, Canoe Rental picnic shelter and Basketball or Mini Soccer Fields. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, soil parameters, site preparation procedures, pavement and engineering inspections.

KUMAR VEDULA, P.E.

Geotechnical Engineering

29 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BE in Civil Engineering, Andhra University, 1992

Professional Organization and Registration

Professional Engineer 54873

American Society of Civil Engineers, Past President (Broward Branch)

Professional Experience

Mr. Kumar Vedula, P.E., Principal Engineer of TSFGeo, is a Florida Registered Professional Engineer, has over 29 years of experience providing engineering services for a wide variety of geotechnical projects involving foundation design, slope stability analysis, WEAP analysis and interpreting PDA reports, excavation support, and construction inspection. Mr. Vedula's extensive experience includes foundation inspections (shallow and deep foundations), soil modification (dynamic compaction, stone columns), preloading, excavations, backfilling, and post-construction monitoring. He has served as a principal inspector on numerous surcharging and settlement evaluations of organic laden soils assignments. His project experience includes 300+ geotechnical engineering studies for various project types including parks, piers, shoreline stabilization, dredging, bridges, roadways, utilities, high-rise buildings, schools, and government facilities. Mr. Vedula has authored, and co-authored papers published in national and international publications.

Relevant Project Experience

3300 Hallandale Beach Boulevard Office Building, Pembroke Park, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for the construction of a one-story office building at 3300 Hallandale Beach Boulevard. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, site preparation procedures and engineering inspections.

Flanigan's and Big Daddy, Hallandale Beach, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Services for the development of Flanigan's and Big Daddy's buildings, future Bank, and parking areas. Provided a geotechnical engineering report which included evaluations and recommendations regarding site preparation, foundations, floor slabs, utilities, pavement and construction considerations regarding excavations and dewatering.

Chaves Lake Park and Sunrise Park, Hallandale, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for the development of Chaves Lake Park and Sunrise Park. The development at Chaves Lake Park consisted of security lighting, picnic shelters, pedestrian walking/exercise trail, Boat Canoe Rental Building with office, restrooms, storage and concession and onsite parking. The development at Sunrise Park consisted of a restroom building, walking trail, security lighting, playground with rubberized surface and shade cover, Canoe Rental picnic shelter and Basketball or Mini Soccer Fields. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, soil parameters, site preparation procedures, pavement and engineering inspections.

JOSE A. VIDAL, AIA, LEED AP

Architecture | MEP

Mr. Jose A. Vidal is the President of V3 Architectural Group, Inc., an award-winning, full-service architecture and interior design firm based in Miami, Florida. With an unwavering dedication to design excellence and client satisfaction, Mr. Vidal is personally committed to every project, ensuring continuous involvement from the initial programming stages to the project's completion.

A Cum Laude graduate with a Bachelor of Architecture from the University of Miami, Mr. Vidal brings over 32 years of experience in architecture, planning, and interiors across both public and private sectors. His extensive portfolio includes work in residential, commercial, retail, corporate, industrial, hospitality, education, planning, government projects, and historic preservation. In the design-build arena, Mr. Vidal has successfully managed numerous fast-tracked projects that remained operational during construction.

Mr. Vidal is actively engaged in all phases of design and construction, overseeing projects from planning and programming to construction supervision and final turnover. His deep knowledge of various project delivery methods, including conventional, construction management-at-risk, and design-build, adds significant value to any project. From the outset of each project, Mr. Vidal places a strong emphasis on architectural scale, proportion, function, and durability. He approaches every design as a unique challenge, free from predetermined styles, ensuring that each project responds to the client's specific aesthetic guidelines and needs. By immersing himself in a detailed analysis of the client's lifestyle, tastes, and operational needs, Mr. Vidal crafts projects that possess a distinct architectural identity.

Mr. Vidal's dedication to design excellence, quality, integrity, and client satisfaction is the cornerstone of V3 Architectural Group's success.



Availability for this Contract

100%

Years of Experience

32

Work History

V3 Architectural Group, Inc.
2011 – Present

STA Architectural Group, Inc.
2003 – 2011

Bermello, Ajamil & Partners, Inc.
2002 – 2003

Sackman & Partners
1997 – 2002

Robert Bradford Browne Architects
1993 – 1997

Education

Bachelor of Architecture, 1993
University of Miami

Associate of Architecture, 1992
Miami-Dade College

Licenses / Certifications / Training

Registered Architect
Florida No. AR94535, 2008

NCARB Certification No. 65704

LEED AP, 2009

American Institute of Architects (AIA), Miami Chapter, No. 30128262

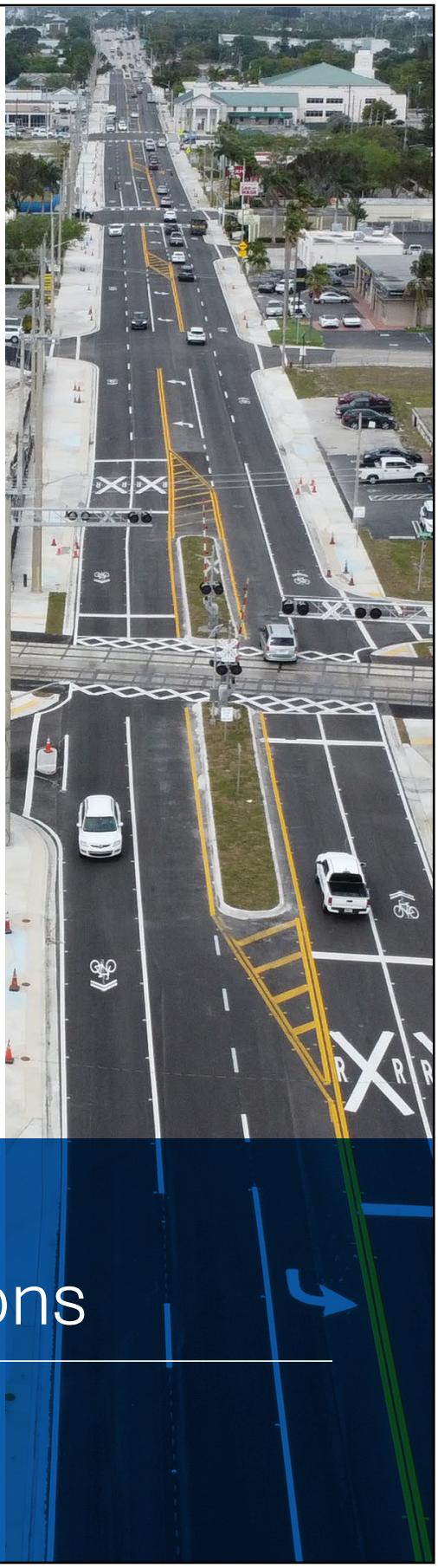
PROJECT EXPERIENCE

Golden Glades Multimodal Transportation Facility, Miami, FL. This is a transportation hub serving as an effective center of activity for MDTPW's vision of desired modal connectivity. Integrates a 2,450 car multi-story parking garage; pedestrian **bridge**; landscaping, hardscaping. Gateway features, 14 bus bays and 860 FT. total length of layover area; bus driver's break lounge; transit hub building, Intercity Bus Terminal, and Bus hub. **Contract Amount:** $ 57 million; **Role:** Project Architect/Interior Designer; **Client:** Florida Department of Transportation; **Reference:** Fernando Sanchez**,** (305) 615-3272; **fsanchez@lead-ec.com**; Delivery Method: Design/Build; **Start/End Dates**: 2018 to 2021.

Dolphin Station Park-and-Ride Transit Terminal Facility, Miami-Dade County, FL. 552,366 SF Park-and-Ride with 819 parking spaces. Project includes transit hub, trucker's lounge, bus bays, and pedestrian canopies. **Contract Amount:** $16.9 million; **Role:** Project Architect; **Client:** MDX; **Reference:** Ariel Millan, (305) 302-2789, amillan@bcceng.com; **Start/End Dates:** 06/2016 to 06/2018.

Doral Meadow Park Renovations Doral, FL. The project consists of the design, engineering, and construction efforts to enclose the existing covered outdoor patio space to provide 800 square feet of multi-purpose indoor recreation space. The men's and women's restrooms are to be completely renovated and brought to the latest applicable codes; including new stall partitions, ADA bathroom fixtures, mirrors, and handlebars as needed. **Key Features:** Building Remodeling; New Construction; Architectural Design; Renovation; Multi-Purpose Space; Recreation Space; Conference Room; Restroom Modernization; ADA Accessibility. **Contract Amount:** $1.2 million; **Role:** Project Architect/Interior Designer; **Client**: APCT Engineers; **Reference:** Antonio Acosta, (305) 592.7283, AGAcosta@APCTE.com; **Start/End Dates:** 2020/2020

Doral Government Center Improvements, Doral, FL. The project consists of miscellaneous Tenant Improvements to the Doral City Hall building located at 8401 NW 53rd Terrace in Doral, Florida. The project scope includes space planning, a new recording studio, security glazing, A/C and IT rooms remodeling. **Key Features:** Building Remodeling and/or New Construction; Interior Design; Space Planning; ADA Accessibility Architectural Design; Remodeling. **Role:** Project Architect/Interior Designer; **Client**: City of Doral/APCT Engineers; **Reference:** Carlos M. Gil-Mera, (305) 592.7283, cmgil@apcte.com**; Start/End Dates:** 2020/2020.



B. Project Descriptions

HBC

1 | Architectural Services



ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Brothers to the Rescue Restoration & Relocation, Hialeah Gardens, FL
Brothers to the Rescue Monument Restoration and Relocation. SR 25 / Okeechobee Rd from E of NW 116 Way to E of NW 87 Avenue. Project consists of the restoration and relocation of the Brothers to the Rescue Monument; which was created to commemorate four Brothers to the Rescue fliers that were shot down and killed on the orders of Fidel Castro while they flew two civilian planes through international airspace in a search and rescue mission for Cuban rafters. Scope of work involves Architecture, Historic Preservation, Mechanical and Electrical Engineering coordination with FDOT and the City of Hialeah Gardens. **Relevant Features include:** entrance monument, public use, lighting, and ADA compliance.

Role: Project Architect
Cost: $216 M
Client: BCC Engineering
Reference: Oscar Oliva 305.670.2350, ooliva@bcceng.com





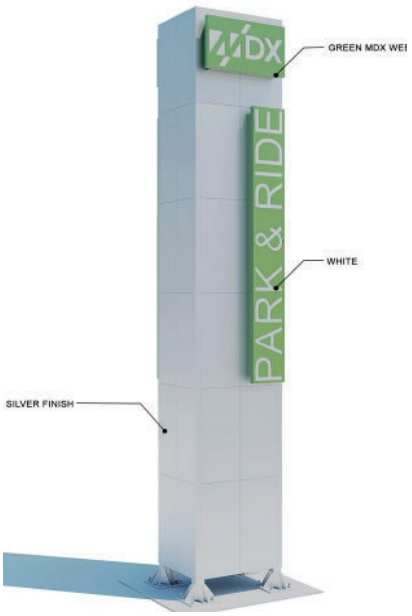


ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Golden Glades Multi-Modal Transportation Facility, Miami-Dade County, FL

V3 Architectural Group provided Architectural and Interior Design services for the Golden Glades Multimodal Transportation Facility in Miami-Dade County. The Florida Department of Transportation in conjunction with Miami-Dade County is upgrading and enhancing the mobility at the existing Golden Glades Multimodal Transportation Facility. To maintain project safely, there was periodic pedestrian detours and the relocation of bus stops within the Golden Glades Multimodal Transportation Facility. The construction was phased over an estimated three and a half years to minimize impacts to the public, during special events, and peak periods of traffic. Construction began December 17, 2018 and was completed in 2021. **Relevant Features include:** Entrance Monument, Upgraded And New Bicycle Paths, Sidewalks, Walkways, Platforms, Bicycle Parking And Lockers And New Multi-Bay Bus Terminals.



Role: Project Architect
Cost: $57 M
Client: FDOT/Lead Engineering Contractors
Reference: Fernando Sanchez | 305.615.3272 | Fernando Sanchez





ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Dolphin Station Park-And-Ride Transit Terminal Facility Miami-Dade County, FL

V3 Architectural Group provided Architectural and Interior Design services for the Dolphin Station Park-and-Ride Facility. The project was a collaboration between MDX, Miami-Dade County Department of Transportation and Public Works and the Florida Department of Transportation District Six. The transit facility will support Miami-Dade County's SR 836/Dolphin Expressway Express Bus Service, provide a terminus or stop for several local bus routes serving the Dolphin Mall and the cities of Sweetwater and Doral, as well as serving a potential future east-west commuter rail service on the CSX line. The planning, design and construction of the Dolphin Station, at the request of Miami-Dade County was fast-tracked. The Dolphin Station Park-and-Ride Transit Terminal Facility sits on 12.68 Acres and is consist of 552,366 SF of Park-and-Ride space. This project includes a transit hub, trucker's lounge, bus bays, pedestrian canopies, and 819 parking spaces.

The total estimated cost is $16.9 million. The plan was completed in 2018. Technical duties performed on this project by V3 Architectural Group included: Planning, Programming, Design, ADA Consulting, Land-use planning, preparation of Construction Documents, Permitting, Construction Supervision, and Construction Administration services for the project. V3 also provided coordination of the inspections with Ownership and the General Contractor. Comprehensive management systems were put in place for pre-construction activities, budgeting/cost estimates, project scheduling, furniture and site accessory deliveries coordination with furniture vendor, Client, and General Contractor. V3 performed post-construction activities to identify HVAC test and balance, adjustment to lighting, and modifications to site drainage. In addition, V3 also performed shop drawing review and approval, responses to RFI, Site Visits, preparation and submittal of punch lists, as-built plans, record drawings, and close-out documents. ADA Consulting Services included the coordination of public/private accessibility, elevators, ramps, guardrails, hardware selection, and audible/visual components. Land-use planning for 12.68 Acres of public property. V3 worked in conjunction with Design-Criteria Consultant to ensure the proposed Land-use met all code criteria. **Relevant Features include:** collaboration between multiple agencies, pedestrian canopies, public use, lighting, site drainage modifications, land-use, and ADA compliance.



Role: Project Architect
Cost: $16.9 M
Client: MDX Miami Dade Expressway Authority / BCC Engineering
Reference: Ariel Millan | 305.302.2789 | amillan@bcceng.com

ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Doral Meadow Park Renovations Doral, FL

V3 Architectural Group and A&P Consulting Transportation Engineers were selected as Design-Build Team for the Doral Meadow Park Renovations and supporting infrastructure including utilities project located at 11555 NW 58th Street, Doral, Florida. The project consists of the design, engineering, and construction efforts to enclose the existing covered outdoor patio space to provide 800 square feet of multi-purpose indoor recreation space. The existing covered area is to be enclosed with storefront windows and glass double doors. A manually operated roller shade shall be provided on all multipurpose indoor space openings to keep the room cool, block the sun's glare as needed, and help the air conditioner system work more efficiently. The existing building north wall will be modified, the existing roll-up door removed, and a door provided to connect this new recreation space to the adjacent kitchenette area which is to be reduced to about 60 square feet. The existing conference room space is to become a high-tech conference room by adding speakers, and a tv screen. The men's and women's restrooms are to be completely renovated and brought to the latest applicable codes; including new stall partitions, ADA bathroom fixtures, mirrors, and handlebars as needed. The existing office space is to be modified and the existing IT equipment will be taken out of the office and placed in a new separate room next to the office. A fresh coat of paint shall be applied to the building exterior. Other façade treatments include two (2) decorative artificial green walls on the west side of the building. A new hardscaped area of approximately 700 square feet will be constructed off the northwest building quadrant, this area is to be used as a plaza with a new shade system and site furniture. The project will include the latest building code, life-safety, fire protection, electrical, plumbing, mechanical, HVAC, communication infrastructure, landscaping, ADA (American with Disabilities Act), and energy efficiency codes. Additionally, it will comply with all requirements established by Miami-Dade Water and Sewer, and other agencies having jurisdiction over the project. **Relevant Features include:** renovation, public use, multi-purpose indoor/outdoor space, recreation space, ADA accessibility, pedestrian shade system and site furniture,and communication infrastructure.



Role: Project Architect
Cost: $1.2 M
Client: APCT Engineers
Reference: Antonio Acosta | 305.592.7283 | AGAcosta@APCTE.com

Related Experience:

The following projects exemplify our qualifications and demonstrate how our services align with those required.

Reference #1:

Citrus Health Network
Maria Alonso, COO
4175 W. 20th Avenue
Hialeah, FL 33012
Phone: 305-424-3100
Email: maria@citrushealth.com

JSA group Inc. Provides continuing architectural consulting services to Citrus Health Network since 2016.

Project #1:

Citrus DCF Property
20600 NW 47 Avenue
Miami, FL 33025

Description of Work: Citrus / DCF Property – New construction of building to house a 50 bed Statewide Mandated Impatient Psychiatric Program.
Contracted Professional Services: Zoning Approval Process, Construction Documents for the Demolition of existing Structure, Pre-Design, Cost Estimating, Design Development, Construction

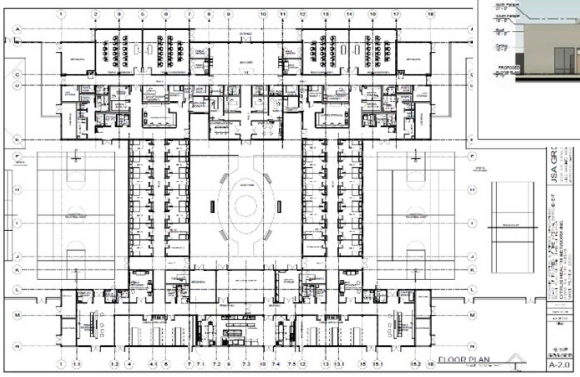


Documents, State and Local Fire Marshal Approval Process, Permitting, Construction Administration, Close Out and Warranty services. Project Square Footage: 34,742 Sq Ft

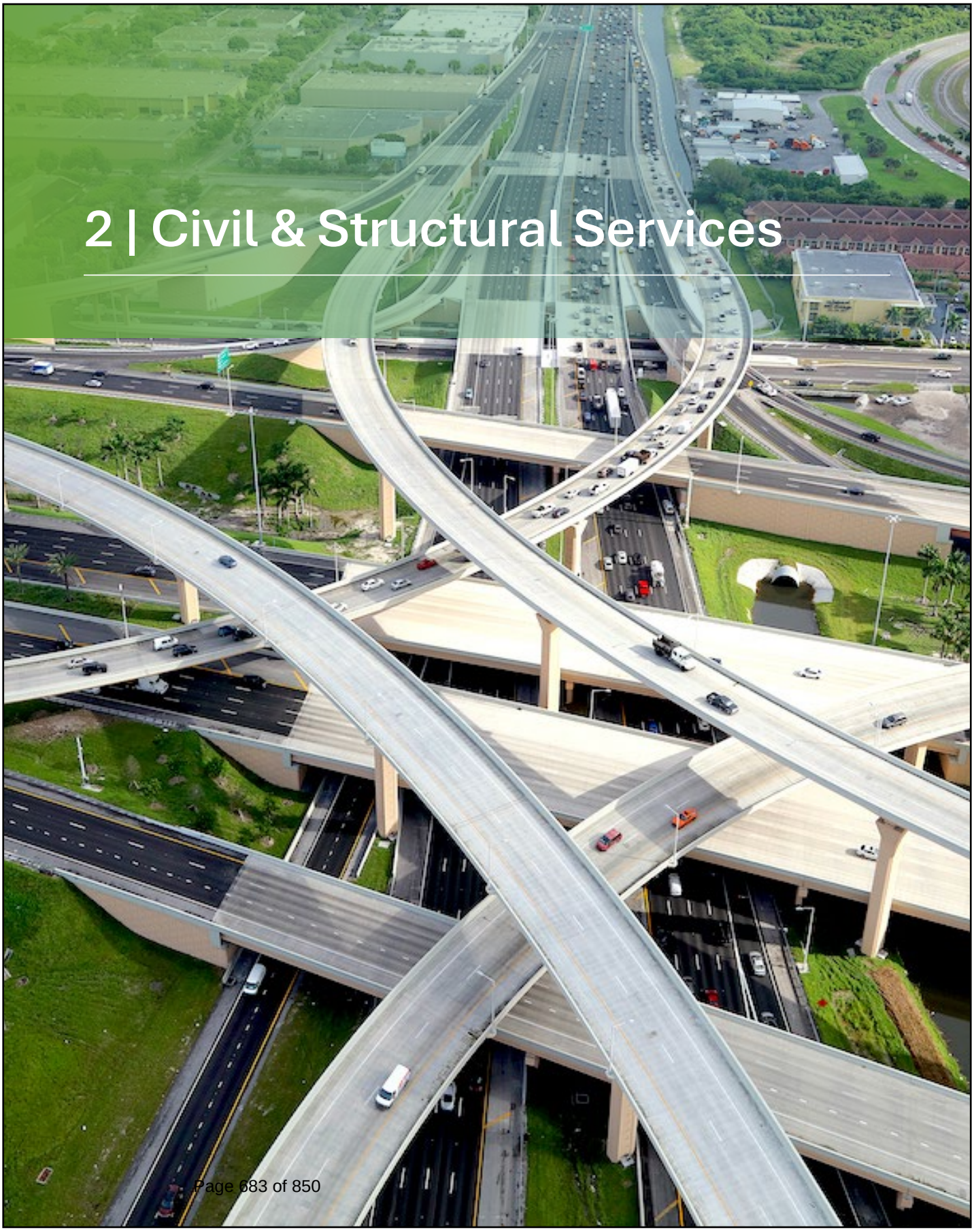
Completion Date expected for last quarter of 2025
Construction Cost: $25 Million
Professional Service Fees: $240,000







2 | Civil & Structural Services



Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street

Miami-Dade County Department of Transportation and Public Works



HBC is providing comprehensive design-build services for the reconstruction of NE 2nd Avenue from NE 20th Street to NE 36th Street. This project includes roadway reconstruction, stormwater system upgrades, pedestrian and traffic enhancements, and utility improvements to enhance mobility, drainage, and infrastructure resilience.

HBC's role includes engineering design, construction documentation, permitting, and project coordination to ensure seamless execution. The project involves:

- **Roadway & Pedestrian Improvements** – Full roadway reconstruction, new sidewalks, curb and gutter installation, pavement markings, signage, and decorative lighting.
- **Stormwater & Drainage Upgrades** – Design of a new stormwater management system to improve drainage and mitigate flooding.
- **Utility & Water Main Installation** – Design of 4,600 linear feet of 16-inch ductile iron pipe (DIP) water main and 1,500 linear feet of 12-inch DIP water main, including all appurtenances.
- **Traffic & Signalization Enhancements** – New traffic signals, pavement markings, and traffic signage for improved safety and flow.

Location
Miami, FL

Dates
5/2023 - 7/2024

Budget
HBC Fee: $805K
Construction Cost: $11.5M

Reference
Alejandro Sauleda, PE
(305) 375-4866
Alejandro.Sauleda@miamidade.gov

Key Components
Roadway reconstruction, stormwater system, sidewalks, curbs, pavement markings, signage, signalization, lighting, landscaping, utility installation, traffic control, permitting, public involvement, project coordination.

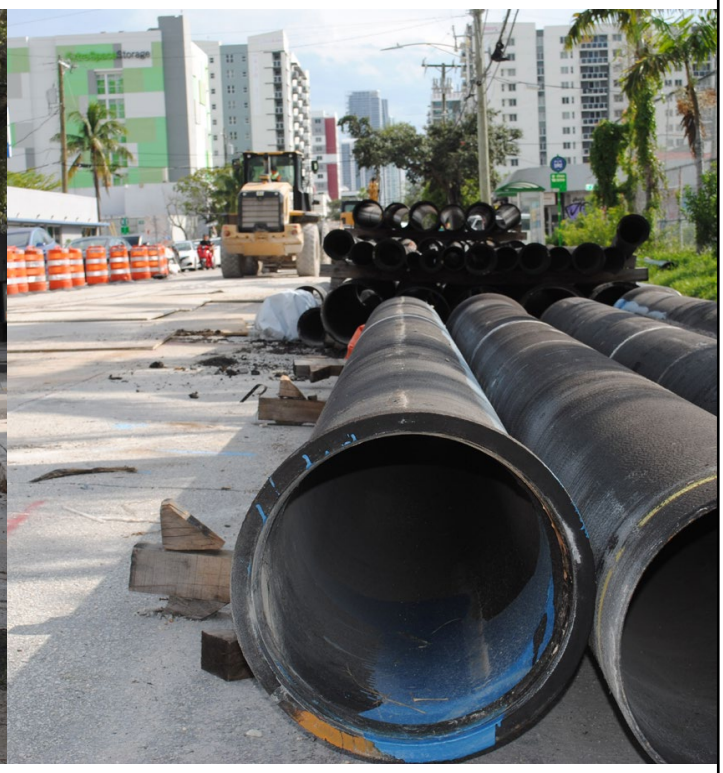
- **Traffic Control & Public Involvement** – Development of Maintenance of Traffic (MOT) plans to manage detours, public engagement strategies, and project coordination in accordance with contract requirements. Project Impact

This project will modernize NE 2nd Avenue, improving roadway safety, drainage capacity, pedestrian access, and utility infrastructure. Through efficient design, permitting, and coordination, HBC is ensuring timely and effective project delivery to meet the needs of the community and stakeholders.

Relevance to the Scope

1. Roadway and Pedestrian Reconstruction
2. Stormwater and Drainage Improvements
3. Utility and Water Main Infrastructure
4. Traffic Signalization and Safety Enhancements
5. Construction Coordination and Public Involvement





Design Build Services for the Reconstruction of NE 2nd Avenue - Segment D

Miami-Dade County Department of Transportation and Public Works



HBC led the comprehensive design and coordination for the NE 2nd Avenue Reconstruction Project, spanning approximately 1.9 miles from NE 69th Street to NE 91st Street. Funded by The People's Transportation Plan and delivered as a design-build initiative, the project aimed to modernize infrastructure, improve safety, and enhance multimodal accessibility along this critical urban corridor.

Roadway and Multimodal Improvements
The corridor was fully reconstructed and widened to improve horizontal and vertical geometry, including the redesign of a four-lane roadway. Enhancements included bike lanes, reconstructed sidewalks, on-street parking, and pedestrian facilities to support multimodal transportation. New pavement sections and upgraded intersection controls were implemented to enhance traffic safety and efficiency.

Drainage and Environmental Compliance
HBC designed an improved stormwater management system, featuring 2,162 linear feet of French Drain and over 125 interconnected structures. ICPR modeling was used to support drainage design and secure Class II DERM permits. The team also identified and addressed four previously undocumented contaminated sites, ensuring full environmental compliance and securing emergency outfall modifications as required by DERM.

Location
Miami, FL

Dates
05/2016 - 12/2019

Budget
HBC Fee: $800K

Construction Cost: $9.8M

Reference
Alejandro Sauleda, PE
(305) 375-4866
alejandro.sauleda@miamidade.gov

Key Components
Roadway, drainage, utilities, signals, lighting, markings, traffic control, permitting, coordination.

Funded by
Local Agency Program (LAP)

Lighting, Signalization, and Aesthetic Enhancements
The project included new traffic signals at key intersections, upgraded signing and pavement markings (SPM), and corridor-wide decorative lighting to enhance visibility and urban character. A Temporary Traffic Control Plan (TTCP) was developed to maintain access and safety during construction, with particular attention to railroad crossing design and flagging operations near the active FEC Railway.

Stakeholder Coordination and Utility Adjustments
Extensive coordination was required with multiple agencies, utility providers, and the railroad authority. HBC managed stakeholder engagement, permitting, and public involvement, ensuring seamless integration of all project components within a complex urban environment.

The NE 2nd Avenue Reconstruction Project significantly enhanced mobility, resilience, and safety in the City of Miami. HBC's integrated approach across drainage, traffic, environmental, and structural disciplines delivered a high-performance corridor aligned with long-term transportation and sustainability goals.

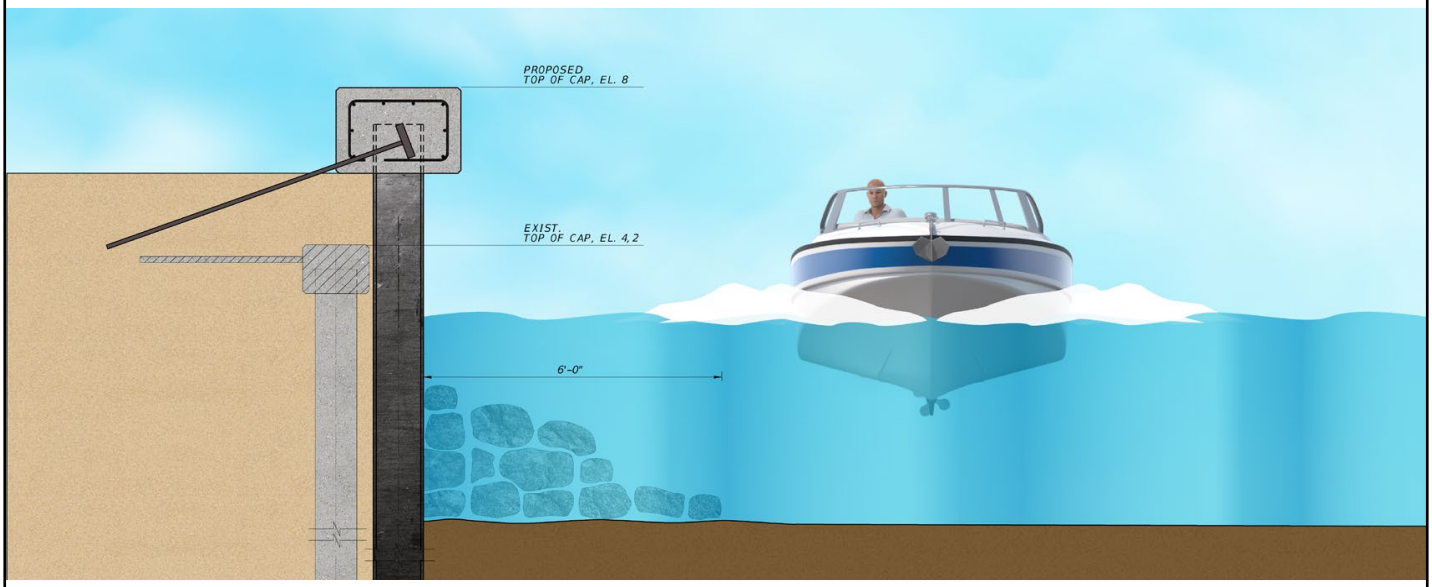
Relevance to the Scope

1. Comprehensive Corridor Reconstruction and Multimodal Design
2. Advanced Drainage System and Environmental Compliance
3. Traffic Signalization, Lighting, and Safety Enhancements
4. Complex Utility Coordination and Railroad Interface Management
5. Integrated Stakeholder Engagement and Permitting Leadership



Riverwalk North Seawall Replacement Project

City of Fort Lauderdale



HBC is providing design services for the replacement of the Riverwalk North Seawall, starting from the Andrews Avenue Bridge and going five hundred feet west toward the FXE train tracks.

This project includes, but is not limited to, the following:

- The design of a new seawall in the form of sheet piling in front of the existing concrete seawall on the side facing the river
- The demolition of the existing concrete catwalk located in front of the existing seawall on the side facing the river
- The installation of fixed docks attached to the new seawall
- The installation and attachment of new floating docks and amenities
- The relocation of utilities attached to the concrete catwalk, as well as the replacement of utility stations located on the existing concrete catwalk
- The replacement of various electrical shore tie pedestals
- The on-site inspections of deteriorated structure elements and the preparation of designs and specifications for appropriate repairs and replacements
- Data collection and review of existing conditions

Location
Fort Lauderdale, FL

Dates
2024 - Ongoing

Budget
HBC Fee: $386K
Construction Cost: $N/A

Reference
Raymond Nazaire, PE, CGC
(305) 951-4319
rnazaire@fortlauderdale.gov

Scope of Services
Seawall design, catwalk demolition, fixed docks, floating docks, utility relocation, utility station replacement, electrical pedestal replacement, structural inspections, condition assessment, and post-design services.

- Various post-design services, such as attending, recording, and preparing of minutes for the pre-construction meeting, and the review of all shop drawings, product data, cut sheets, and submittals to determine compliance.

Relevance to the Scope

1. Seawall Replacement and Structural Reinforcement Design
2. Demolition and Reconstruction of Catwalk and Dock Facilities
3. Installation of Fixed and Floating Docks with Utility Relocations
4. Electrical and Shore Power Infrastructure Upgrades
5. Post-Design Support Including Inspections and Submittal Reviews



Reference #7:

Miami Jewish Health
Reference Contact Information: Weddary Joseph
Tel: 305-795-1900
Email: jweddary@miamijewishhealth.org

Project 1:

Description of Work: The project entails a comprehensive interior renovation and interior reconfiguration of the Miami Jewish Health Rehabilitation Center. This includes replacing all wall finishes, floor pavements, baseboards, and acoustic ceiling tiles, as well as repainting existing hard ceilings. All existing fixed cabinetry, countertops, and millwork will be replaced with new, including all plumbing and lighting fixtures. New receptacles will be added to accommodate new computer stations and rehabilitation equipment

Completion Date: 11-11-2024
Total Construction Cost: $420,000.00
Professional Service Fees: $24,000.









RELEVANT
EXPERIENCE

KCI



Corridor Landscape Master Plan

CONTACT PERSON WITH THE ENTITY

City of Dania Beach	100 W Dania Beach Blvd. Dania Beach, FL 33004
Fernando Rodriguez	954.924.6808	frodriguez@daniabeachfl.gov

The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$341,720.00
Change orders to design contract and dollar value	N/A

3 | Transportation, Traffic and Roadway Engineering



Districtwide Traffic Operations Data Collection Contract

Florida Department of Transportation (FDOT) District 4 (D4)



HBC is supporting the Florida Department of Transportation (FDOT) District 4 (D4) under this Districtwide Traffic Operations Data Collection contract featuring FDOT Work Group 6.1 Traffic Engineering Studies to perform comprehensive data collection services across five counties. This on-call contract enhances FDOT's ability to collect high-quality multimodal data to support traffic operations studies and decision-making processes.

Under this contract, HBC provides a broad range of professional and technical services, including vehicle, pedestrian, and bicycle counts, turning movement counts, spot speed studies, queue analysis, travel time and delay assessments, intersection delay evaluations, and sight distance reviews. All services are delivered under defined Task Work Orders (TWOs), with work conducted in accordance with FDOT's Manual on Uniform Traffic Studies (MUTS), FDOT Design Manual (FDM), and other applicable guidelines.

- Full intersection and approach counts (24-hour machine counts and 8-hour manual counts)
- Turning movement counts (2-hour and 8-hour)
- Bicycle and pedestrian counts
- Pedestrian group size and vehicle gap size studies
- Travel time, delay, and intersection delay studies
- Queue analysis, spot speed studies, and safe curve speed analysis

Location
Miami, FL

Dates
2025 - Ongoing

Budget
HBC Fee: $1.5M

Reference
Ysamary Vergara
Ysamary.Vergara@dot.sate.fl.us
(954) 777-4380

Contract No.
CAU65

Key Components
Vehicle counts, pedestrian counts, bicycle counts, turning movement counts, speed studies, travel time studies, delay studies, queue analysis, sight distance evaluations, gap studies, no-passing zone studies, safe curve speed

- Sight distance studies and no-passing zone evaluations

All services are coordinated under a dedicated Project Manager who ensures Quality Assurance (QA), schedule compliance, and alignment with FDOT requirements. Deliverables are submitted in FDOT-compatible formats, with rigorous Quality Assurance/Quality Control (QA/QC) processes in place, including site inspections, equipment testing, and error resolution protocols.

This contract supports FDOT's efforts to maintain safe and efficient traffic operations through accurate, timely, and reliable data collection across D4's transportation network.

studies, data analysis, and reporting.

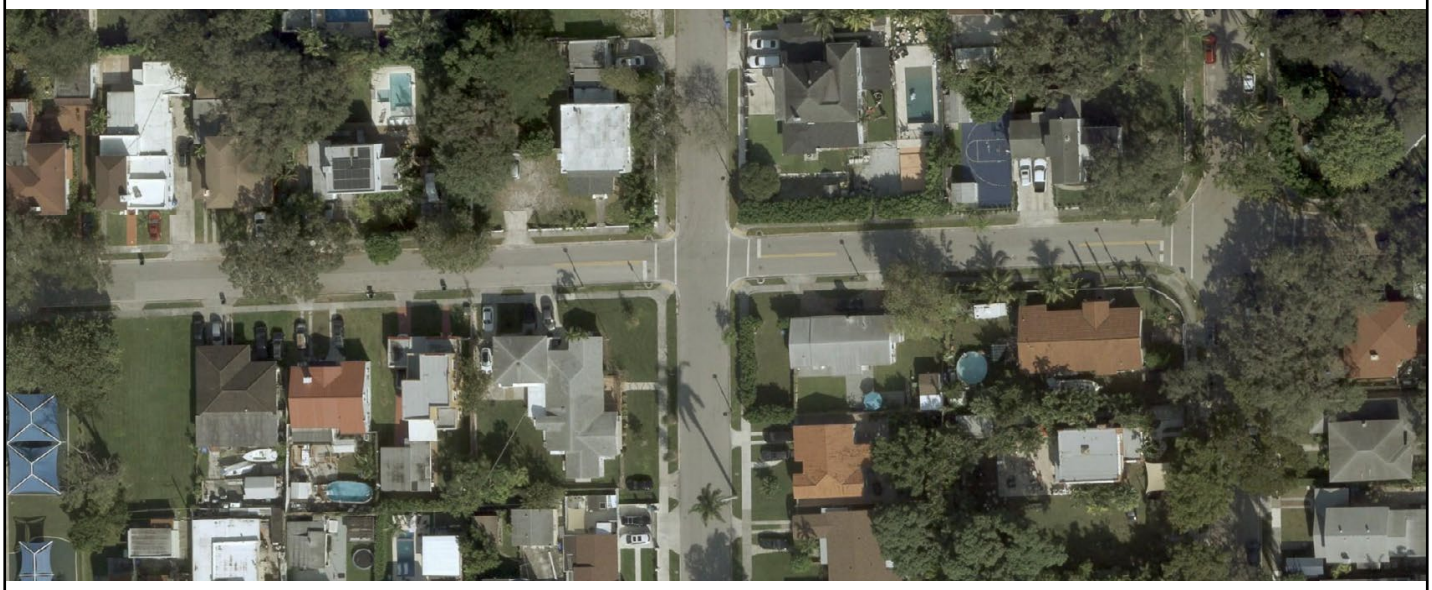
Relevance to the Scope

1. Districtwide Traffic Operations and Data Collection Support
2. Comprehensive Multimodal Traffic Studies and Analysis
3. FDOT Standards Compliance and QA/QC Assurance
4. Task Work Order-Based Delivery and Schedule Management
5. Enhanced Data Accuracy Supporting Safety and Operations Decisions



Raised Intersection at NW 8 Terrace and NW 15 Ave

City of Miami, FL



HBC is providing design and engineering services for the construction of a raised intersection at NW 8th Terrace and NW 15th Avenue, a traffic calming improvement intended to enhance pedestrian safety, reduce vehicle speeds, and improve multimodal connectivity. The project includes the preparation of complete construction contract documents, including roadway, drainage, signing, and pavement marking plans, supported by topographic survey and geotechnical investigations. The scope encompasses roadway reconstruction within the raised intersection limits and concrete transition approaches, milling and resurfacing approximately 75 feet beyond the approach areas, and installation of concrete interlocking paver crosswalks per the City of Miami Department of Resilience and Public Works (DRPW) standards. Drainage improvements involve adjustment of existing systems, design of new structures, and permitting to accommodate modified flow patterns. Signing and pavement marking plans will restore all intersection markings and pedestrian crosswalks in compliance with FDOT and MUTCD standards.

Location
Miami, FL

Dates
2023 - Ongoing

Budget
HBC Fee: $70K
Construction Cost: $N/A

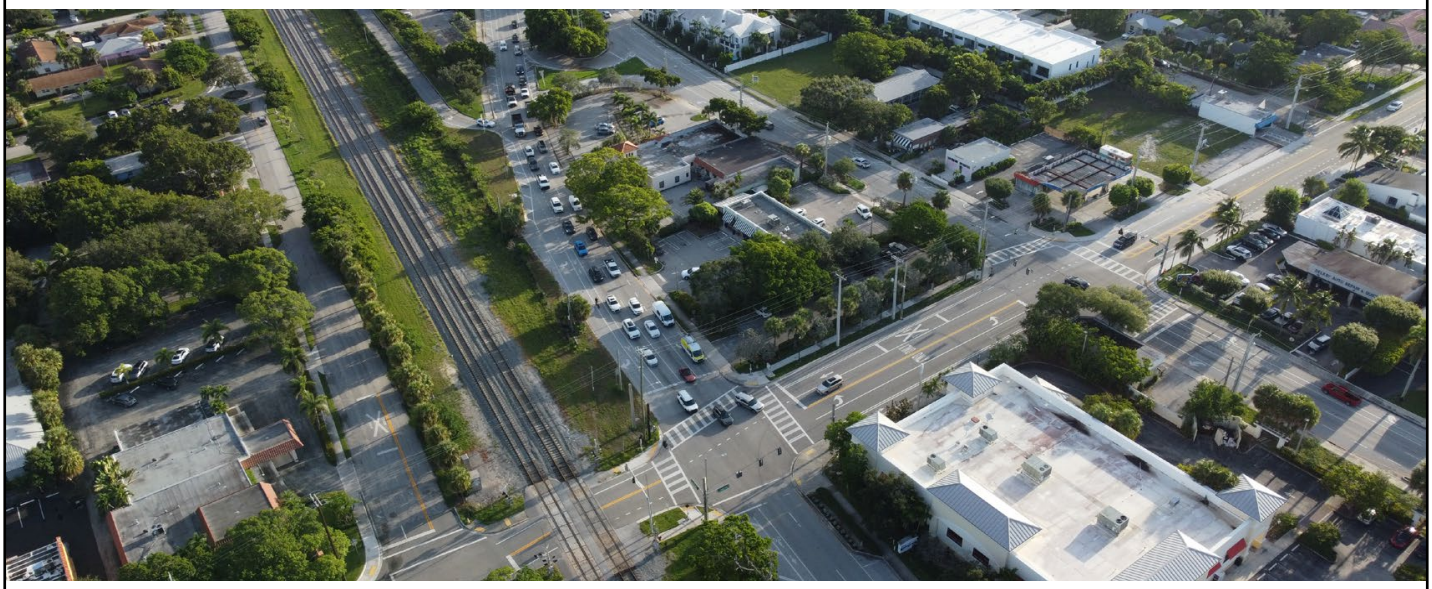
Reference
Lidia Duardo, PE
(305) 416-1020
lduardo@miamigov.com

Relevance to Scope

- Traffic calming and safety enhancement
- Multidisciplinary roadway and drainage design
- Compliance with City and FDOT standards
- Utility coordination and permitting expertise.

George Bush Boulevard Bridge over the ICWW Bridge Replacement

Palm Beach County



This project involved Traffic Engineering Services for the George Bush Boulevard over ICWW Bridge Replacement PD&E Project in Palm Beach County, where the existing bascule bridge was fully replaced, necessitating a traffic detour to the East Atlantic Avenue Bridge. The project scope included turning movement counts, origin-destination data collection, travel time and speed data between 14 study intersections and both bridges, and the creation of a 16x16 Origin-Destination (O-D) matrix. Additionally, the existing conditions were reviewed, including signal timing and bridge operations.

The traffic operations analysis for this project included the development of Synchro and VISSIM microsimulation models for existing conditions, followed by the calibration and validation of those models. Future traffic demand forecasting was performed using outputs from the Southeast Regional Planning Model (SERPM). Both the no-build and build alternatives were simulated to assess traffic impacts.

For the build alternative, dynamic traffic assignment was performed using the detour routes via the East Atlantic Avenue Bridge, informed by the O-D matrix data and VISUM software, in combination with the VISSIM build model. The analysis also included signal timing optimization and coordination recommendations across the project network, as well as a safety analysis with recommendations for key study roadways such as US-1, SR A1A, George Bush Boulevard, and East Atlantic Avenue.

Location
Palm Beach County, FL

Dates
05/2024 - Ongoing

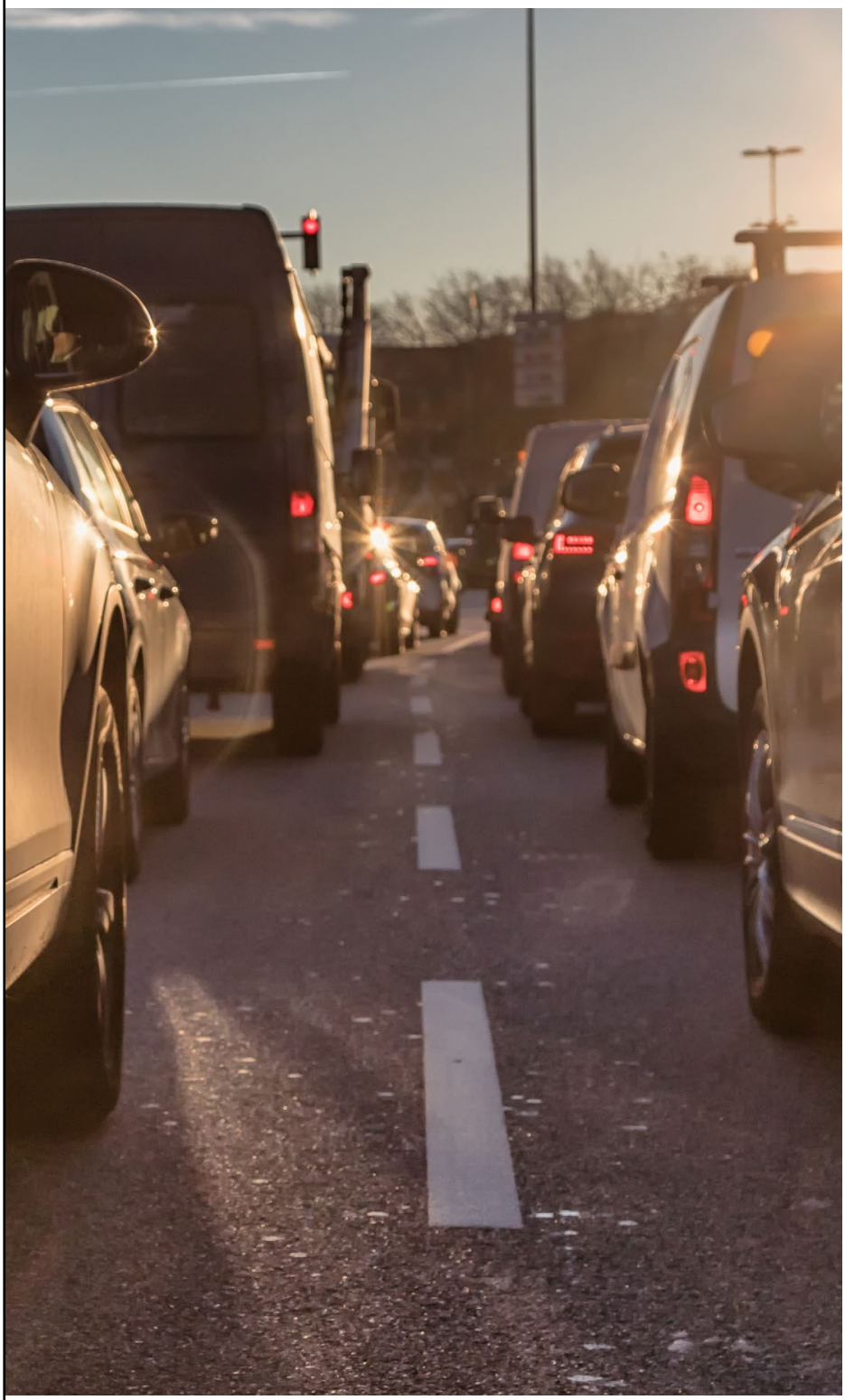
Budget
HBC Fee: $270K

Reference
Hardesty & Hanover (Prime)
Mike Sileno, PE
msileno@hardestyhanover.com

Scope of Services
Traffic Data Collection & Analysis

Utility Coordination
Maintenance of Traffic

Lighting and Safety Improvements



Relevance to the Scope

1. Traffic engineering for bascule bridge replacement
2. Origin-destination and travel time data collection
3. Microsimulation modeling using Synchro and VISSIM
4. Traffic forecasting and dynamic assignment with SERPM and VISUM
5. Signal timing optimization and safety analysis

4 | Landscape Architecture Services



Continuing Professional Services

CONTACT PERSON WITH THE ENTITY

City of Aventura	19200 W Country Club Drive Aventura, FL 33180
Jake Ozyman	305.466.8970 | jozyman@cityofaventura.com

KCI is currently providing comprehensive landscape architecture and surveying services under this ongoing contract. The KCI team is conducting plan reviews for landscape architecture projects, focusing on achieving design excellence while confirming full compliance with all city standards and regulations. This is an on-call contract.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$50,000.00
Change orders to design contract and dollar value	N/A

Loxahatchee Environmental Engagement Campus

CONTACT PERSON WITH THE ENTITY

Loxahatchee River Environmental Control District	2500 Jupiter Park Drive Jupiter, FL 33458
Kris Dean	561.401.4024 | kris.dean@lrecd.org

KCI provided Master Site Planning services to the Loxahatchee River Environmental Control District (LRECD) for this 20-acre site for an environmental education campus. KCI performed site analysis and inventory created concept designs and budgeting, and worked with LRECD to realize a master plan capturing their vision. Feature elements of the master plan are an environmental engagement center, created wetlands, an amphitheater, indoor and outdoor classrooms, a boardwalk, a fishing pier, and a boathouse. The master plan for an environmental education campus showcases the function of the LRECD agency within the special local environment, including the Loxahatchee River -the stewardship of which is the focus of the LRECD's mission. The Loxahatchee River is one of only two rivers in the State of Florida nationally designated as Wild and Scenic by the National Wild and Scenic Rivers System.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$286,177.00
Change orders to design contract and dollar value	N/A

5th Street Metromover Station

CONTACT PERSON WITH THE ENTITY

Miami-Dade County	275 NW 2nd Street, 4th Floor, Miami, FL 33128
Mark Koenig	305.755.7891 | mark.koenig@miamidade.gov

KCI prepared design development drawings and is working on the construction documents related to implementing improvements to this park site in a dense urban area. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with Miami-Dade County Parks, Recreation, and Open Spaces to realize their vision. The programmed elements include a nature-based playground (age range 2-5 and 5-12), hardscape improvements, site lighting, park site amenities (benches, trash cans, dog waste stations), walkway through the site, landscape improvements, irrigation system, entrance improvements, and fencing.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$208,000.00
Change orders to design contract and dollar value	N/A

Corridor Landscape Master Plan

CONTACT PERSON WITH THE ENTITY

City of Dania Beach	100 W Dania Beach Blvd. Dania Beach, FL 33004
Fernando Rodriguez	954.924.6808 | frodriguez@daniabeachfl.gov

The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$341,720.00
Change orders to design contract and dollar value	N/A

Hillsboro El Rio Park

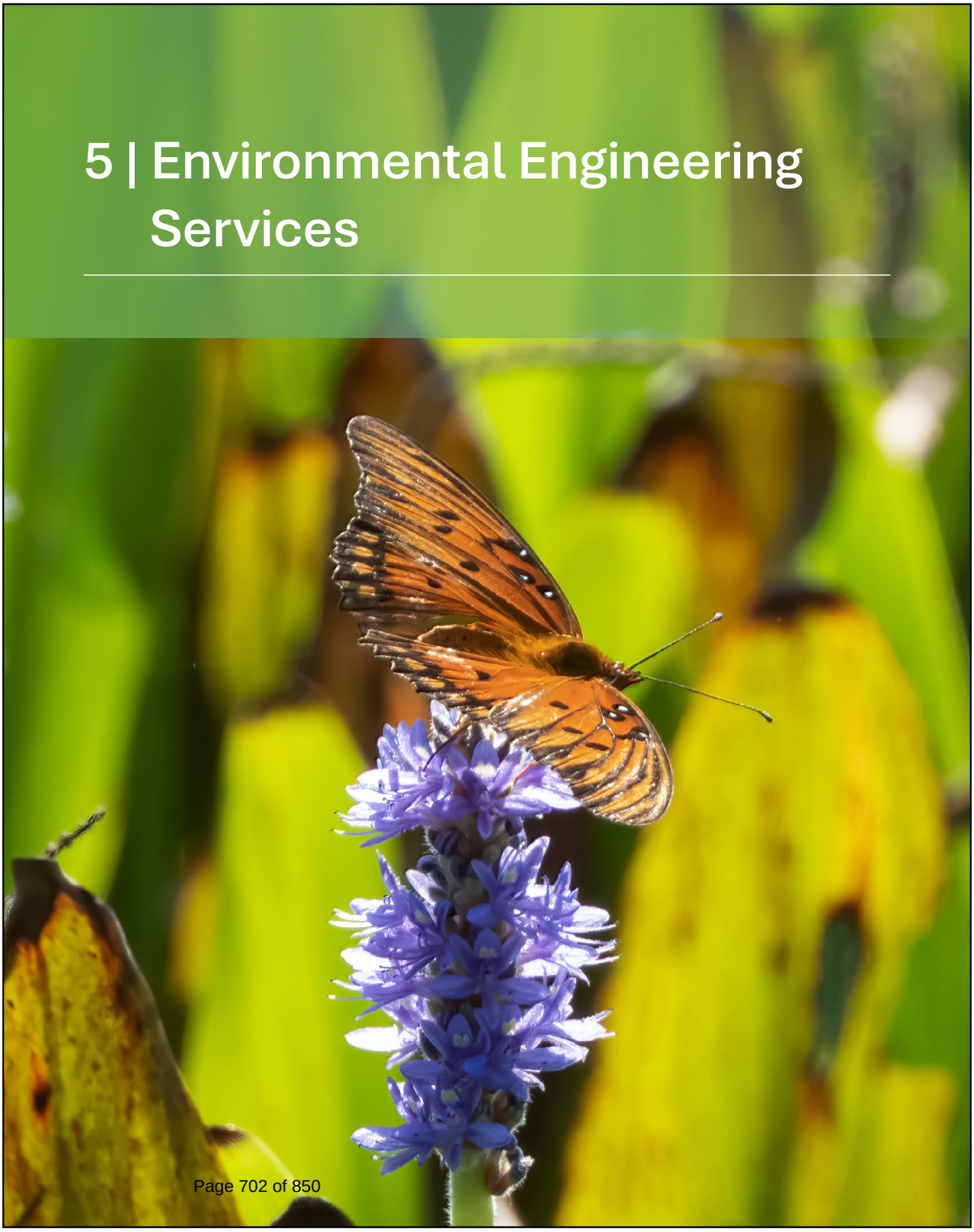
CONTACT PERSON WITH THE ENTITY

City of Boca Raton	201 W Palmetto Park Road Boca Raton, FL 33432
Mike Dyko	561.416.3413 | mdyko@myboca.us

KCI provided professional landscape architecture, engineering, survey, and environmental services to the City of Boca Raton for the design and site plan approval of a 17-acre park. The park was built on an abandoned landfill adjacent to a wetland, requiring significant additional permitting and geotechnical involvement. The park features include entry signage, a grand pavilion and restroom, large and small pavilions with grills, a fitness path, large passive recreation areas, a non-motorized boat launch, sport courts, a large playground, shade structures, and a fitness station. Native plantings were used to anchor the park features, provide shade and interest, screen the adjacent railway, and buffer the adjacent mangrove wetland. A pedestrian midblock crossing connects the north and south portions of the park on opposite sides of SW 18th Street. The crossing provides a median refuge and utilizes a pedestrian actuated beacon system. Landscape post-design services and inspection included new landscape, hardscape and irrigation.

Initial construction estimate of project cost (the estimate prior to the bid)	$6,800,000.00
Amount of initial contract award	$5,600,000.00
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$604,000.00
Change orders to design contract and dollar value	N/A

5 | Environmental Engineering Services



Atlantic Housing Partners Overview of Services

Atlantic Housing Partners, LLLP | Various Locations, Florida

RES has been providing advisory services to Atlantic Housing for 20 years. Work has included due diligence level surveys for contamination, wetlands and listed species as well as site development assistance through contamination assessments, remediation, Brownfields consulting, environmental permitting and on-site monitoring. Projects performed include the following:

Lakewood Pointe Affordable Housing Brownfield Redevelopment (2008 – 2021)

RES completed a Phase I ESA for the Site in May 2008 on behalf of Lakewood Pointe, Ltd. (LPL). The purpose of this Phase I ESA was to support purchase of the property for redevelopment as an affordable housing rental community in Hillsborough County, Florida. During completion of this Phase I ESA, historical aerial photographs were reviewed to obtain information concerning historical land use.

Evaluation of these aerial photographs indicated site disturbance activities in the 1970s. Phase II ESA activities revealed a 2.5-acre area where roadway debris had been used as fill material. LPL pursued the completion of the Site Assessment in order to receive funding through their lending institution. Contaminants of concern identified within this debris area include arsenic, chromium, and petroleum. The 144-unit affordable housing community consists of 1-, 2-, 3- and 4-bedroom units with a full benefit of amenities and services to accommodate the lifestyle of all residents. This high-quality development includes two nature preserve areas, and a community pool and clubhouse, along with a toddler play area.

Deep-dynamic compaction (DDC) was implemented for building foundation stabilization purposes. Once the DDC was completed, the Site Assessment Report (SAR) was prepared and submitted to FDEP Southwest District for approval. The SAR was approved in July 2009, and the RAP was approved in December 2009. Engineering Controls and Institutional Controls are used within the debris area to ensure the safety of the residents of Lakewood Pointe. These controls were implemented and are maintained in accordance with current FDEP policies and procedures. The Brownfield Site Rehabilitation Agreement (BSRA) was signed in December 2009.

AT A GLANCE.

Client Contact
Marc Gauthier
200 E. Canton Avenue
Winter Park, Florida 32789
M.gauthier@atlantichousing.com | 407-741-8666

Contract Value
$123M

Project Size
Various

Contract Period
2004 - Ongoing

Project Type
Advisory Services

Project Highlights
- Phase I and Phase II ESAs
- Site Assessment Reports
- Interim Source Removals
- Natural Attenuation Monitoring Plans
- Wildlife Surveys and Monitoring
- Permitting

Key Staff
- Flormari Blackburn, PE
- Loretta Gebow

Time and Budgetary Performance: RES integrated cost-savings measures into the assessment and remedial planning throughout the project. For example, the selected remedial alternative of soil and landfill gas management combined with Engineering/Institutional Controls has saved LPL millions of dollars over conventional remedial methods.

Amelia Court at Creative Village – Phase I and Phase II Environmental Site Assessments, Site Assessment, and Brownfield Consulting (2016 – 2020)

A Phase I Environmental Site Assessment (ESA) was conducted on a proposed multi-family residential property, located within the City of Orlando's Creative Village Brownfield Area in Downtown Orlando. The Phase I ESA report identified recognized environmental conditions in connection with the property related to potential on and off-site petroleum storage tanks and identified pesticides impacts to soils in the area. Direct push sampling conducted during the Phase II assessment identified petroleum impacts to the groundwater and Dieldrin impacts to the soil and groundwater. A Site Assessment, including additional soil sampling, well installation and groundwater sampling was conducted to delineate the nature and extent of these impacts. The petroleum impacts were determined to have originated from on off-site source, thus the Orange County Environmental Protection Division has been notified and requested initiate assessment activities at this off-site facility. Dieldrin impacts have been delineated and an interim remedial action, consisting of a soil excavation and disposal is planned. Delineation of the Dieldrin impacts to the groundwater is currently under negotiation with the Florida Department of Environmental Protection (FDEP)

Because the Site is located within a Brownfield area owned by the City of Orlando, negotiations are ongoing as to the cost, risk and incentive sharing between our client and the City of Orlando. In addition, any additional assessment and eventual

site remedial activities required by the FDEP will likely be split between our client and the City based on the tract boundaries relative to edges of contaminant plumes.

Rolling Green ESA (2010 – 2014)

A Phase I ESA was conducted on a proposed multi-family residential property, Rolling Green, in Sarasota Florida. The Phase I ESA report identified an adjoining golf course with stormwater from this course appearing to run across the site. Therefore, a Phase II ESA consisting of soil and groundwater sampling was implemented at the Site. Arsenic in concentrations in excess of the Soil and Groundwater Clean-up Target Levels (SCTLs and GCTLs) was identified in the soil and groundwater.



Rolling Green Project Site

The arsenic impacts to the soil were delineated after several iterations of sample collection. Groundwater samples were collected to further evaluate the arsenic concentration identified in samples collected from a temporary monitoring wells during the Phase II ESA. Groundwater impacts were identified in concentrations in excess of the GCTL of 10 ug/L in two areas of the Site.

RES completed a Site Assessment Report (SAR), Interim Source Removal (ISR) and Natural Attenuation Monitoring (NAM) Plans for the Site as documented in our report dated August 30, 2012. Conditional approval of this report was received from the FDEP in a letter dated September 13, 2012. The ISR of the arsenic impacted soil was implemented and documented in our ISR Report submitted to the FDEP on October 11, 2012. FDEP approved the ISR report in a letter dated October 16, 2012

The SAR Approval was conditional upon horizontal delineation of the arsenic impacted groundwater in the shallow aquifer once development of the Site was completed. Following Site development, wells were reinstalled, and groundwater analytical results indicated that arsenic concentrations had been delineated to the east, west, and south with Rolling Green Golf Course located to the north. Therefore, RES initially recommended implementation of the NAM Plan. After several months of NAM, FDEP agreed that the arsenic in the groundwater on the Site was related to the adjacent golf course and issued a letter indicating that no additional monitoring would be required at the Rolling Green site.

Moss Park Phase I ESA (2011 – 2012)

RES was engaged by Atlantic Housing Partners LLLP to perform a Phase I Environmental Site Assessment at the site. The purpose of RES' services was to perform a characterization of environmental conditions based on reasonably ascertainable and practically reviewable public records and site observations, and to identify Recognized Environmental Conditions, if present, to support our client's ability to qualify for landowner liability protection to Comprehensive Environmental Response, Compensation and Liability Act.

River Ridge Phase I ESA Update (2011 – 2012)

Our approach to performing a Phase I ESA Update includes updates to our previous review of the public record, interviews with appropriate local agencies, and site reconnaissance; and preparation of a written report containing findings, opinions and conclusions.

In this proposal, we address the scope of services and schedule for conducting this Phase I ESA Update. Four primary tasks are involved in a Phase I ESA Update:

- review of the public record;
- a site reconnaissance;
- interviews; and
- preparation of a written report.

Proposed Towne Park Apartments – Former Railroad Phase II Environmental Site Assessment (2009 – 2010)

RES performed Phase II Environmental Site Assessment (ESA) activities for Towne Park, Ltd. for a proposed multi-family development southeast of the intersection of S.R. 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida. As part of the proposed development, the client was acquiring approximately 775-feet of former railroad right-of-way property north of the Cross Seminole Trail, a Rails-to-Trails project.

RES had previously identified the former railroad right-of-way as a potential recognized environmental condition (REC) in a Phase I ESA conducted for the proposed project. Accordingly, RES performed the Phase II ESA which included soil and groundwater sampling within the former railway. Constituents of concern (COCs) screened within the former railway for both soil and groundwater included arsenic, cadmium, chromium, and lead by EPA Method 6020, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, and chlorinated herbicides by EPA Method 8151. Soil samples were collected at shallow depths just beneath the gravel bed of the railway at depths between 2 and 4 feet below grade. Groundwater samples were collected from a temporary monitoring well to assess the surficial aquifer beneath the railway.

Results of RES Phase II ESA indicated that only the COC arsenic was identified at concentrations above the state residential soil cleanup target level of 2.1 milligrams per kilogram from a sample collected at 2-feet below existing railway grade. RES provided the client with several cost options to address the soil impact including engineering controls, excavation and removal with follow-up confirmatory testing, and possible tax credit benefits since the project was situated within the Winter Springs Town Center Brownfield designated area.



Towne Park Apartments Project Location Map

Coral Keys Phase I ESA (2008)

RES provided a Phase I environmental site assessment for a multi-housing property site named Coral Keys located in Miami-Dade County, Florida.

RES performed a review of reasonably ascertainable and practically reviewable public records for the site and the immediate vicinity to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which would indicate a potential for recognized environmental conditions, as defined in ASTM EI527-05. The review of the public records included the following.

- Examination of public records made available to us by regulatory personnel regarding past, present, and pending enforcement actions and investigations at the site and within the immediate vicinity.
- Examination of one of more of the following resources: aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.
- A site reconnaissance was performed by the RES Team to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate evidence found in the review of public records. The site reconnaissance included the following activities.
- A visual reconnaissance of the site and adjacent properties will be performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties.
- The periphery of the property was viewed and a walk-through of accessible areas of the site interior, including any on-site structures, was conducted.
- Areas of the site were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

RES' staff conducted interviews with appropriate local officials to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. In addition, a representative of the current property was interviewed regarding their knowledge of the site.

Districtwide Mitigation, Wildlife and Environmental Services

FDOT District Four | Broward, Palm Beach, Martin, St. Lucie and Indian River Counties, Florida



RES provides ongoing mitigation, wildlife, and environmental services to the Florida Department of Transportation (FDOT) District Four. The scope of the contract is broad and has provided us with a wide range of opportunities to support the FDOT. The following summarizes the services provided under the contract and some of the projects completed:

Mitigation Ledger Maintenance Support: RES is responsible for addressing wetland mitigation needs and mitigation efforts as required for listed species and critical habitat, Essential Fish Habitat (EFH), and other mitigation actions required by permit or by environmental regulations. This includes analysis of wetland impacts by habitat type and impact amount, hydrology analysis, functional assessments, analysis of avoidance and minimization alternatives, assessment of suitable alternative wetland mitigation sites, permitting, and coordination with regulatory agencies. This also includes investigation of mitigation banks, local and regional restoration opportunities, and government programs which have appropriate credits available, as well as the preparation of reports detailing mitigation alternatives including potential alternative mitigation sites and recommended actions. RES attends meetings and field reviews with construction personnel and permitting agencies, as well as public meetings on behalf of FDOT District Four.

AT A GLANCE.

Client Contact
Mr. Fernando Ascanio
Environmental Specialist
3400 W Commercial Boulevard
Fort Lauderdale, Florida 33309
Fernando.Ascanio@dot.state.fl.us | 954.777.4665

Contract Value
$5,000,000

Contract Period
October 2018 – Present

Project Type
Advisory Services

Project Highlights
- Mitigation Ledger Maintenance Support
- Wetland Delineation and Impact Assessment
- Wetland Mitigation Site Development
- Endangered Species Coordination
- Natural Resource Evaluations
- EFH Analysis And Benthic Biological Surveys
- Gopher Tortoise Surveys and Relocations
- Florida Bonneted Bat Surveys

Key Staff
- Mark Clark
- Andrew Calhoun
- Emily Powell
- James Stroz
- Gayle Stone

RES maintains the District Four wetland mitigation credit ledger that includes credits developed through wetland mitigation creation, privately held wetland mitigation bank credits, and other unused credits within District Four. Permit modifications to amend the mitigation ledgers include coordination with FDOT District Four on mitigation needs and ledger withdrawals, and communication with wetland mitigation banks, United States Army Corps of Engineers (USACE), Regional In-Lieu Fee and Bank Information Tracking System, Florida Department of Environmental Protection (FDEP), and Water Management Districts as necessary to track wetland mitigation bank ledgers.

Wetland DELINEATION AND Impact Assessment: RES is responsible for identifying, delineating (in accordance with the USACE Wetland Delineation Manual and Chapter 62-340, Florida Administrative Code), and analyzing wetlands and surface waters based on functional assessment methodologies (Wetland Rapid Assessment Procedure, FDEP Uniform Mitigation Assessment Method, etc.). This responsibility also includes meeting and acquiring written verification of jurisdictional lines from the appropriate regulatory agencies and preparing wetland assessments and environmental documents in accordance

with the Project Development and Environment (PD&E) Manual and Efficient Transportation Decision Making process. RES is also responsible for the development of wetland mitigation restoration plans to compensate for wetland impacts.

Wetland Mitigation Site Development: RES develops innovative wetland mitigation site concepts and plans, including appropriate site elevations, hydrology, location, and diverse native plant species. This includes conducting hydrological studies to determine the effectiveness or suitability of mitigation site concepts in relation to site elevations, hydrological exchange, and connectivity. RES ensures all required federal, state, and local permits (including WMDs, Environmental Resource, right-of-way, Submerged Lands, and USACE) are acquired and that associated conditions and commitments are met. RES prepares permit applications, collects data, and addresses any comments raised by regulatory agencies including the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. RES is developing three mitigation sites for FDOT:

- Tree Tops Park: freshwater wetland mitigation site in Broward County
- Wabasso Causeway: seagrass and living shorelines project in Indian River County
- US 1 Pond/Coastal Oaks: water quality and wetland mitigation site in Indian River County

Endangered Species Coordination: RES performs wildlife field assessments as required by the regulatory agencies including surveys for bats, burrowing owls, indigo snakes, sea turtles, scrub jays, gopher tortoises, bald eagles, crested caracaras, wood storks, snail kites, listed plants and lichen species, and listed marine species. Additional responsibilities include preparation of Natural Resource Evaluation (NRE) reports (in accordance with the FDOT Project Development and Environment Manual), coordinating with regulatory agencies (U.S. Fish and Wildlife Service and the National Marine Fisheries Service), and identifying suitable solutions for conflicts with wildlife during construction (such as identification of species relocation sites, relocation of Endangered or Threatened species to suitable sites, and species monitoring activities as stipulated by regulatory agencies).

EFH Analysis and Benthic Biological Surveys: RES is responsible for assessing projects for potential impacts to EFH (in accordance with the FDOT PD&E Manual). This includes seagrass/benthic surveys for bridges, structures, and drainage areas as needed. Work includes reviews of the existing information available about the project area (including soil borings to delineate an area of potential indirect effects and sedimentation), research of best management practices (including turbidity controls and construction practices), and coordination with permitting agencies (regarding limits of the secondary or indirect effects to wetlands). RES performs underwater benthic analysis for proposed projects and records benthic resources within the project's area of direct effects. Benthic resource data collected includes species, size, locations, and depth of benthic resources (e.g., seagrass, oysters, coral) which could be negatively impacted by the proposed project. RES is also responsible for the preparation of benthic survey reports (including impact tables, mitigation plans, and maps showing benthic resources and other site-specific details) and NREs as well as assistance with regulatory agency coordination (USACE, Florida's Water Management Districts or FDEP, and the National Marine Fisheries Service).

Gopher tortoise surveys and relocations: RES is responsible for conducting gopher tortoise surveys, obtaining Florida Fish and Wildlife Conservation Commission (FWC) gopher tortoise permits (for projects that have conflict with gopher tortoises), excavation of gopher tortoise burrows, and capture and relocation of gopher tortoises. To fulfill these responsibilities RES has staff with who are FWC Authorized Gopher Tortoise Agents. RES' agents are authorized to conduct gopher tortoise surveys, shovel excavation of burrows, bucket trapping of tortoises, supervision of mechanical excavation of gopher tortoise burrows by backhoe and tagging and transporting tortoises to recipient sites. This responsibility includes coordination with the FDOT, gopher tortoise recipient sites, the FWC, utility companies, and construction contractors.

Florida bonneted bat surveys: RES is responsible for assessing projects located in the USFWS consultation area for the Florida bonneted bat for potential impacts to this federally endangered species. Projects that are evaluated are those with proposed bridge work or tree removal or relocation. RES will review design plans for these types of projects potential suitable roosting habitat for the Florida bonneted bat (trees at least 34-feet tall with a diameter at breast height of at least 7.4 inches or bridges and culverts at least 15 feet tall). If potential suitable roosting habitat is found RES will determine the appropriate field survey based on the USFWS *Florida Bonneted Bat Consultation Guidelines* (2024 Revision). RES is also responsible for preparing a report to document the methods and findings of the survey and assisting FDOT with consultation with the USFWS (if required).

Continuing Contract for General Environmental Engineering

City of Fort Lauderdale | City of Fort Lauderdale, Broward County, Florida

RES was awarded a contract with the City of Fort Lauderdale (City) to provide ongoing environmental engineering support during three separate consultant selection processes. The scope of the contract is broad and provided us with a wide range of opportunities to support the City. The following summarizes some of the projects completed:

Himmarshee Canal Assessment: Relevant aspects of this project focused on planning and design for canal dredging of a surface water, restoration of a river, construction administration, environmental permitting support, sediment assessment, biological monitoring/submerged aquatic vegetation survey and mapping, development of an effective water quality monitoring plan, environmental monitoring and assessment of surface water, laboratory analysis of water and sediment, public engagement support, project management and quality assurance/control.



The City identified a sewer force main break that caused 13 million gallons of wastewater from the force main to flow into the Himmarshee Canal. The City entered into an Amended Consent Order with the Florida Department of Environmental Protection (FDEP) that obligated the City to complete an "environmental analysis" of the Himmarshee Canal to assess potential impacts caused by the unauthorized discharge. In response, RES prepared a Water Quality Assessment Plan that was approved by FDEP without comment. RES evaluated potential sediment impacts to approximately 1,600 linear feet of the Himmarshee Canal using a variety of methods including consideration of natural, cultural, and physical environmental resources; review of ambient water quality data; characterization of sediment layers; performing laboratory analysis on sediment samples; and conducting a benthic survey. The assessment goals were to identify if sediment, solids, or other indicators of wastewater had accumulated on the canal bottom from solids settling out of the wastewater discharge, identify if residual impacts from the discharge was present, and identify the extent of the impacted area. RES used vibracore technology to collect sediment cores for visual characterization and laboratory analysis. RES worked with the laboratory to develop methods to analyze the sediment for parameters that could be indicative of wastewater, persist in the environment and are not naturally occurring. Sediment samples were analyzed for human waste indicators and bacteria to define the area of impact. Water quality evaluation included nutrients, dissolved oxygen, and enterococci bacteria. A benthic survey using a "go-pro" camera was used to document the river bottom and to evaluate the presence of submerged aquatic vegetation. A hydrographic survey was conducted and the information used to estimate the dredge material volumes for the purposes of obtaining contractor bids. RES collaborated with the US Army Corps of Engineers (USACE), FDEP and Broward County to identify ways to streamline the agency permitting and authorization procedures in support of the development of a sediment removal plan. Weekly updates were provided to the City to be disseminated to the public to keep the residents informed of the project's progress.

The City is electing to remove sediment within the Himmarshee Canal as a surface water quality enhancement project. RES assisted the City with bidding documents, restoration contractor selection, and construction compliance via turbidity monitoring during sediment removal.

AT A GLANCE.

Client Contact
Todd Hiteshew, Environmental Services Manager
Public Works Department
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Fort Lauderdale, Florida 33309
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thiteshew@fortlauderdale.gov

Contract Value
$958,853

Project Size
-

Contract Period
2007 – Ongoing

Project Type
Advisory Services

Project Highlights
- NPDES / Water Quality
- Benthic Surveys
- Wildlife Surveys / Relocations
- Phase I and Phase II Environmental Site Assessments
- Sampling
- Agency Permitting
- NEPA
- Soil and Groundwater Testing

Key Staff
- Nadia Locke, PE, LEED AP
- Rachel Vitek, MS, GISP
- Jen Savaro, MS
- Gayle Stone, MS

Tarpon River Restoration: A 54" sanitary sewer force main pipe broke in the Rio Vista neighborhood, adjacent to the Tarpon River. Two breaks caused discharges from the force main to flow into the Tarpon River. The discharges included raw wastewater and sediment laden water from dewatering activities related to the repair of the force main. The Tarpon River is a Class III water, meaning the designated uses include fish consumption, recreation, and propagation and maintenance of a healthy, well-balanced population of fish and wildlife. The City engaged RES to identify the impact area and develop a restoration plan for the affected portion of the Tarpon River. RES used vibracore technology to collect sediment cores for visual characterization and sample collection. Sediment samples were analyzed for human waste indicators and bacteria to define the area of impact. A benthic survey using a "go-pro" camera was used to document the river bottom and to evaluate the presence of submerged aquatic vegetation. A hydrographic survey was conducted and the information used to estimate the dredge material volumes for the purposes of obtaining contractor bids. RES collaborated with the USACE, FDEP and Broward County to identify ways to streamline the agency permitting and authorization procedures and in support of the development of a sediment removal plan. Weekly updates were provided to the City to be disseminated to the public to keep the residents informed of the progress of the project. RES assisted the City with bidding documents and restoration contractor selection. We conducted compliance inspections during restoration. The restoration has been completed.



Bonnet House Greenway Access: RES was engaged by the City to conduct an environmental evaluation for a proposed greenway between Birch State Park through the Bonnet House Museum and Gardens property (Bonnet House) to North Birch Road to the South. The project objectives were to provide connectivity from Sunrise Boulevard and Birch State Park to the island community located south of the Bonnet House property; immersing the user in the mangrove forest; maintaining a distance between the user and the Bonnet House activities and not interfering with the Bonnet House parking or landscaping. This evaluation was conducted to support a grant application for assistance under the National Park Service Rivers, Trails, and Conservation Assistance Program. RES was requested to seek ways to minimize impacts to environmental resources that could be incorporated into the design of the greenway. RES proposed an alternative greenway layout that would reduce mangrove impacts by shifting the greenway into disturbed upland areas towards the south end of the greenway. This alternative layout would also result in decreased impacts to landscape trees and preserve parking areas for the users of the Bonnet House property. Design measures, including an elevated boardwalk and permeable pavement, could be implemented to further reduce impacts to natural resources.

Isle of Palms Seawall 15 Replacement and Climate Change Adaptation: RES provided support to the City in anticipation of replacement of 900 feet of seawall along the west side of Isle of Palms Drive. Sea level rise has caused surface waters to overtop this seawall and flood adjacent land and roads. The purpose of the project was to raise the height of the seawall and protect the shoreline from the effects of climate change. The City engaged RES to conduct a benthic survey to support the design and permitting. Seagrasses were identified and data regarding seagrass bed size, density, incidental species observed, and substrate conditions were recorded and documented. RES collaborated with the design engineers to assist them in obtaining the regulatory agency permits and with the City to inform the construction procurement process. The report was delivered one week before the contract schedule and under budget. Following construction, RES performed a post construction survey to close out the environmental permits.



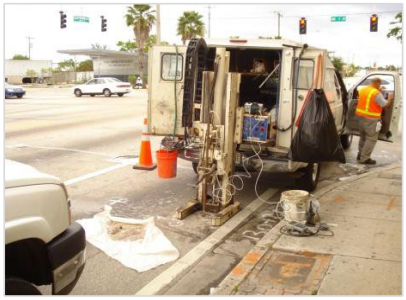
Fort Lauderdale Executive Airport Endangered Species Surveys, Permitting and Relocation: RES has conducted multiple endangered species surveys, migratory bird and gopher tortoise relocation permitting and relocation for proposed construction projects at Fort Lauderdale Executive Airport. Endangered species encountered, permitted or relocated include burrowing owls and gopher tortoises.

Former Transfer Station: RES was engaged under the City to provide environmental support for the regulatory closure of the former trash transfer station related to the documented soil and groundwater contamination at this property. RES compiled historical assessment information and regulatory requirements to define the areas to be subject to engineering controls (ECs). RES' teams drafted the design drawings depicting the affected areas and technical specifications. The design documents included soil handling provisions, environmental considerations and approximated quantities. The design documents were prepared for the City to distribute as the proposed scope of work for the bidding package.

Las Olas Circle Site Assessment: An underground storage tank (UST) containing fuel was discovered during installation of a water main at a city-owned project site undergoing redevelopment. A crack developed on the side of the tank and approximately 10 gallons of fuel spilled. RES mobilized to the Site shortly after the tank was discovered and advised the Community Redevelopment Agency (CRA) on measures to secure the tank. The tank was discovered at approximately 3:00 PM and the site was cleaned and secured by approximately 4:30 PM. Removal of the tank, conducted by others, revealed the presence of contaminants above the regulatory standards in the soil and groundwater. The City engaged RES to conduct additional site assessment as required by Broward County Environmental Protection and Growth Management Department (EPGMD). RES conducted soil and groundwater sampling activities to delineate the contaminants detected above the regulatory standards and prepared a Site Assessment Report. Based on evaluation of the analytical data, the contaminants appeared to not be related to the former tank and RES proposed the implementation of alternative cleanup target levels (CTLs) to pursue regulatory closure of the contamination.

National Pollutant Discharge Elimination System (NPDES) Permitting Support: RES has worked with the City to prepare their Total Maximum Daily Load (TMDL) Prioritization Plan and Assessment Program as required to be submitted within Year 1 of the City's NPDES Municipal Separate Storm Sewer System (MS4) permit. During Year 2 of the permit, RES began preparing pollutant load analysis and reviewing monitoring data collected by the County to help the City understand the effects of their stormwater system improvements on neighboring waterbodies, as well as to comply with the permit. In addition, RES prepared the City's Bacteria Pollution Control Plan (BPCP), working with multiple stakeholders in the area for effective reporting and cost savings, which was submtited with the City's Year 3 annual report and approved by FDEP. RES continues to provide ongoing NPDES support as needed to the City including review of the annual report and Standard Operating Procedures (SOPs) to ensure compliance with permit requirements.

Sistrunk Boulevard: RES was hired by the City to conduct soil and groundwater testing along Sistrunk Boulevard from I-95 to Andrews Avenue. The project was conducted in order to support the CRA with implementing a streetscape, drainage and roadway enhancement project. RES conducted soil and groundwater testing at 36 locations to evaluate potential impacts to construction that may arise due to known contaminated sites historically located along the corridor. Potential sites of concern included historical dry cleaners, gasoline stations, junk yards and an incinerator ash landfill.





Prior to implementation, RES worked with the FDOT (who provided funding) to determine a scope of analytical services. RES reconciled the proposed subsurface structure locations (drainage structures, light fixtures, etc.) identified on construction plan sheets with the existing corridor conditions and proximity to potentially contaminated areas. Due to the high number of utilities anticipated to be located in close proximity to the drilling locations, RES engaged a private utility location contractor to locate underground utilities using ground penetrating radar and electromagnetic radiation surveys, in addition to review of City plans and coordination with Sunshine One Call. A Maintenance of Traffic (MOT) plan was prepared and submitted to the City prior to field activities.

In addition to an assessment report, RES provided general notes and bidding specifications language outlining requirements for managing contaminated soils and groundwater to be incorporated into the bidding and contract documents for this project. During construction, we assisted the City in working with the contractor to minimize impacts to construction and keep the project moving. This "stimulus" project meant deadlines were critical and the work needed to be expedited. We developed a scope of work, met with FDOT to negotiate the scope, conducted private utility location, developed an MOT plan, and initiated the sample collection within 13 days of the first phone call. Our draft report was provided to the CRA within an additional 12 working days. This project was completed to the satisfaction of the CRA and FDOT and we delivered the project under budget by more than $12,000.

PACIFICA SIGNATURE PROJECTS

City of Boca Fire Support Building

Palm Beach County



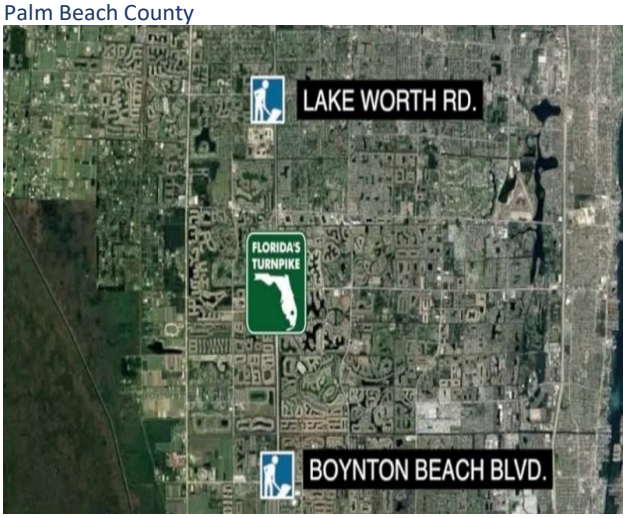
Pacifica Engineering Services provided geotechnical engineering services as a subconsultant for the development of the City of Boca Fire Support Building, which included the construction of a new Fire Department support facility (Building #12) and associated directional utility drilling. The scope of work consisted of performing one (1) Standard Penetration Test (SPT) boring to a depth of 40 feet for the building foundation and two (2) SPT borings to a depth of 10 feet for utility installation. Pacifica delivered a geotechnical report with shallow foundation recommendations, settlement forecasts, groundwater management strategies, and site preparation guidelines to support design and construction.

Dates: Oct 2023- Feb 2024

Client: KEITH
Client Contact: Mr. Jorge Valle-Pellot, P.E

E8Q79 Turnpike Mainline Widening

Palm Beach County



As a subconsultant, PACIFICA aided in the improvements of the widening of approximately 7.6 miles of Turnpike mainline from 4 and 6 lanes to 8 lanes from north of SR 804 (Boynton Beach Boulevard) (milepost 87.1) to north of SR 802 (Lake Worth Road) (milepost 94.7). The typical section consists of one express lane and 3 general tolled lanes in each direction. This project proposes to realign the mainline centerline to the west to prevent the proposed improvements from encroaching into the Florida Gas Transmission (FGT) facility specified width and mitigate the risk of possible triggering events. This project also includes the construction of the mainline AET toll facilities and partial reconstruction of the existing Lantana Toll Plaza to accommodate six through lanes, with the remainder of ticket lanes (4 in each direction) to remain in operation. The project cost approximately $168 million.

Dates: Jan 2021 – Nov 2024

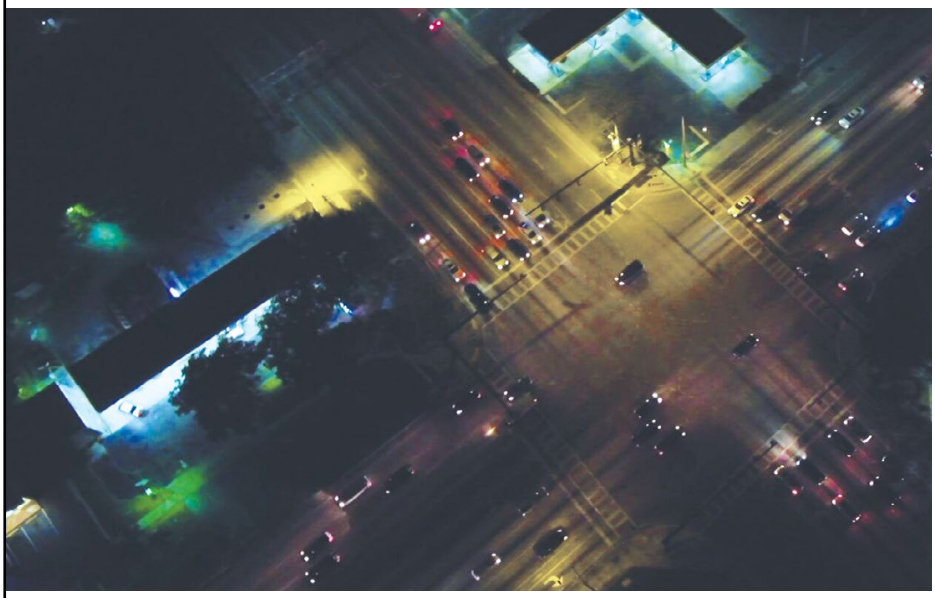
Client: Johnson Bros. Southland Holdings LLC
Client Contact: Patrick Preli – ppreli@southlandholdings.com

6 | Planning and Community Development



SR 7/US 441 Transit Corridor Improvements Task 1

FDOT District 4



Location
Broward County, FL

Dates
10/2018 - 10/2021

Budget
Construction Cost: $4.3M

Reference
Robert Lopes, PE
(954) 777-4425
robert.lopes
@dot.state.fl.us

Contract No.
FPID 429576-2-52-01

Key Components
Roadway Design, Sidewalk and Bike Lane Improvements, Lighting Retrofit

Relevance to the Scope

1. Multimodal corridor planning
2. Transit-supportive infrastructure
3. Complete Streets implementation
4. ADA & safety upgrades
5. Bicycle & pedestrian design

HBC provided professional engineering services for the design and preparation of construction documents associated with the SR 7/US 441 Multimodal Corridor Improvements project, a major transit-focused initiative sponsored by FDOT District 4 in partnership with the Broward Metropolitan Planning Organization (MPO). The primary objective of the project was to enhance the corridor's safety, multimodal mobility, and user experience, particularly for transit passengers, bicyclists, and pedestrians, through a series of targeted infrastructure enhancements along SR 7/US 441 and SR 858/Hallandale Beach Boulevard.

The corridor, spanning approximately 16 miles from the Broward/Miami-Dade County Line to north of Sample Road, includes SR 858 from Edmund Road to SW 58 Avenue. SR 7 has the highest transit ridership in Broward County, with over 20,000 transit riders per day, and has long been the focus of land use planning, economic development, and multimodal investment strategies. The project aimed to resolve operational deficiencies, support transit-oriented development, and address inconsistent land use implementation.

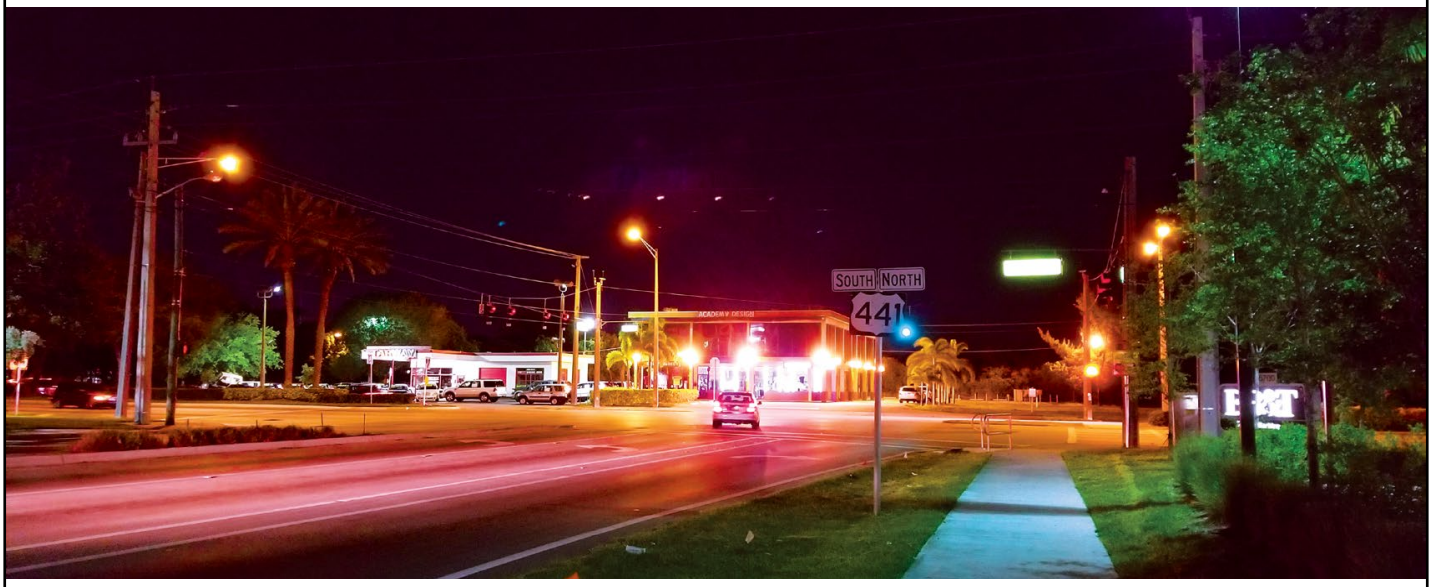
HBC's design responsibilities encompassed:

- Development of comprehensive construction documents in accordance with FDOT design criteria, standards, bulletins, and field conditions.
- Roadway and drainage reviews, signing and pavement marking, lighting and pedestrian signal upgrades, sidewalk and bike lane enhancements, utility conflict resolution, and permit coordination.
- Landscape and streetscape improvements to enhance corridor aesthetics and support placemaking.

Funded by
Local Agency Program (LAP)

South Corridor Transit Oriented Development (TOD) Master Plan

Miami-Dade County Department of Transportation and Public Works



The South Corridor Transit Oriented Development (TOD) Master Plan was initiated to enhance multimodal connectivity and accessibility along a 20-mile corridor in Miami-Dade County. The project aimed to support transit-oriented growth by assessing and improving bicycle and pedestrian facilities at key station locations. Given the corridor's role in regional mobility, the plan sought to identify priority routes, address infrastructure gaps, and enhance safety to better integrate non-motorized transportation with transit services.

HBC provided critical expertise in mobility, connectivity, and safety analysis. The project entailed:

- Infrastructure Assessment – Evaluating pedestrian and bicycle facilities within a 1-mile walk shed and bike shed of each proposed station.
- Field and Desktop Reviews – Conducting in-person site assessments and leveraging GIS-based analysis to examine existing conditions.
- Connectivity & Gap Analysis – Identifying missing links in pedestrian and bicycle networks to inform future infrastructure improvements.
- Safety Improvements – Reviewing crash data trends to recommend measures for improving pedestrian and cyclist safety.
- Stakeholder Coordination – Engaging with Miami-Dade County TPO and municipalities to align recommendations with ongoing and planned transit projects.

Location
Miami-Dade County, FL

Dates
11/2022 - 07/2024

Budget
HBC Fee: $110K

Reference
Elia Nunez
(305) 447-3504
Elia.Nunez@aecom.com

Key Components
Infrastructure assessment, field and desktop reviews, connectivity and gap analysis, safety improvements, stakeholder coordination, GIS-based planning.

Relevance to the Scope
1. Comprehensive Transit-Oriented Development and Corridor Planning

HBC utilized ArcGIS mapping tools to visualize and prioritize infrastructure needs, ensuring a data-driven approach to mobility planning.

The plan provides a strategic framework for advancing transit-oriented development and improving first/last-mile connectivity by facilitating safer, more efficient connections to transit stations for pedestrians and cyclists, addressing high-risk areas with targeted infrastructure enhancements, and supporting multimodal transportation options that reduce dependence on automobiles.

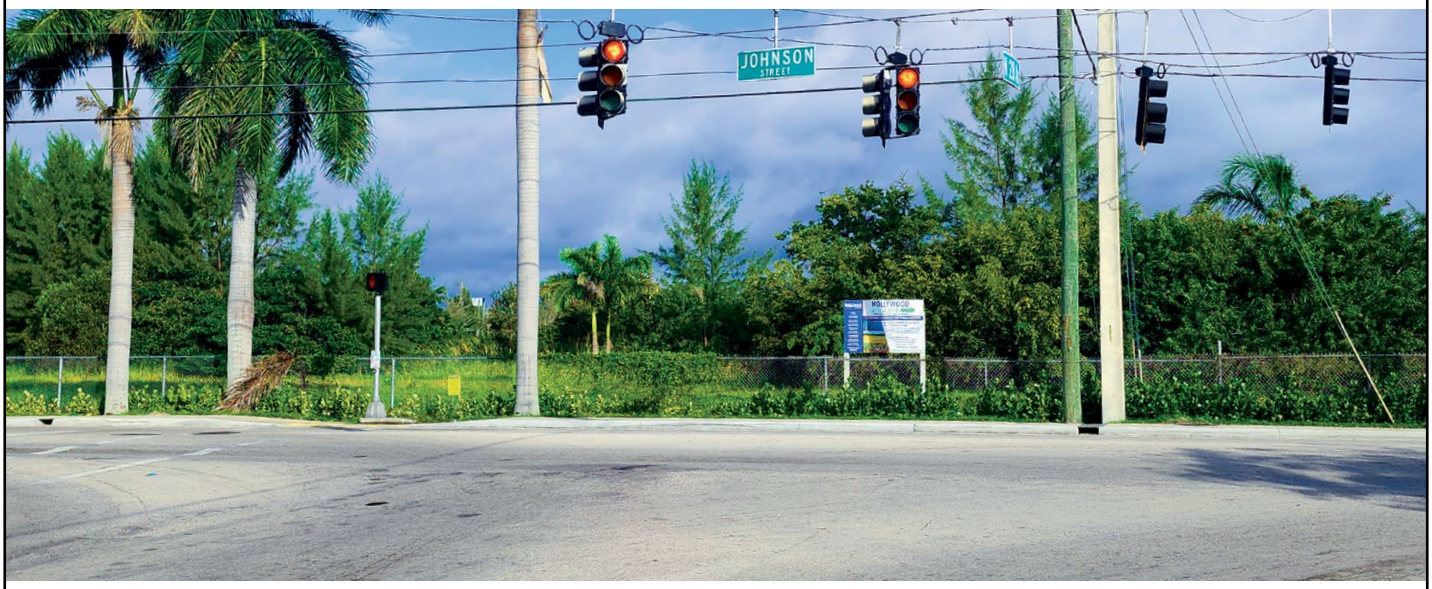
Through this effort, HBC Engineering contributed to a comprehensive, future-ready transit plan that aligns with Miami-Dade County's broader transportation vision.

1. Pedestrian and Bicycle Infrastructure Assessment and Gap Analysis
2. Data-Driven Safety and Mobility Enhancements Using GIS Tools
3. Stakeholder Coordination with Miami-Dade TPO and Municipalities
4. Strategic Framework for First/Last-Mile Connectivity and Multimodal Access



Bike/Pedestrian Feasibility Study at Johnson St from North 30th Rd to North Dixie Hwy

City of Hollywood



This project included a strong emphasis on public involvement, a comprehensive planning process, and ongoing community coordination. Funded by Broward County's "Penny for Transportation" initiative, this Project Development and Environment (PD&E) study is focused on transforming Johnson Street into a safer, more efficient corridor. As a Complete Streets project, it prioritizes multimodal accessibility and equity, aiming to enhance infrastructure for pedestrians, cyclists, and motorists, while improving safety, mobility, and connectivity throughout the area.

A key element of this project was the establishment of a strong community outreach channel to support direct communication between the public and the project team. Extensive engagement, through stakeholder meetings, public workshops, and interactive feedback sessions, ensures the project reflects the community needs and priorities. These efforts reinforce transparency and collaboration, helping shape an inclusive corridor that serves pedestrians, cyclists, transit users, and motorists alike.

The project scope included the construction of new sidewalks, dedicated bicycle lanes, and traffic-calming measures to enhance pedestrian and cyclist safety. Additional upgrades, such as enhanced crosswalks, new street lighting, and traffic signal improvements, will bring the corridor into compliance with state and federal safety standards. Drainage improvements are also included to mitigate flooding and improve stormwater management, alongside landscaping and aesthetic enhancements to beautify the street and surrounding areas.

Location
Hollywood, FL

Dates
03/2023 - 07/2023

Dates
HBC Fee: $150K

Reference
Luis Lopez, PE
Engineering Support Services Manager
Llopez@hollywoodfl.org

Contract No.
HOLL-038

Key Components
PD&E studies, data collection, Complete Streets, development of conceptual

Funded by
Local Agency Program (LAP)

As part of the PD&E study, HBC was responsible for evaluating selected alternatives to optimize Johnson Street's design. This included the reconstruction of a 2-lane, 2-way roadway with a center turn lane, installation of new transit bus stops, and development of a comprehensive drainage system within the existing Right of Way (ROW). HBC's role also encompassed conducting a Limited Topographic Survey, extensive data collection, and the development of conceptual design alternatives. A critical part of this PD&E study involved the traffic analysis of each alternative and coordination of public involvement to ensure alignment with community expectations.

This Johnson Street project will have a lasting impact by fostering safer, more equitable, and more efficient use of public roadways, supporting Broward County's broader Complete Streets objectives. These multimodal improvements are designed to reduce vehicle dependency, promote environmental sustainability, and enhance the overall quality of life for residents, business owners, and commuters alike.



design alternatives, traffic analysis of the alternatives, public involvement, and community coordination.

Relevance to the Scope

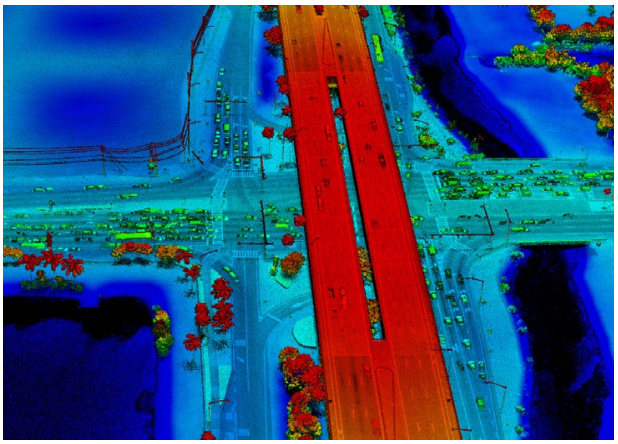
1. Complete Streets and Multimodal Corridor Planning
2. Extensive Public Involvement and Community Coordination
3. Pedestrian, Bicycle, and Transit Infrastructure Enhancements
4. Drainage, Safety, and Aesthetic Corridor Improvements
5. PD&E Alternatives Analysis and Conceptual Design Development

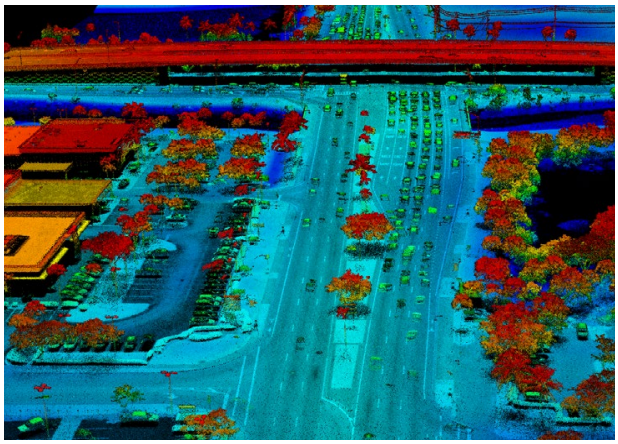
7 | Surveying & Mapping



Topographic Survey for SR 838 (Sunrise Blvd.) from Turnpike to I-95 Overpass

Broward County, Florida





SERVICES PROVIDED

Land Surveying, Aerial Lidar, Aerial Photogrammetry, CADD

PROJECT COST

$184,106.43

CLIENT/OWNER

CORE Engineering Group/Florida Department of Transportation - District 4

CLIENT REFERENCE

Rebecca Lausier
100 East Pine Street
Suite 110
Orlando, FL 32801
407.421.1948
rlausier@ourcoregroup.com

TIME PERIOD

02/2024 - 06/2024

KEY PERSONNEL AND ROLE ON CONTRACT

Frank Paruas - Project Manager
Saul Brand - Project Surveyor
Mike Zoltek - Principal-in-Charge
Scott Williams - Remote Sensing Director
Chris Bray - Photogrammetrist
Iarelis Hall - QA/QC Manager

PROJECT DESCRIPTION

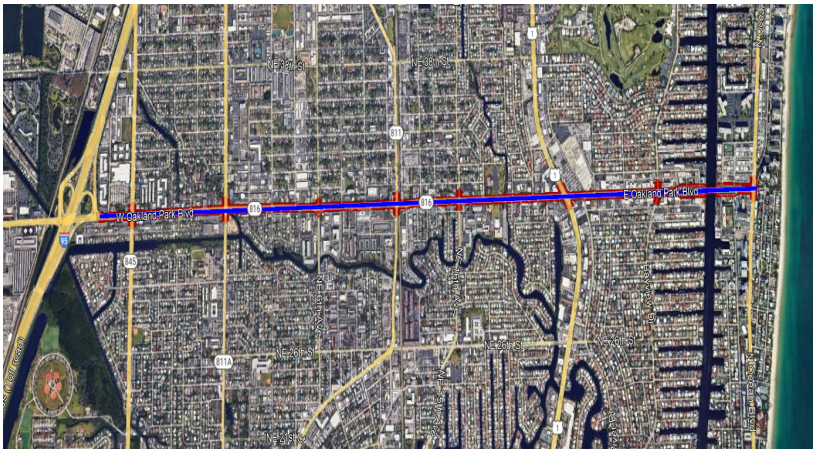
GPI Geospatial was tasked to provide 3D topographic surveying for a 4.38 mile corridor of State Route 838 (Sunrise Boulevard) from the Florida Turnpike to Interstate 95 Overpass in Broward County, FL.

GPI Geospatial was responsible for establishing horizontal and vertical project control per FDOT standards, as well as establishing the roadway alignment and existing right-of-way lines. Our survey team also set 54 secondary control points to be used for aerial lidar collection and calibration. Once the field work was completed, our flight team mobilized from Orlando, FL with a fixed-wing manned aircraft equipped with a lidar sensor and mapping camera, which simultaneously collected aerial lidar and imagery to support the topographic mapping.

Our team utilized the aerial lidar point cloud and aerial imagery to extract topographic features that were included in the final 3D survey drawing, and merged field-collected survey data with the aerial mapping data. All final survey drawings were reviewed, signed, and sealed by a Florida licensed Professional Surveyor and Mapper.

3D Design Survey for Oakland Park Blvd. from I-95 to A1A

Broward County, FL



SERVICES PROVIDED

3D Topographic Survey, Mobile Lidar

PROJECT COST

$372,478.00

CLIENT/OWNER

Trace Consultants Inc.

CLIENT REFERENCE

Favio Laverde, PE
12485 SW 137th Ave.
Miami, FL 33186
flaverde@traceci.com
(305) 281-1195

TIME PERIOD

9/2022 - Present

KEY PERSONNEL AND ROLE ON PROJECT:

Michael Zoltek, LS, CP, CfedS, GISP, PMP - Principal in Charge
Frank Paruas, PSM - Survey Project Manager
Saul Brand, PSM - Project Surveyor
Darin Larson - Mobile Lidar Specialist
Rob Rublee - Senior Mobile Lidar Specialist

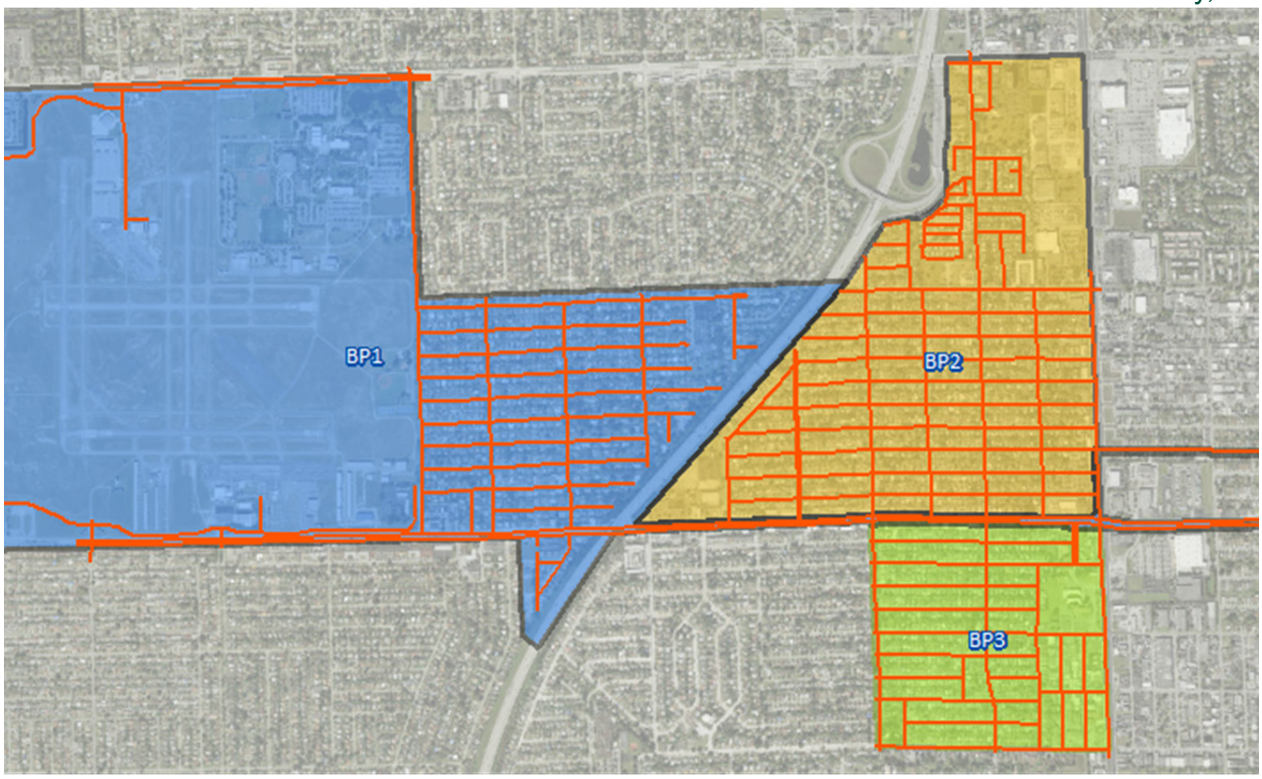
PROJECT DESCRIPTION

GPI Geospatial, Inc. performed a complete 3D survey for this corridor in Broward County. The scope included primary and secondary control survey. The project also included a completed 3D survey from right-of-way to right-of-way that was completed by combining traditional survey with terrestrial lidar for the hard surfaces. Additionally, a drainage survey was completed. We also recovered the historical baseline of survey and right-of-way lines for the entire corridor.

Final deliverables included a SURVRD file containing the 3D files, the baseline of survey, and the right-of-way lines. Additionally, we submitted all the data files required to support the survey information as required by the Florida Department of Transportation and District 4 survey group. This project was completed on time and within budget.

Broward UAZ Zones

Broward County, FL



SERVICES PROVIDED

Mobile Lidar/Digital Mapping

PROJECT COST

$75,000

CLIENT/OWNER

Craven Thompson & Associates, Inc.

CLIENT REFERENCE

Rick Pryce
3563 N.W. 53rd Street
Fort Lauderdale, FL 33309
954-739-6400
rpryce@craventhompson.com

TIME PERIOD

6/18/2020 - 10/23/2020

PROJECT DESCRIPTION

The purpose of this project for the client was to use mobile lidar data for the creation of a topographic survey to facilitate the design and construction of water lines and sewer replacements.

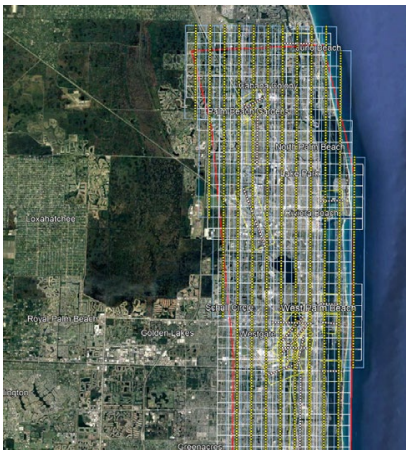
The project area is in the southern portion of Broward County, FL. The project area is approximately 35 roadway miles and includes multiple streets in and around the neighborhoods just to the east of North Perry Airport. The roads are a mixture of 2-lane residential roads (majority of the project), as well as more urban 4-lane roads, requiring multiple scan passes.

GPI Geospatial acquired mobile lidar and corresponding imagery and video. GPI Geospatial processed, calibrated and classified the point cloud data for the client. The intent was to have a lidar based point cloud that captured laser hits on the ground surface and topographic features, including pavement, buildings, trees, power poles, roadway features, and typical neighborhood features, etc. The lidar was calibrated to the project control, as set by the consultant client.

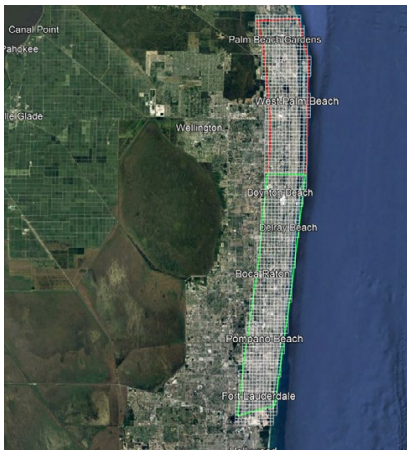
Deliverables included the calibrated (colorized) point cloud for the roadway corridor along with collected video and imagery co-registered to the mobile lidar collection trajectory.

FDOT Coastal Blocks 3 and 4

Broward & Palm Beach, Counties, FL







SERVICES PROVIDED

Aerial Imagery
Orthophotography,
Survey

PROJECT COST

$175,726.39

CLIENT/OWNER

Florida Department of Transportation

CLIENT REFERENCE

Brett Wood
203 West 3rd Street,
Stuart, FL 24994
(321) 255-5434
brett.wood@dot.state.fl.us

TIME PERIOD

01/2021 - 01/2022

PROJECT DESCRIPTION

The purpose of this project was to produce topographic surveying and mapping products using aerial orthoimagery in support of transportation planning and other FDOT activities. The project AOI was a corridor approximately five miles wide and approximately 55 miles long located along the eastern coastline of Florida and covered an area of approximately 285 square miles. The project started from the south at the north side of Fort Lauderdale/Hollywood International Airport in Broward County, proceeding north with the eastern edge of the corridor along the coastal waterline to Donald Ross Road in Palm County Beach.

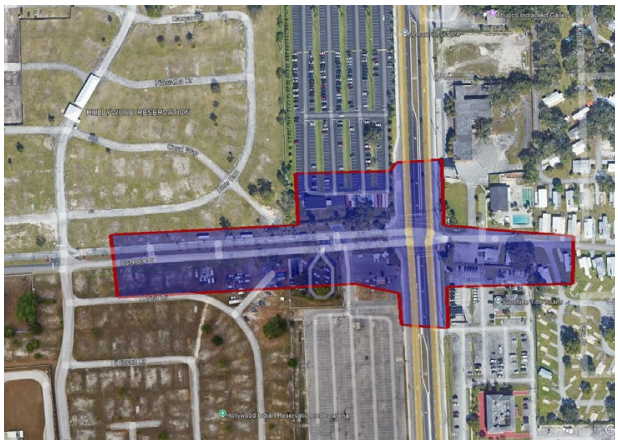
GPI Geospatial collected aerial imagery using a Vexcel UltraCam Eagle 4-band aerial sensor. A surface model consisting of a 0.50 foot gridded DEM was derived from existing bare-earth Lidar. Field surveyed ground control was completed to support a project-wide analytical triangulation solution. All orthoimagery products were produced with a 3” GSD and segmented into 2,500-foot x 2,500-foot tiles. A digital tile index in ESRI Shapefile® format was provided by FDOT.

Deliverables included the DEM used for ortho-rectification, the 3” 4-band orthophotos in GeoTIFF format, accuracy analysis of the orthos according to FGDC requirements, a digital copy of the GCPs, shapefile of the tiles, project limits and image seamline feature class, the flight plan, a signed PDF digital copy of the Ground Control Survey Report and FGDC compliant metadata.

Seminole Tribe of Florida Pedestrian Bridge Over SR 7

Broward County, Florida





SERVICES PROVIDED

Land Surveying, Terrestrial Static Lidar, CADD

PROJECT COST

$14,870.00

CLIENT/OWNER

HBC Engineering Company

CLIENT REFERENCE

Miguel Villegas
13155 SW 134th Street
Suite 207
Miami, FL 33186
305.232.7932
mvillegas@hbcengineeringco.com

TIME PERIOD

08/2022 - 10/2022

KEY PERSONNEL AND ROLE ON CONTRACT

Frank Paruas - Project Manager
Saul Brand - Project Surveyor
Mike Zoltek - Project Director
Chris Bray - CADD Manager
Iarelis Hall - QA/QC Manager

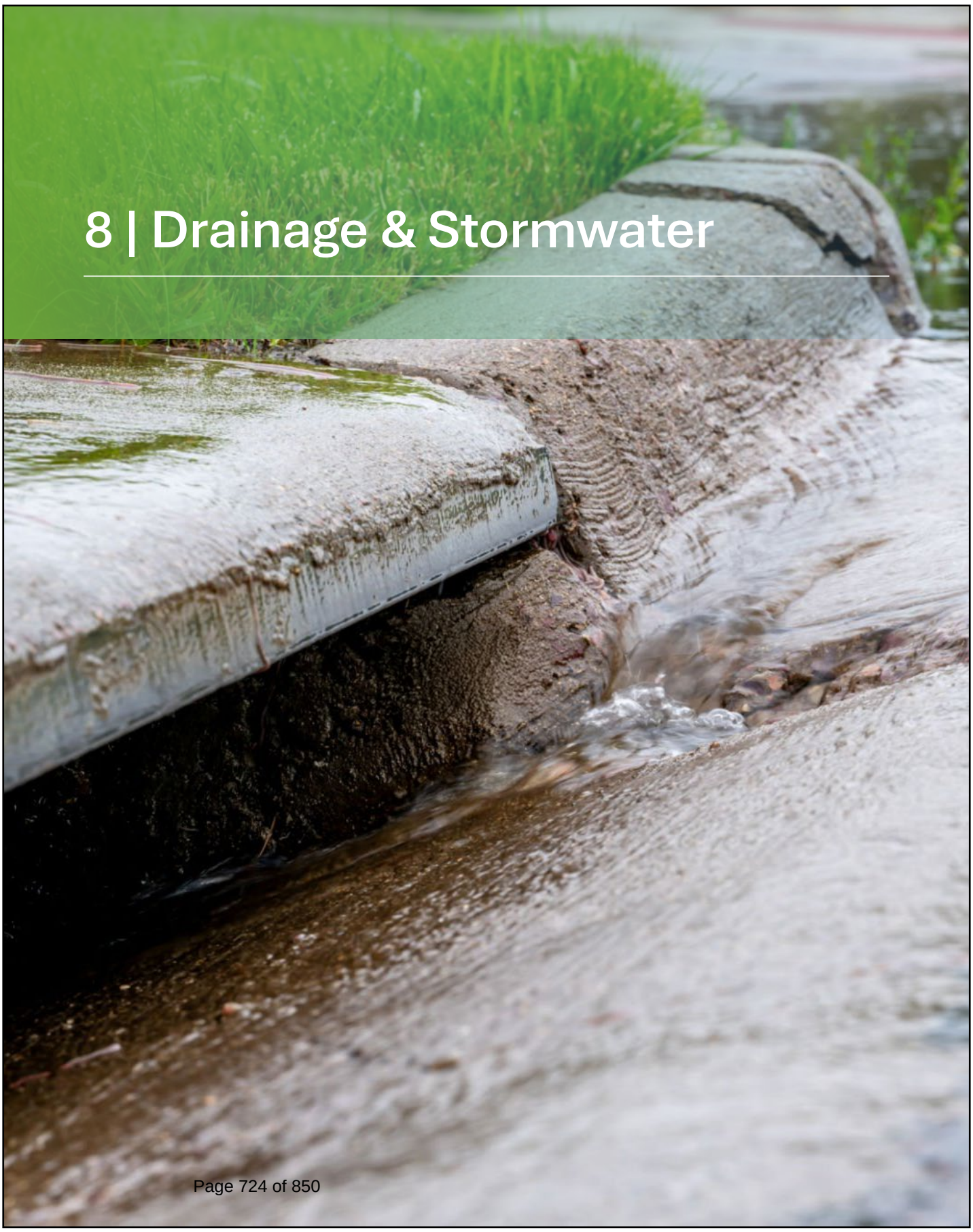
PROJECT DESCRIPTION

GPI Geospatial was tasked to provide a 3D topographic survey to support engineering design of a pedestrian bridge across State Road 7 (US 441), south of the Osceola Drive intersection, on the Seminole Indian Reservation land in Broward County, FL.

GPI Geospatial field crews established a horizontal and vertical project control network to allow for effective surveying of this intersection. Using conventional survey methods and static lidar technology, our field crews surveyed this project area to include all above ground physical improvements, topographic spot elevations, trees with a 6" minimum diameter at breast height, buildings, above ground utilities, and underground storm water drainage features. Our field crews also recovered right of way lines and alignment data for State Road 7 (US 441).

This data was all merged into a single survey data file to create the final 3D topographic survey product, which was created at a 1"=40' mapping scale. Our team delivered AutoCAD Civil 3D .xml and .dwg files that included topographic and planimetric survey data. All final data was reviewed, signed, and sealed by a Florida-licensed Professional Surveyor and Mapper.

8 | Drainage & Stormwater



Riviera Beach Water Treatment Plant (WTP) Design-Build Project Phase 1

City of Riviera Beach



HBC Engineering Company was a key contributor to the progressive design-build effort for the City of Riviera Beach's Advanced Water Treatment Plant at the Avenue L parcel. The Phase 1 scope focused on comprehensive design and engineering services, supporting the development of a 12.0 Million Gallons per Day (MGD) advanced water treatment facility expandable to 16.0 MGD, along with associated infrastructure upgrades.

The key project components included:

- Water Treatment and Storage Facilities: Design of an advanced treatment facility, a new ground storage reservoir, and a finished water pump station to enhance capacity and efficiency.
- Groundwater Supply Wells and Transmission Improvements: Engineering new wells for the Floridan and Surficial Aquifer Systems and designing 18,000 linear feet of raw water transmission mains, including hydraulic modeling and transient surge analysis.
- Site and Utility Development: Stormwater management systems, paving and grading, and raw water yard piping for the Avenue L and Avenue U parcels.
- Supporting Infrastructure: Planning and layout for administrative buildings, maintenance shops, and utility operations facilities.

Location
Riviera Beach, FL

Dates
2022 - Ongoing

Budget
HBC Fee: $ 2.1 M

Reference
Steven V. Lynk, PE, BCEE, DBIA
(512) 346-1100
lynksv@cdmsmith.com

Key Components
Water treatment esign services, Wastewater pump station and underground pipeline design services

Relevance to the Scope
1. Advanced Water Treatment and Storage Facility Design

- Permitting and Regulatory Compliance: Secured necessary permits, reviewed environmental site assessments, and ensured compliance with local and state regulations.

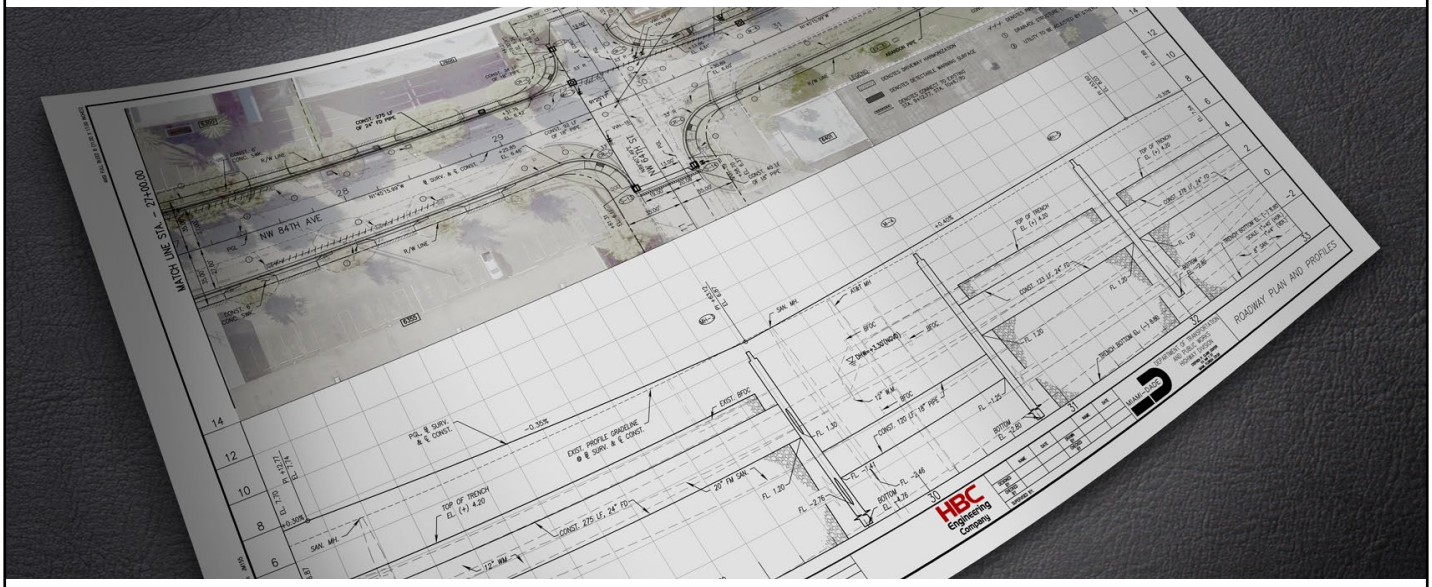
HBC provided significant expertise in site/civil design, permitting, and project management, ensuring adherence to project schedules, budgets, and regulatory requirements.

1. Groundwater Supply Wells and Transmission Main Engineering
2. Comprehensive Site and Utility Infrastructure Development
3. Permitting, Environmental, and Regulatory Compliance Leadership
4. Progressive Design-Build Delivery Supporting Capacity Expansion



Design-Build Services for the Reconstruction of NW 84th Ave

Miami-Dade County Department of Transportation and Public Works



HBC is the Engineer of Record for a comprehensive project to expand a 1-mile segment of an existing 2-lane roadway into a 4-lane roadway with a Two-Way Left-Turn Lane (TWLTL). The project includes developing roadway typical sections, refining horizontal and vertical geometry, and implementing a new closed drainage conveyance system. Key improvements involve connecting to existing outfalls and stormwater retention facilities, replacing CMP culverts with RCP culverts, and designing new stormwater management facilities to mitigate the increase in impervious surfaces.

The scope of work includes roadway reconstruction, milling and resurfacing, driveway harmonization, and stormwater system upgrades. Additional enhancements feature the installation of 6-foot-wide continuous sidewalks, curb and gutter systems, updated pavement markings and signage, pedestrian and traffic signalization, utility relocations, and tree removal or relocation within the right-of-way.

Critical project components include securing permits from multiple agencies, coordinating utility adjustments, and developing comprehensive signing and pavement marking plans. A thorough geotechnical investigation was also conducted. The primary objective is to enhance roadway infrastructure while ensuring regulatory compliance and minimizing impacts on the surrounding community and environment.

Location
Miami, FL

Dates
08/2022 - 08/2024

Budget
HBC Fee: $548K

Construction Cost: $50M

Reference
Alejandro Sauleda, PE
(305) 375-4866
alejandro.sauleda@miamidade.gov

Key Components

Roadway widening, drainage system upgrades, stormwater management, utility coordination, sidewalk and curb installation, signalization improvements, geotechnical investigation, permitting.

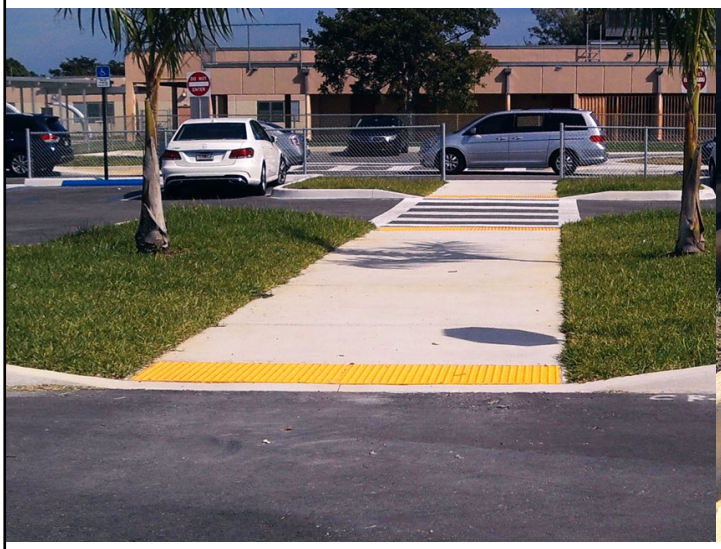


Relevance to the Scope

1. Roadway Widening and Geometric Refinement
2. Closed Drainage and Stormwater Management Design
3. Multimodal and Pedestrian Infrastructure Enhancements
4. Utility Relocation and Agency Permitting Coordination
5. Comprehensive Infrastructure Upgrade for Safety and Capacity

Sweetwater Elementary School Parking Lot & Drainage System Improvements

Miami-Dade County Public Schools





This project involved the preparation of a comprehensive set of construction contract plans and technical specifications for the paving and drainage improvements associated with the replacement of the parking lot and drainage system at Sweetwater Elementary School. HBC Engineering Company provided full civil-site design services to support the proposed improvements while ensuring compliance with all applicable standards and regulations.

The scope of work included the development of a new parking lot layout accommodating approximately 148 parking spaces and addressing approximately 105,700 square feet of existing parking lot and landscaped areas. The design scope encompassed detailed grading and site dimension control to ensure proper elevations, drainage flow, and ADA compliance throughout the site. A thorough on-site drainage analysis was conducted, followed by the design of a new stormwater management system to improve runoff conveyance and mitigate potential flooding concerns.

In addition, HBC prepared signing and pavement marking plans to enhance vehicular and pedestrian safety and circulation within the site. Lighting design was also included to ensure appropriate illumination levels throughout the parking lot for improved visibility and security during nighttime hours. The project design was coordinated with school officials and local permitting agencies to facilitate a seamless review and approval process.

Location
Miami-Dade County, FL

Dates
1/2016 - 1/2017

Budget
HBC Fee: $35K

Reference
Julio Sanchez, RA
(305) 251-7923
julio@jsagroup.net

Scope of Services
Pavement Improvements

Signing & Pavement Markings

Drainage

Lighting

Relevance to the Scope

1. Drainage design expertise
2. Site improvement coordination

West Hillsboro Blvd Roundabout Project From Parkside Drive to SR-7/US-441

Broward County



The Hillsboro Boulevard Improvements project, extending from east of Parkside Drive to SR-7/US-441, includes a comprehensive set of multimodal and safety upgrades. The scope features new on-street bicycle lanes, upgraded street lighting, and ADA-compliant sidewalks to improve mobility, visibility, and accessibility for all users. A modern roundabout at NW 64th Terrace/NW 74th Place will enhance traffic flow and safety through geometric, drainage, and landscaping improvements. Additional work includes milling and resurfacing to restore pavement life, curb and gutter adjustments, and refreshed pavement markings to ensure a smooth and durable roadway surface.

The project also addresses drainage, utilities, and traffic operations, with new control devices, signage, and pedestrian crossings supporting multimodal efficiency. Landscaping, hardscaping, and street furniture will improve corridor aesthetics and environmental quality. Construction will be phased to minimize disruptions, with strong public communication and environmental best practices guiding implementation. Funded by the Transportation Surtax (MAP Broward), the project emphasizes accessibility, sustainability, and coordination with local and regulatory partners to deliver a safer, more connected corridor.

Location
Broward County, FL

Dates
06/2025 - Ongoing

Budget
Construction Cost: $6.7M

Reference
James Jeffers, PE
954-577-4573

Contract No.
Project No.: 106847 & 106848

Key Components
roundabout construction, roadway milling and resurfacing, bicycle lanes, sidewalks, curb ramps, drainage improvements, street lighting, traffic control devices, signage, pavement markings, pedestrian crossings,



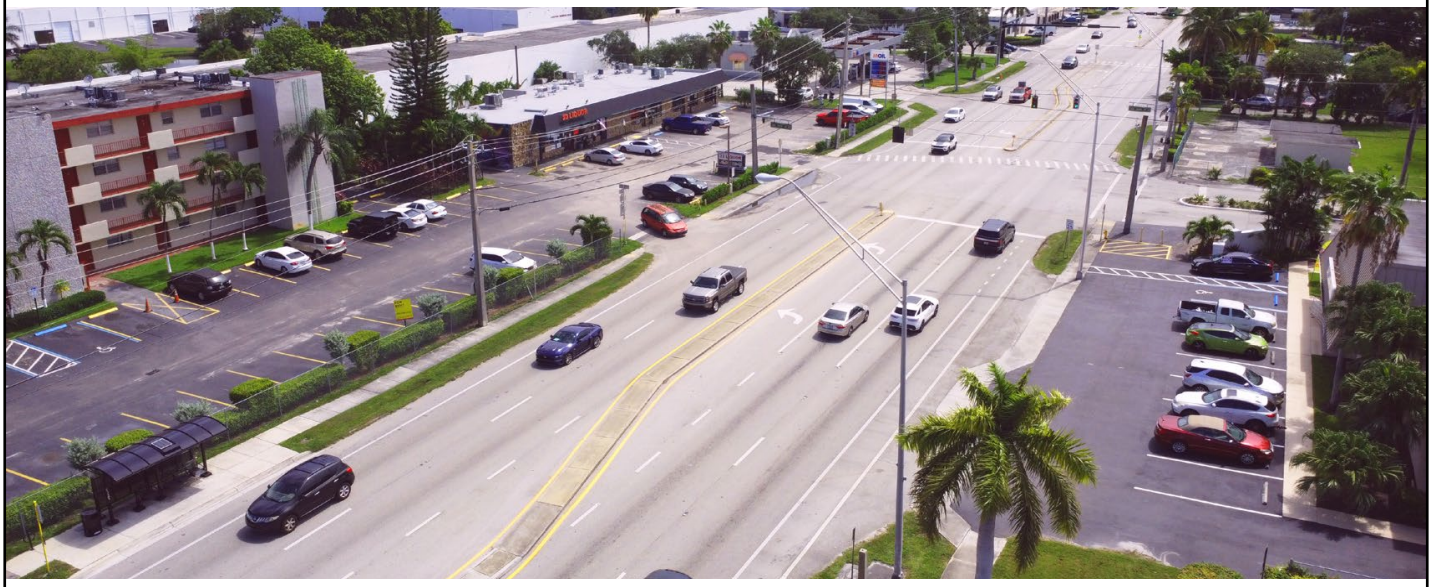
landscaping, hardscape features, utility coordination, ADA compliance, stormwater management, erosion control, environmental permitting, right-of-way coordination, construction phasing, public communication, safety enhancements

Relevance to the Scope

1. Multimodal Corridor Enhancements with Bicycle and Pedestrian Upgrades
2. Roundabout Construction for Improved Traffic Flow and Safety
3. Comprehensive Drainage, Utility, and Pavement Rehabilitation
4. Landscaping, Hardscaping, and Streetscape Aesthetic Improvements
5. Phased Construction with Public Coordination and Environmental Stewardship

SR-858/Hallandale Beach Blvd from SR-7/US-441 to Lakeshore Dr RRR Project

Florida Department of Transportation (FDOT) District 4 (D4)



HBC was selected by the Florida Department of Transportation (FDOT) to provide professional engineering design services for this Resurfacing, Restoration, and Rehabilitation (RRR) project along SR-858/Hallandale Beach Boulevard from east of SR-7/US-441 (MP 0.233) to west of Lakeshore Drive (MP 2.176) for a total project length of approximately 1.943 miles or 10,259 feet. Within this project corridor, SR-858 is a divided four-lane urban roadway consisting of two 12' wide travel lanes in each direction, a raised median, 6' wide shoulders with 5' paved and 1' unpaved, and 5' wide sidewalks on both sides.

As the prime consultant, HBC was responsible for the development of the master plan, design criteria package, and preparation of construction documents in accordance with FDOT standards, current design bulletins, and field conditions. The scope of work included pavement Milling and Resurfacing (M&R), ADA-compliant sidewalk and ramp upgrades, widening of the existing shoulder to accommodate a 5' wide paved bicycle lane with a 1' wide unpaved shoulder, and restoration of grass swales in locations that had been overlaid with asphalt and exhibited drainage issues. HBC also performed the drainage evaluation and design to address known ponding and improve stormwater conveyance.

Additional elements of the scope included roadway geometry review, typical section development, utility coordination, and the preparation of Signing and Pavement Marking (S&PM) plans. This project also

Location
Hallandale Beach, FL

Dates
2014

Budget
HBC Fee: $900K
Construction Cost: $7M

Reference
Jim Hughes, PE
(954) 777-4419

Key Components
Design services, resurfacing, ADA and bicycle improvements, drainage upgrades, and signal and signage enhancements.

Relevance to the Scope

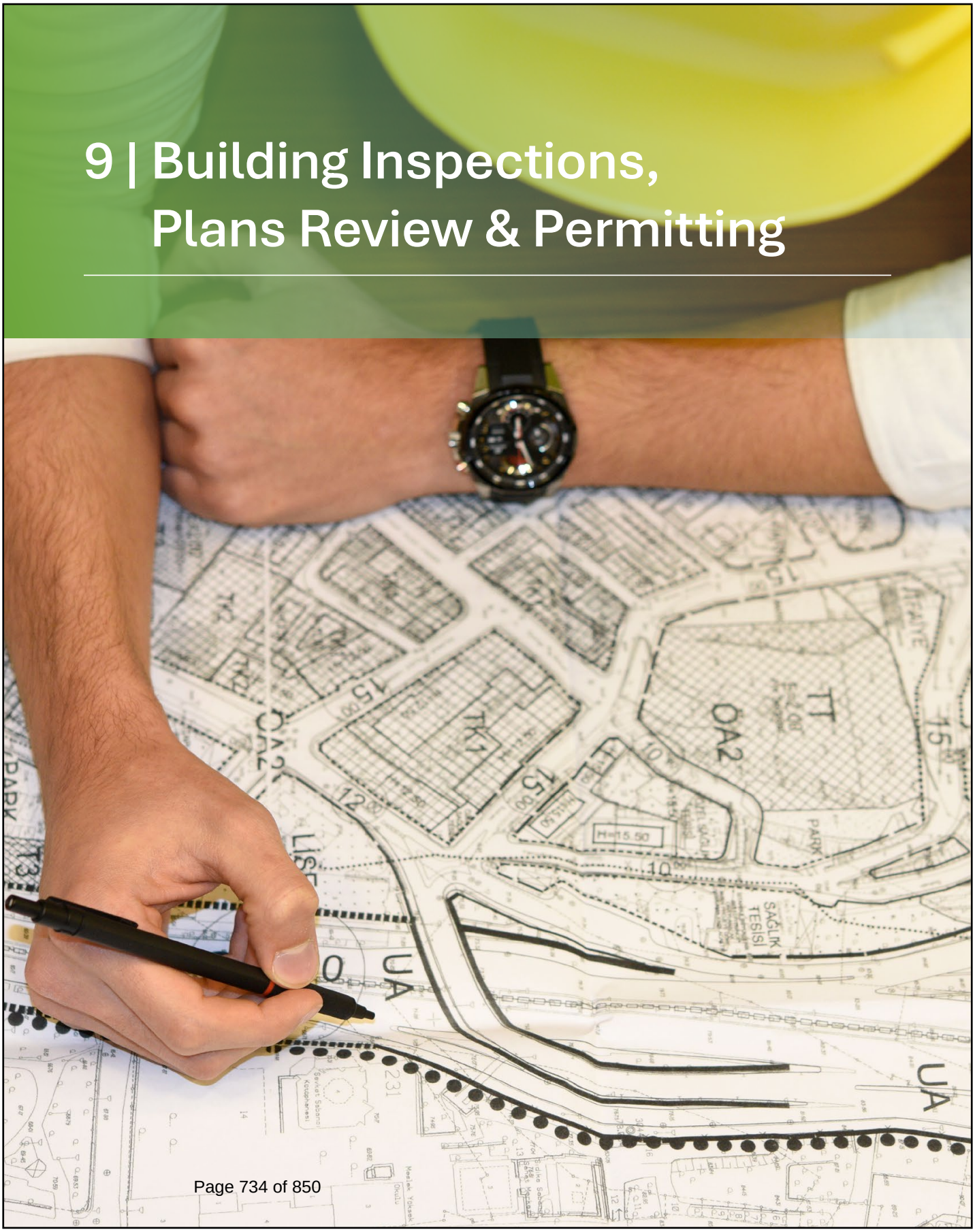
1. Prime Consultant for FDOT RRR Design along SR-858 Corridor

required signalization design and replacement at designated intersections to enhance operational efficiency and safety. All work was coordinated closely with FDOT D4 staff to ensure compliance with project requirements, permitting needs, and constructability standards.

1. Pavement Rehabilitation, ADA, and Bicycle Lane Enhancements
2. Drainage Evaluation and Stormwater Conveyance Improvements
3. Signalization, Signing, and Pavement Marking Design



9 | Building Inspections, Plans Review & Permitting



Buildings Report for Capital Repair Plans

Miami-Dade County Water and Sewer Department (MDC-WASD)



This MDC-WASD Buildings Report for Capital Repair Plans Project involved the inspection of MDC-WASD-owned buildings and water treatment structures at the Alexander Orr and Hialeah Water Treatment Plants. These inspections were performed on the Raw Sludge Holding Tanks, Chlorine Contact Basins, Flocculator/Settling Tanks, Clarifiers, Aeration Basins, Filtration System Areas, Sodium Silicate/Lime Unloading Stations, Sludge Pump Rooms, High Service Pump Rooms, Ammonia Storage and Feed Areas, Fuel Tanks, and Warehouses. Ancillary structures included one-story reinforced concrete and masonry buildings used to house equipment, as well as metal and reinforced concrete staircases and platforms providing access to all areas, metal ladders, and safety handrails.

HBC developed a standardized inspection template and led a team of engineer inspectors in performing structural evaluations. HBC was responsible for completing detailed structural inspection reports and reviewing reports prepared by others to ensure accuracy of content and consistency in formatting. These reports included photographic documentation highlighting both structural deficiencies and well-maintained features, along with recommendations for repairs and associated quantity calculations.

HBC was responsible for overseeing the inspection of multiple buildings on behalf of MDC-WASD. This included visually assessing general structural and electrical system conditions; performing field inspections;

Location
Miami-Dade County, FL

Dates
04/2022 - 06/2022

Budget
HBC Fee: $392K

Reference
Nelson Perez-Jacome
(305) 215-0485
nperezjacome@chasolutions.com

Key Components
Building inspections, water treatment structures, structural assessments, electrical evaluations, inspection reporting, photo documentation, repair recommendations, quantity estimates, cost estimating, coordination with operators.

reviewing and evaluating as-built drawings and maintenance records; and preparing Building Inspection Reports summarizing findings, along with cost estimates for necessary repairs or remediation. HBC managed advanced inspection services, coordinated project schedules, and worked closely with operators across multiple MDC WASD treatment plants, pump stations, and facilities to ensure safe and timely access to inspection sites.

The inspections addressed both structural and electrical conditions, identifying deficiencies that required remediation or repairs to determine major capital repairs and replacements anticipated over the next five (5) years. HBC also developed a field inspection notes template used to document findings in a standardized format that complied with the requirements of BCC Resolution No. 229-22. This project was successfully completed on time, resulting in the production of a total of 82 comprehensive Building Inspection Reports.

Relevance to the Scope

1. Comprehensive Structural and Electrical Inspections for MDC-WASD Facilities
2. Standardized Inspection Templates and Reporting Framework Development
3. Evaluation of Major Water Treatment Plant Structures and Ancillary Buildings
4. Deficiency Identification with Repair Recommendations and Cost Estimates
5. Production of 82 Building Inspection Reports in Compliance with BCC Resolution 229-22



Multiple Parks - 40 Years Recertifications

Miami Dade County Parks



HBC conducted a walk-through visual inspection for various Buildings located at multiple parks, including AB Barnes Park, Country Club of Miami, and Crandon Park to prepare an assessment report listing the findings and recommendations for the structural and electrical components.

The report included the building description, observations noted during the site visit, a written evaluation of the project building including recommendations for repairs, photographs of conditions, and the information requested in the structural and electrical forms in the format required by Miami-Dade County.

HBC provided a prioritized list of damages and deficiencies required to be addressed and repaired prior to submitting and obtaining the (40th-year) Recertification. Reports were sent to Miami-Dade Parks, Recreation & Open Spaces Department (PROS) for review prior to submit to RER signed and sealed documents.

After repairs, HBC provided the Structural and Electrical (40th-year) Recertification Reports in compliance with the Miami-Dade County Recertification Section guidelines, based exclusively on a visual inspection and provided in the format required by the Miami-Dade County.

Location
Miami-Dade County, FL

Dates
03/2024 - Ongoing

Budget
HBC Fee: $18 K

Reference
Adria Gonzalez-Leiva, MS, PE
(305) 299-6928
adria.gonzalez-leiva2@miamidade.gov

Key Components
40 Years Certification Report

Relevance to the Scope

1. Structural and Electrical Assessments for Multiple Park Facilities
2. Preparation of Detailed Inspection and Evaluation Reports

10 | Construction Engineering Inspection (CEI)



CEI Services for the Sanitary Force Main Furnish and Install (F&I) Project - Phase III

Miami-Dade County Water and Sewer Department (MDC-WASD)



Location
Miami-Dade County, FL

Dates
05/2023 - Ongoing

Budget
HBC Fee: $4M

Reference
Miguel Pichardo
(786) 258-2573
Miguel.Pichardo@miamidade.gov

Contract No.
PCTS 20080

Key Components
Construction engineering inspection (CEI), sanitary sewer force mains, daily construction oversight, safety standards

Relevance to the Scope

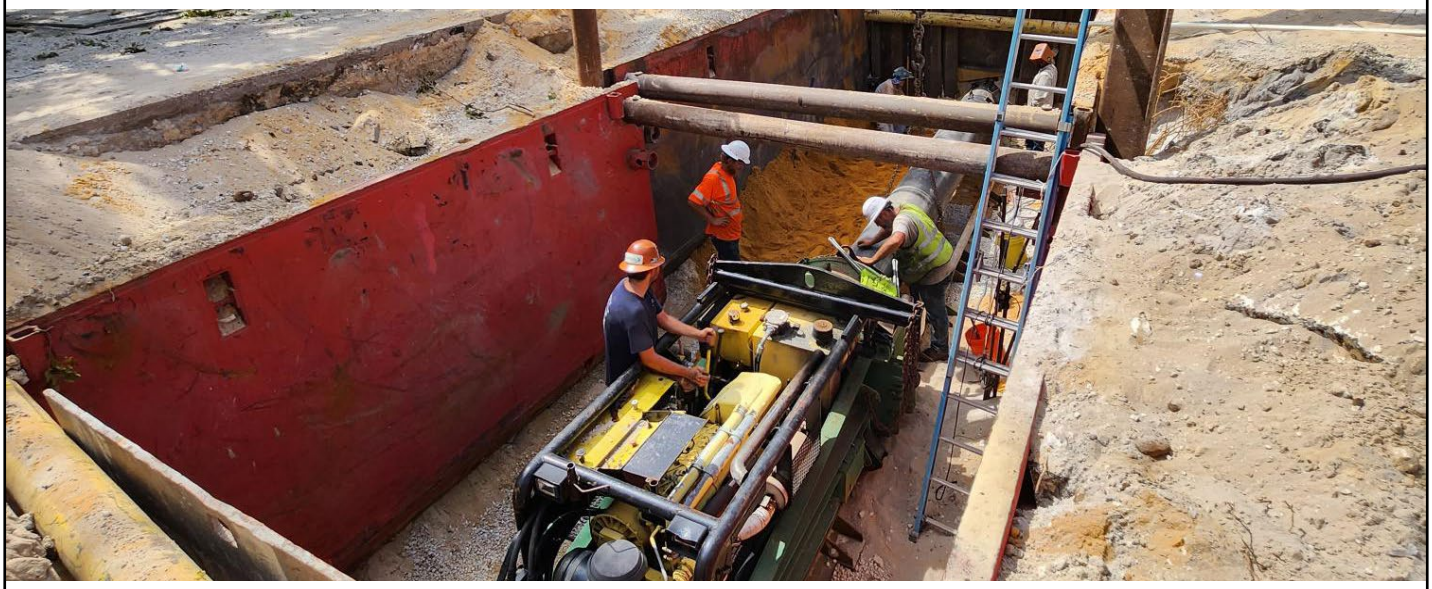
1. Utility inspection expertise
2. Safety compliance management
3. Multidisciplinary coordination

HBC provided Construction Engineering and Inspection (CEI) services for the installation of over 11,000 linear feet (LF) of sanitary sewer force mains along West, North, and East Country Club Drive, from William Lehman Causeway to Yacht Club Way. The mains primarily measure 16" in diameter, with additional sections of 20", 12", 8", 6", and 4" diameters.

The HBC team is managing the inspection staff and overseeing daily construction activities to ensure the contractor adheres to MDC-WASD safety standards, specifications, and guidelines. Their duties include reviewing and processing shop drawings, RFIs, and pay applications; conducting bi-weekly meetings, necessary onsite meetings, and conflict resolution meetings; maintaining well-kept records of all daily activities, MOT, SWPPP, and weather reports; and coordinating with the contractor, EOR, and client for design modifications. This includes creating a redundant backup system for the City of Aventura instead of abandoning the existing system.

CEI Services for FDEP Grant Funded 12” Reclaimed Water Main 2-Mile Expansion for Area 10

City of Delray Beach



HBC provided full Construction Engineering and Inspection (CEI) services for this complex, multiphased utility infrastructure project located within the City of Delray Beach and funded by a Florida Department of Environmental Protection (FDEP) Grant. Spanning two distinct phases and covering various urban locations, this project included the installation of over 7,500 linear feet of 12” and 6” diameter High-Density Polyethylene (HDPE) water main using both Horizontal Directional Drilling (HDD) and open cut methods. The scope also included the reconstruction of sidewalks, driveway connections, pavement restoration, and coordination with existing utilities throughout the corridor. A particularly critical component of this project involved proactive coordination with the Florida East Coast (FEC) Railway for the water main installation beneath the active railway tracks. HBC’s CEI team, led by Christopher Soto, ensured the precise documentation of daily construction activities, coordinated utility adjustments, and managed contractor compliance with specifications and permitting requirements. The team also conducted biweekly progress meetings with the City and stakeholders to provide updates, resolve issues proactively, and maintain quality control. Despite facing multiple schedule setbacks, due to utility conflicts and unforeseen conditions, the team maintained budget discipline, keeping the project under budget by minimizing and negotiating change orders, avoiding cost overruns, and maintaining alignment with the client’s objectives.

Location
Delray Beach, FL

Dates
2021 - 2024

Budget
HBC Fee: $1.6M

Reference
Cynthia Buisson, PE
(561) 243-7196
FuentesC
@mydelraybeach.com
100 NW 1st Ave.
Delray Beach, FL 33444

Key Components
CEI, HDPE water main, Horizontal Directional Drilling (HDD) installation,

Funded by
Local Agency Program (LAP)



FEC Railway coordination, pavement and sidewalks, and utility conflicts. Management.

Relevance to the Scope

1. Comprehensive CEI Oversight for Utility Infrastructure Improvements
2. Installation of HDPE Water Mains via HDD and Open-Cut Methods
3. Coordination with FEC Railway and Multiple Utility Stakeholders
4. Quality Control, Documentation, and Contractor Compliance Management
5. Budget and Schedule Discipline through Proactive Issue Resolution

Citywide Pedestrian, Drainage, and Roadway Improvements Project

City of Doral



HBC provided Construction Engineering and Inspection (CEI) services for this federally funded improvements project. The areas for improvements included the following:

- NW 27th Street from NW 107th Avenue to NW 109th Avenue
- NW 102nd Avenue from NW 15th Terrace to NW 25th Street
- NW 87th Court/NW 26th Street from NW 27th Street to NW 89th Court
- NW 89th Court from NW 27th Street to NW 25th Street
- NW 84th Avenue from the FEC Railway to NW 13th Street

This project included sidewalk and driveway construction, curb and gutter formation, storm sewer manhole installations, French drain setups, restoration of sub-base and base, pavement restoration, pavement markings, tree removal, tree relocation, and sod restoration.

HBC assisted in preparing state-funding packages for reimbursement. Our responsibilities also included obtaining permits from local governing bodies, coordinating daily inspections, and ensuring comprehensive documentation for project closeout. This included generating a detailed punch list to ensure the project surpassed its original conditions.

Location
Doral, FL

Dates
2022 - 2024

Budget
HBC Fee: $350K

Reference
Julio Amoedo, MPA, CGC, CUC, GEC
(305) 593-6740
julio.amoedo@cityofdoral.com

Key Components
Construction Engineering and Inspection (CEI), Concrete sidewalk, Milling & Resurfacing (M&R)

Funded by
Local Agency Program (LAP)



Pedestrian intersection ADA improvements

Relevance to the Scope

1. Comprehensive CEI Oversight for Federally Funded Local Improvements
2. Sidewalk, Drainage, and Pavement Construction Management
3. Permit Coordination with Local and State Agencies
4. State Funding Reimbursement and Documentation Support
5. Final Inspection, Punch List, and Project Closeout Compliance

CEI Services for the Wabasso Dr over the LWDD L-2 Canal Bridge Replacement LAP Project

Palm Beach County



HBC Engineering Company (HBC) was contracted to provide Construction Engineering and Inspection (CEI) services for this project, which involved the replacement of the existing bridge along Wabasso Drive over the Lake Worth Drainage District (LWDD) L-2 Canal from Aspen Road on the south end to the intersection at Oswego Avenue on the north end. This project included:

- **Bridge Replacement:** The removal of the existing bridge and replacement with an 8' X 12' box culvert.
- **Roadway Reconstruction:** The full reconstruction of Wabasso Drive from Aspen Road to Oswego Avenue, which included two 10' travel lanes, a 4' sidewalk, and 10' grass swales on both sides of the road.
- **Drainage Improvements:** The enhancements to the drainage system improved water management and prevented flooding.
- **Funding and Compliance:** This project was federally funded by the Federal Highway Administration (FHWA) via the United States Department of Housing and Urban Development Community Development Block Grant Program (HUD CDBG). All required information was provided to the Palm Beach County Department of Housing and Economic Development (PBC HED) to ensure compliance with all Federal Community Development Block Grant (FCDBG) requirements.

Location
West Palm Beach, FL

Dates
05/2022-05/2023

Budget
HBC Fee: $450K

Reference
Vipin C. Mehta
(407) 657-6662

Contract No.
2021052 - CSA No. 3

Key Components
Bridge replacement, roadway reconstruction, drainage improvements, CEI services, federal compliance, asphalt paving, pavement markings,

Funded by
Local Agency Program (LAP)

- **Additional Improvements:** This project also included asphalt paving, pavement markings, pedestrian mobility enhancements, and landscape improvements to enhance the overall functionality and aesthetics of the area.

These upgrades were necessary for improving vehicular traffic and drainage throughout the area.

pedestrian enhancements, landscape improvements, and HUD CDBG funding.

Relevance to the Scope

1. Bridge Replacement and Structural Upgrade over LWDD L-2 Canal
2. Full Roadway Reconstruction with Pedestrian and Drainage Enhancements
3. Federally Funded Project under FHWA and HUD CDBG Programs
4. Compliance Coordination with Palm Beach County HED Requirements
5. Paving, Marking, and Landscaping for Safety and Aesthetic Improvements



CEI Services for Roadway, Sidewalk, & Pedestrian Lighting Improvements Project (LAP) at Cherry Road from Military Trail to Quail Drive

Palm Beach County



HBC is providing Construction Engineering & Inspection (CEI) services for the complete streets improvements along Cherry Road in Palm Beach County (PBC). The HBC CEI Team handles all project management as well as inspections under this specific project under a blanket task work order contract with PBC.

The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway.

HBC's CEI Team is responsible for conducting bi-weekly progress meetings, maintaining accurate daily reports, verifying quantities and work compliance, documenting changes in field conditions, supporting the interpretation of plans and specifications, and providing input on potential resolutions for construction issues, managing invoices, assisting Palm Beach County with state funding

Location
Westgate, FL

Dates
2024 - Ongoing

Budget
HBC Fee: $60K
Construction Cost: $1.21M

Reference
David West
(561) 684-4180
DWest1@pbc.gov
301 N. Olive Avenue
West Palm Beach, FL 33401

Contract No.
2021025
CSA No. 6

Funded by
Local Agency Program (LAP)

packages for reimbursement, facilitating daily inspections, and handling all documentation for project closeout, including a comprehensive punch list as well as inputting accurate data entry into GAP and organizing all project documentation for timely reimbursement submissions of the allocated federal funds.

Key Components

Milling & Resurfacing, Variable Width Sidewalk, Pedestrian Lighting, ADA Improvements.

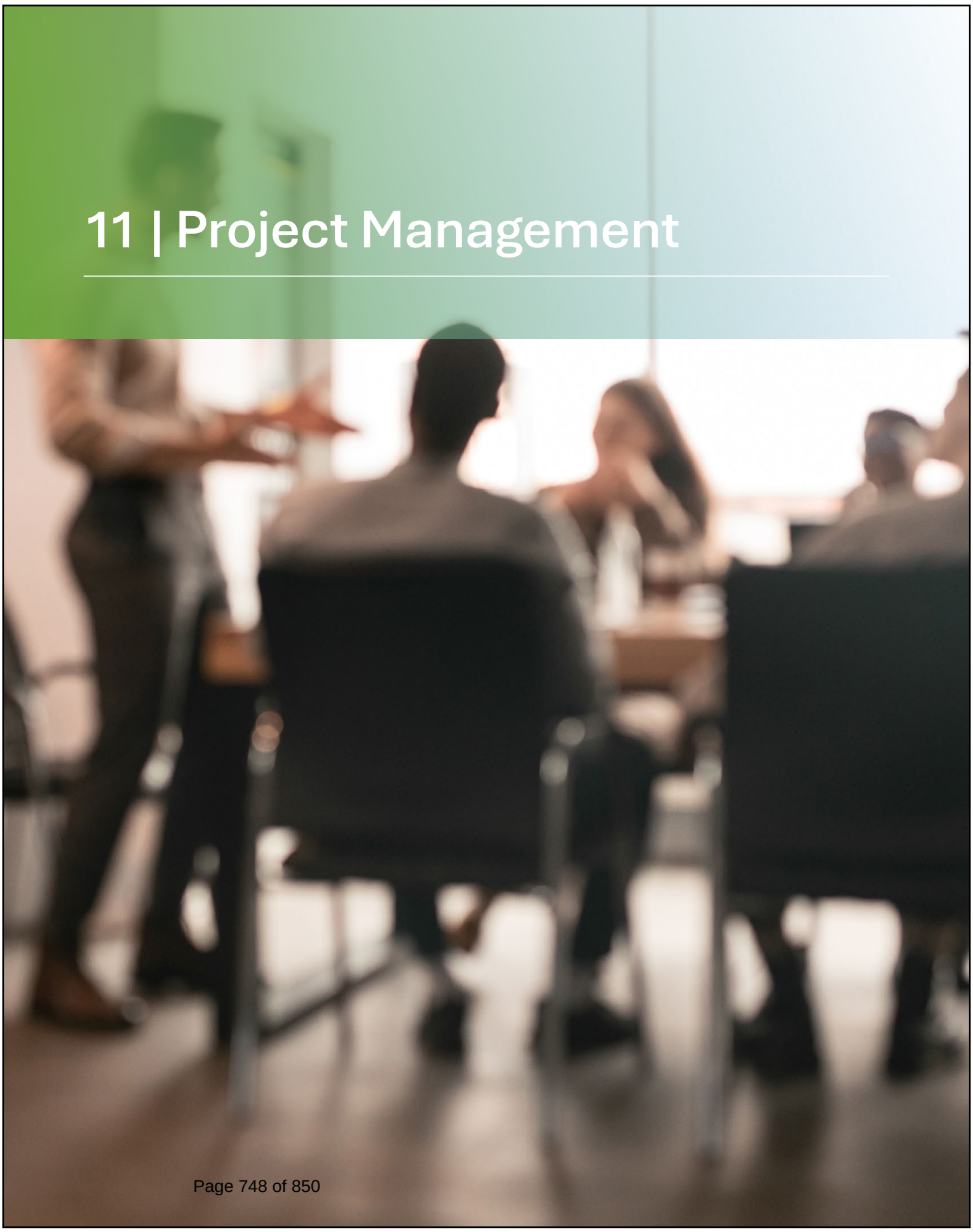
Relevance to the Scope

1. Comprehensive CEI Services for Complete Streets Improvements
2. Sidewalk, Roadway, and Pedestrian Lighting Enhancements
3. Milling, Resurfacing, and Traffic Flow Upgrades
4. Funding Documentation and Reimbursement Coordination with PBC
5. Field Inspection, QA/QC, and Project Closeout Management





11 | Project Management



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Dates
2024 - Ongoing

Budget
HBC Fee: $60K
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DWest1@pbc.gov
301 N. Olive Avenue
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Key Components

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Relevance to the Scope

1. Comprehensive CEI Services for Complete Streets Improvements
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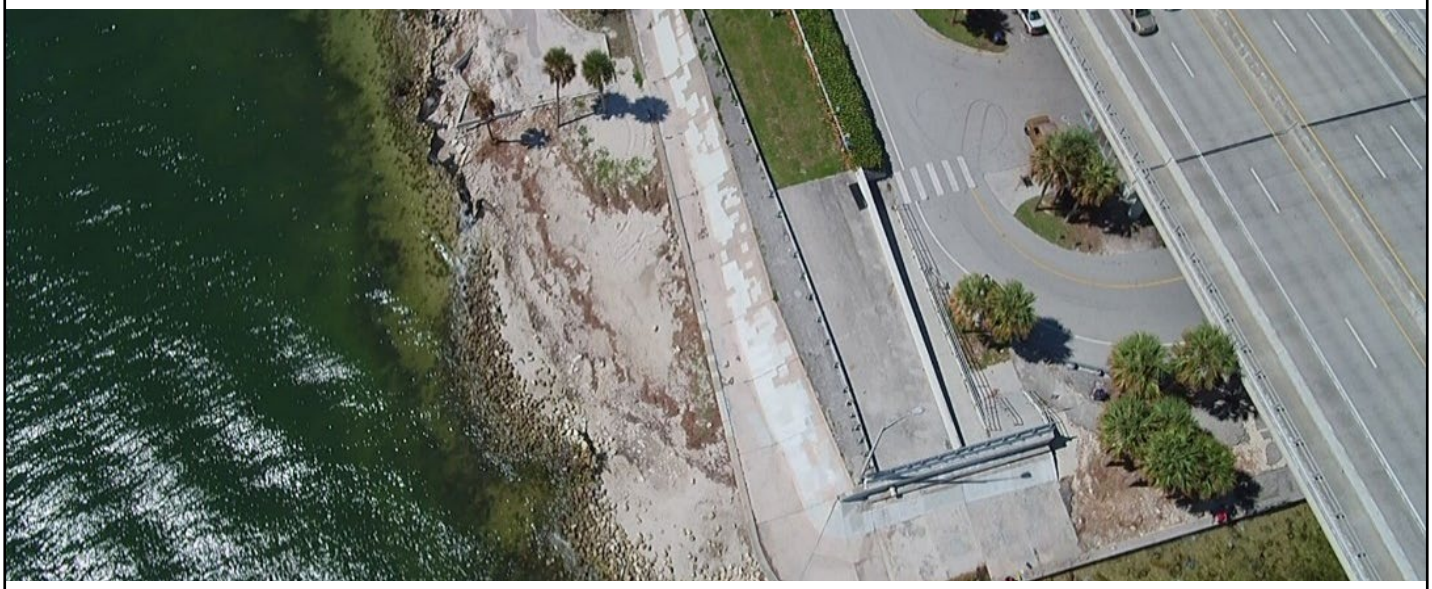
4. Funding Documentation and Reimbursement Coordination with PBC
5. Field Inspection, QA/QC, and Project Closeout Management





Rickenbacker Causeway Lane Reduction Feasibility Study

Miami-Dade County Department of Transportation and Public Works



The Rickenbacker Causeway is a vital link between the Miami Metropolitan Area and the Village of Key Biscayne, functioning as a regional arterial facility that supports a wide range of users. Beyond serving as a major commuter route, the causeway plays a critical role as a recreational corridor and an essential hurricane evacuation route for the area. Given its significance, any modifications to its lane configuration must be carefully assessed to ensure that the transportation needs of all users are met efficiently and safely.

HBC led a traffic study to evaluate the feasibility of reducing the number of lanes along the Rickenbacker Causeway from three to two lanes while maintaining safe and effective traffic flow.

The study incorporated multiple key elements, including:

- Data Collection to gather accurate traffic volumes, travel patterns, and user behaviors.
- Traffic Forecasting, Analysis, and Simulation to assess current and future traffic operations
- Evaluation of Special Events and Hurricane Evacuation Routes to ensure the feasibility of lane reduction under varying conditions
- Public Involvement Coordination and Project Management to engage stakeholders and ensure transparent decision-making.

Location
Miami, FL

Dates
2015 - 2022

Budget
HBC Fee: $33,660

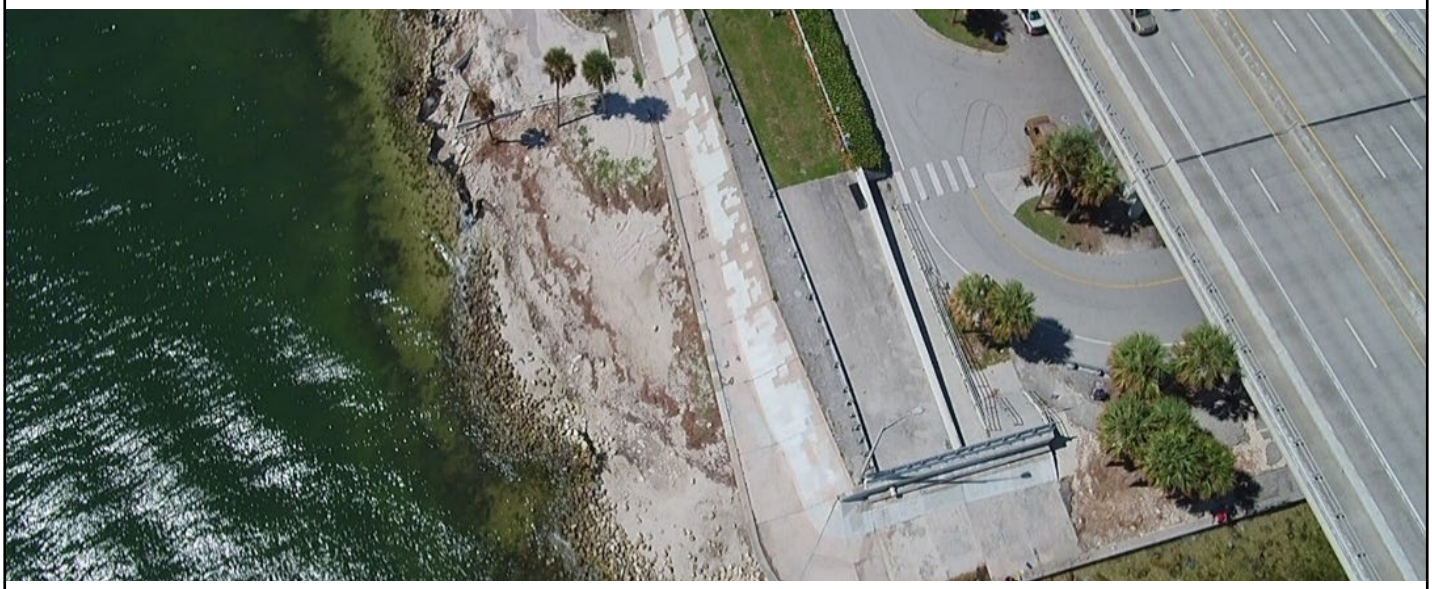
Reference
Yanek Fernandez, PE
(305) 375-3016
yanek.fernandez
@miamidade.gov

Key Components
Traffic study, data collection, forecasting, simulation, public involvement, design evaluation.

Relevance to the Scope
1. Traffic Feasibility Study for Rickenbacker Causeway Lane Reconfiguration

Rickenbacker Causeway Lane Reduction Feasibility Study

Miami-Dade County Department of Transportation and Public Works



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- Public Involvement Coordination and Project Management to engage stakeholders and ensure transparent decision-making.

Location
Miami, FL

Dates
2015 - 2022

Budget
HBC Fee: $33,660

Reference
Yanek Fernandez, PE
(305) 375-3016
yanek.fernandez
@miamidade.gov

Key Components
Traffic study, data collection, forecasting, simulation, public involvement, design evaluation.

Relevance to the Scope
1. Traffic Feasibility Study for Rickenbacker Causeway Lane Reconfiguration

Design Build Services for the Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Miami-Dade Water & Sewer Department



As part of Miami-Dade County's infrastructure modernization efforts, HBC played a key role in the design-build project for the new Oxygen Production Facility at the Central District Wastewater Treatment Plant (CDWWTP). This facility was designed to replace aging oxygen production systems with state-of-the-art Vacuum Pressure Swing Adsorption (VPSA) technology, ensuring reliable and continuous oxygen production to support wastewater treatment operations. The project enhanced environmental compliance and supported sustainable growth for the region while meeting stringent EPA Consent Decree requirements.

HBC was responsible for the civil engineering design, construction management, project control, scheduling, and coordination across multiple disciplines, ensuring seamless project execution.

Key elements included:

- Site Development & Civil Engineering – Designed and executed site layout, clearing and grubbing, pavement design, and civil/site dimension control.
- Drainage & Stormwater Management – Developed a swale and exfiltration trench system to mitigate stormwater runoff and ensure compliance with water quality and quantity regulations.

Location
Miami, FL

Dates
03/2019 - 06/2022

Budget
HBC Fee: $150K
Construction Cost: $58M

Reference
Warren Howard
(954) 300-6479
warren.howard@aecom.com

Key Components
Site development, drainage and stormwater management, structural coordination, electrical and mechanical coordination, construction engineering, project scheduling and compliance.

- Structural, Electrical, and Mechanical Coordination – Ensured the adequacy of designs across multiple disciplines, including structural, process mechanical, electrical, instrumentation, plumbing, HVAC, and fire protection.
- Construction Engineering & Documentation – Oversaw contractor payment validation, processed Requests for Information (RFIs), managed submittals, and ensured regulatory compliance.
- Project Scheduling & Compliance – Closely monitored the construction schedule to meet EPA deadlines, leveraging HBC's expertise in Proliance Project Management Software to track progress and ensure timely completion.

This project significantly improved operational efficiency at the CDWWTP, replacing outdated oxygen production units with a modern, sustainable system. By ensuring redundant oxygen production, the facility now operates with increased reliability while reducing energy consumption. HBC's expertise in multi-disciplinary project coordination and environmental compliance was instrumental in delivering this essential infrastructure upgrade on schedule and within budget.

Relevance to the Scope

1. Design-Build Support for Advanced Oxygen Production Facility at CDWWTP
2. Civil, Drainage, and Site Development Engineering Design
3. Multidisciplinary Coordination Across Structural, Mechanical, and Electrical Systems
4. Construction Management, Documentation, and Regulatory Compliance
5. EPA Consent Decree Compliance through Schedule and Quality Control Leadership



HBC



Request for Qualifications for Architectural and Engineering Services Through Continuing Contracts (CCNA)

RFQ 25-02

Pursuing Category: **#2**

Civil, Structural, and Mechanical, Electrical, and Plumbing Engineering Services



Town of Pembroke Park

Submit Electronically through DemandStar.com by
Thursday, November 13, 2025 at 10:00 a.m. ET

Point of Contact: SGM Engineering, Inc.
Bobak 'Bobby' Shahnami, PE, CxA, LEED® AP BD+C, President
E: bobby@sgmengineering.com | www.sgmengineering.com

SGM ENGINEERING

5301 Waterford District Drive
Suite 750
Miami, FL 33126

O: 954-421-1944
F: 954-421-1924
sgmengineering.com

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SGM ENGINEERING

4.3

Cover Letter / Executive Summary

SGM ENGINEERING

SGM ENGINEERING Orlando Miami Tampa Jacksonville | 1991 - 2025 34 YEARS OF EXCELLENCE SGM ENGINEERING

November 13, 2025

Town of Pembroke Park, Florida
Submit Complete Proposal Package
through DemandStar.com by 10:00 AM

RE: RFQ 25-02 Architectural and Engineering Services - Categoy#2
Through Continuing Contracts (CCNA)

Dear Selection Committee Members:

SGM Engineering, Inc. (SGM) is pleased to submit our qualifications in response to RFQ 25-02 Architectural and Engineering Services Through Continuing Contracts (CCNA). We are enthusiastic about the opportunity to support the Town's current and future infrastructure needs, and we respectfully request consideration for the following technical categories:

2. Civil, Structural, and Mechanical, Electrical, and Plumbing Engineering Services

SGM Engineering is fully committed to delivering high-quality, responsive, and cost-effective engineering services that align with the Town of Pembroke Park's goals for sustainability, operational resilience, and long-term value. We understand the importance of timely task execution, thoughtful coordination, and delivering designs that are both functional and future-ready. SGM is confident that our depth of experience, dedicated professional engineering team, and proven success delivering sustainable, high-performing facilities make us a strong partner for this contract.

WHO WE ARE

Founded in 1991, SGM has built a strong reputation across Florida for providing Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) engineering services for municipalities, counties, and public agencies. Our firm has held numerous continuing services contracts over the past three decades, consistently earning the trust of public-sector clients through exceptional performance, effective communication, and a collaborative, solutions-oriented approach.

We take great pride in our ability to deliver full-scope MEP engineering services under one roof. This capability provides the Town of Pembroke Park with a single-source partner able to seamlessly coordinate multiple disciplines—streamlining design integration, minimizing external coordination delays, and improving overall project outcomes. Our team is experienced working on a wide range of facilities, including new construction, major renovations, building system upgrades, energy improvements, and tenant build-outs.

In addition to design expertise, our firm is well-versed in working within occupied environments, adhering to stringent scheduling requirements, and maintaining clear lines of communication with Town stakeholders. We are also adept at applying evolving code requirements and integrating sustainable practices such as energy-efficient equipment selection and demand control strategies that optimize building performance over time.

Established
Florida Corporation
December 17, 1991

State of Florida
Minority Business Enterprise

AABC Commissioning Group Member

USGBC Member

DUNS: 94 459 9141

CAGE CODE: 1WCT3

Office Locations
Corporate Headquarters
935 Lake Baldwin Lane
Orlando, FL 32814
P: 407-767-5188
F: 407-767-5772

Miami Office
5301 Waterford District Drive
Suite 750
Miami, FL 33126
P: 954-421-1944
F: 954-421-1924

Tampa Office
2202 N West Shore Boulevard
Suite 200
Tampa, FL 33607

Jacksonville Office
10151 Deerwood Park Boulevard
Bldg. 200, Suite 250
Jacksonville, FL 32256

Corporate Officer/Principal
Bobak "Bobby" Shahnami, PE
President
Bobby@sgmengineering.com
Info@sgmengineering.com
www. sgmengineering.com

TEAM INTRODUCTION AND STATEMENT OF CAPABILITY

To ensure comprehensive and high-quality project delivery, SGM Engineering has partnered with two highly qualified subconsultants—DDA Engineers, P.A. and Ross Engineering, Inc.—to provide a full range of professional engineering services in support of the Town of Pembroke Park's needs.

All three firms are Florida-based, State-certified Minority Business Enterprises (MBE) with extensive experience providing professional engineering services under Continuing Service Contracts for municipalities and governmental agencies throughout the State of Florida. Our collective familiarity with public-sector processes, documentation standards, and permitting requirements ensures efficient coordination, responsive service, and adherence to all project and regulatory expectations.

Our team combines multidisciplinary expertise in Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP), Structural, and Civil Engineering—supported by a proven record of success delivering cost-effective, code-compliant, and sustainable solutions for public infrastructure and facility projects.

- **SGM Engineering** will serve as Prime Consultant, providing MEP/FP design and project management services.
- **DDA Engineers, P.A.** will provide Structural Engineering services, offering decades of expertise in the design and analysis of structural systems for municipal, educational, and commercial facilities.
- **Ross Engineering, Inc.** will provide Civil Engineering services, specializing in site development, grading and drainage, utility coordination, and permitting support for public infrastructure projects.

Together, our firms form a cohesive, multidisciplinary team with the experience, technical capability, and commitment to deliver responsive, high-quality professional services that fully align with the Town's objectives.

SGM Engineering warrants and represents that, at all times during the term of the Agreement, the Prime and all Subconsultants will maintain in good standing all required licenses, certifications, and permits necessary under federal, state, and local laws to perform the requested services.

OFFICIAL CORPORATE CONTACT

SGM's President Bobak "Bobby" Shahnami is designated as the primary point of contact and will manage the day-to-day administration of the agreement. He is also authorized to make representations and binding decisions on behalf of SGM Engineering:

Official Corporate Contact
Bobak "Bobby" Shahnami, PE, CxA, LEED AP BD+C | President | Email: Bobby@sgmengineering.com

Office Address, Phone and Website:
5301 Waterford District Drive, Suite 750, Miami, FL 33126 | Phone: 954-421-1944 | www.sgmengineering.com

We appreciate your consideration and would be honored to support the Town of Pembroke Park with our proactive service, deep bench of in-house expertise, and proven ability to deliver high-quality, energy-efficient MEP/FP solutions. We welcome the opportunity to contribute meaningfully to the Town's infrastructure and sustainability goals. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

SGM **Engineering, Inc.**

Bobak (Bobby) Shahnami, PE, CXA, LEED AP BD+C
President

4.4

Professional Capabilities and project Experience

SGM ENGINEERING

4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Firm Overview

SGM Engineering, Inc., established in 1991, is a Minority Business Enterprise (MBE) and an S Corporation chartered by the Florida Department of State. Headquartered in Orlando with additional offices in Miami, Tampa, and Jacksonville, SGM is a multidisciplinary engineering firm with a staff of 63 professionals specializing in Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) design, energy-efficient solutions, construction administration, and commissioning.

With over 34 years of experience, SGM has earned a strong reputation for delivering high-quality engineering services to public-sector clients—including municipalities, counties, and state agencies—throughout Florida. Our portfolio includes hundreds of successful projects spanning new construction, renovations, energy-efficient upgrades, and infrastructure resilience improvements.

We currently hold continuing service contracts with 32 municipalities and government agencies, underscoring our depth of experience and longstanding relationships within the public sector. Many of these projects support sustainability and climate resilience goals, including renewable energy and energy conservation initiatives.


State of Florida
Department of State

I certify from the records of this office that SGM ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on December 20, 1991, effective December 17, 1991.

The document number of this corporation is V02240.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State


dbpr


State of Florida
Minority Business Certification
SGM Engineering, Inc.


U.S. Green Building Council
SGM Engineering
MEMBER SINCE 2008


acg
Annual Membership Certificate
SGM Engineering, Inc.
2025

OUR SERVICES INCLUDE:

- Complete MEP/FP System Design
- Construction Documents and Cost Estimating
- Permitting and Code Compliance
- Construction Administration
- Field Coordination
- Commissioning (Cx) and Retro-Commissioning (RCx)
- QA/QC, Owner Representation, and Project Closeout Support

SGM's team includes licensed Professional Engineers, experienced Project Managers, certified Commissioning Authorities (CxA), and technical designers with extensive municipal and institutional experience across Florida. As an active member of the U.S. Green Building Council, we incorporate LEED® and Green Building Rating System® principles into our work, helping clients meet their energy, environmental, and compliance objectives.

NUMBER OF STAFF (63) BY DISCIPLINE	
FL Registered Professional Engineers*(Including Mechanical and Electrical)	10
Mechanical Designers*	13
Electrical Designers*	17
Plumbing/Fire Protection Designers*	12
Commissioning/Construction Admin.*	6
CAD Technicians	4
Information Technology (IT)	2
Support Services (Including Administrative, Business Development, Finance)	9

Our mission is to provide technically sound, cost-effective, and code-compliant engineering solutions—delivered on schedule and with the highest level of professional integrity.

To support the Town, SGM is proud to offer the full commitment of our staff across all four offices. Our team is structured to be responsive, collaborative, and flexible—capable of managing multiple, concurrent assignments without sacrificing attention to detail or quality. The staff assigned to this contract will be immediately available, with additional depth to scale support as needed to meet evolving project needs.

Areas of Expertise and Core Capabilities

Our extensive experience with continuing services contracts demonstrates our commitment to providing dependable, adaptable, and top-tier MEP engineering solutions that meet our clients' changing facility requirements and ensure lasting value. Below, we highlight our team's expertise and capabilities in each of the proposed disciplines, along with our expertise in delivering energy-efficient and cost-effective designs.

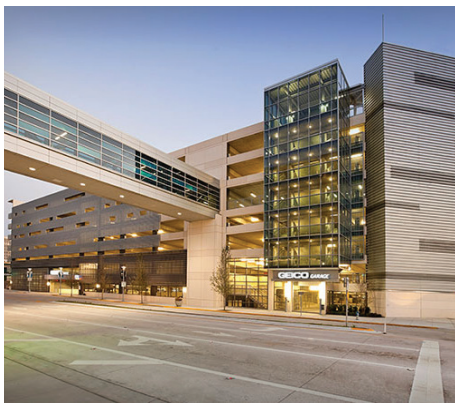
Mechanical Engineering | SGM's mechanical engineers have experience in the design of mechanical systems including, but not limited to, fire protection systems, all types and sizes of HVAC systems, high temperature hot water boilers, piping, fluid systems, chilled water, compressed gas systems, elevators, hoists and cranes, specialized mechanical equipment, direct digital controls (DDC), and programmable logic controllers (PLC), as well as facilities to house the mechanical equipment.



Electrical Engineering | SGM's electrical engineers are skilled in the design of medium and low voltage AC power systems, uninterruptible power systems, computer power conditioning, grounding, lightning protection, lighting, emergency power, hazardous area electrical installations, and control and monitoring systems. We design simple and complex electrical systems to meet the needs of our clients: security installation to mass public densities, CCTV, CATV, fire alarms, detection systems, voice evacuation, cable tray systems, communications systems, communications premise wiring, Electronic Security Systems (ESS), and intercom systems designed and installed per national and local codes.



Plumbing Engineering | SGM's Plumbing Engineers have a robust portfolio spanning numerous projects in Florida, our firm boasts extensive expertise in Plumbing Engineering tailored to the unique demands of the Sunshine State. Our plumbing engineers have the ability to design for domestic water systems, hot water return systems, equipment and fixture identification, sanitary drainage systems, storm drainage piping, liquid propane/natural gas systems, and boilers. Through years of hands-on experience, we have honed our proficiency in designing cutting-edge plumbing systems that effectively address the challenges posed by Florida's climate, geology, and regulatory landscape. From coastal areas susceptible to saltwater intrusion to inland regions grappling with water scarcity, our team has adeptly tackled a diverse range of environmental considerations. We take pride in our collaborative approach, working closely with clients, architects, and regulatory bodies to ensure seamless integration of plumbing solutions into a wide array of projects, including public municipalities, educational institutions, private, commercial and residential structures. Our comprehensive understanding of Florida's plumbing codes and standards positions us as a trusted partner in delivering safe, sustainable, and efficient plumbing systems that meet the evolving needs of communities across the state.



Fire Protection Engineering | SGM's Fire Protection Engineers have extensive Fire Protection Engineering experience in the state of Florida. They have worked on a diverse range of projects that span public municipalities, educational institutions, private, commercial and residential sectors. Florida's unique environmental challenges, including its vulnerability to hurricanes and high humidity levels, have honed our expertise in designing robust fire protection systems tailored to withstand these conditions. Collaborating closely with local authorities and construction teams, we have overseen the implementation of cutting-edge fire suppression and detection systems, ensuring compliance with stringent state and national codes. Additionally, we have navigated the complexities of retrofitting historic structures to meet modern safety standards, preserving their architectural integrity while enhancing fire protection measures. This rich experience has not only fortified our technical proficiency but also deepens our appreciation for the vital role Fire Protection Engineering plays in safeguarding communities across the Sunshine State. Our fire protection areas of expertise include: fire suppression requirements (light, ordinary, and extra hazard classifications); wet, dry, deluge and reaction systems; back flow prevention and metering specifications; and fire flow tests (static, residual, and flow).





Communications & Technology | Unique operations, often requiring secure communication channels, demand the skills of our RCDD credentialed professionals. SGM's designs are crafted to allow flexibility for growth and change, cutting edge technology and the incorporation of future technologies. Specialized applications include integrated security; audio/visual presentation; voice/video/data distribution; public address/sound; intercom; CCTV; broadband distribution; and video tele-presence. SGM's experience includes communications in highly specialized facilities, such as SCIFs and team members have attained the necessary clearances to work on classified facilities.



Commissioning | SGM currently has 8-Certified Commissioning Agents on staff. These agents are committed to providing quality Commissioning Services from early in the design phase, through construction and into the warranty period. They have the ability to oversee commissioning activities for your facilities, while meeting the highest level of building certification feasible. The SGM Commissioning Team would be your facility's optimization integrator, from concept and program development through construction startup, occupancy and long-term maintenance.



Retro Commissioning | SGM provides expert retro-commissioning services that enhance the performance and efficiency of existing

MEP/FP systems in operational facilities. Our team conducts a thorough evaluation of current systems, identifying inefficiencies and performance issues. By optimizing these systems, we help clients reduce energy consumption, improve occupant comfort, and extend the life of their equipment. Our retro-commissioning services are tailored to ensure that facilities operate at peak performance, delivering cost savings and improved reliability.

Sustainable Design / LEED | SGM's portfolio includes many LEED certified projects and LEED registered projects, totaling more than 3M SF of green space. SGM is proud a member of the US Green Building Council and is committed to environmental stewardship and social responsibility. We employ LEED accredited professionals from all engineering and architecture disciplines familiar with Green Building design requirements and documenting projects for certification under the United States Green Building Council's LEED rating system. We achieve sustainable solutions through an integrated design approach, having professionals interact regularly from the sustainability charrette to final construction detailing to achieve sustainable solutions which benefit both the client and the environment. SGM strives for top performing designs and LEED enhances this goal through efficient use of energy, environmental, and human resources. These aspects directly translate into economic benefits for our clients. A one-time investment premium of less than 1% of costs can increase energy efficiency 20-30% in comparison to standard building code practices.

Scope Validation | a key process in project management that ensures the project deliverables meet the expectations and requirements outlined by stakeholders. It involves formally reviewing and accepting the completed work to confirm it aligns with the project's scope as defined in the project plan. Importance of Scope Validation: Prevents Scope Creep; Ensures Quality; Facilitates Smooth Project Closure. Scope validation is a vital step in project management that involves verifying and accepting the project deliverables to ensure they meet the defined requirements and satisfy stakeholder expectations.

Elevator Upgrades | SGM provides expert elevator upgrade services designed to enhance the performance, safety, and energy efficiency of existing systems. Our designs focus on enhancing safety, energy efficiency, and functionality by incorporating the latest technologies and ensuring compliance with current building codes. We work closely with clients to develop customized solutions that meet the specific needs of their facilities, resulting in improved reliability, user experience, and long-term cost savings.

40 Year Certifications | SGM provides MEP 40-Year Certification services, offering comprehensive evaluations for buildings that have reached 40 years of age and every 10 years thereafter. These certifications are particularly important in regions like Florida, where climate and building longevity require periodic inspections to ensure safety and operational standards are met. Our team conducts thorough assessments of mechanical, electrical, and plumbing systems to identify any deficiencies or potential hazards, recommending repairs or upgrades as needed. These certifications help extend the building's life, ensure occupant safety, and maintain compliance with local regulations.

Experience with Continuing Service Contracts

SGM Engineering has extensive experience providing professional engineering design services through continuing service contracts with numerous counties and municipalities across Florida. With a deep understanding of the operational and technical needs of public facilities, SGM has become a trusted partner in advancing the infrastructure, safety, and sustainability of government-owned properties statewide.

Our continuing contract experience has allowed us to build and maintain long-standing partnerships with local governments. By consistently delivering high-quality, cost-effective engineering solutions, SGM has earned a reputation for reliability, expertise, and professionalism. These relationships provide valuable insight into each client's unique priorities, enabling us to develop tailored designs that align with their goals, budgets, and schedules.

GOVERNMENT/CITY CONTRACTS

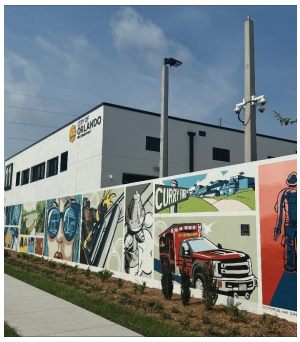
Contract Name	Contract Term
City of Orlando Continuing Services Contract	2016-Present
Orange County MEP/Commissioning Continuing Contract	2017-Present
City of Daytona Beach Electrical Services	2017-Present
Lake County Mechanical/Electrical Engineering & Commissioning Services	2017-Present
City of Miami Misc. Mechanical, Electrical, and Plumbing Services	2018-Present
Greater Orlando Aviation Authority Continuing Contract	2018-Present
Volusia County MEP/FP Engineering Services	2019-Present
City of Fort Lauderdale Continuing Contract	2019-Present
Osceola County Government Continuing Contract	2020-Present
Orlando Utilities Commission (OUC) Master Agreement	2024-Present
Manatee County MEP Continuing Contract	2021-Present
City of Plant City Continuing Contract	2021-Present
City of Pompano Beach Continuing Contract	2021-Present
City of Tampa Work Order Agreements	2021-Present
Brevard County MEP Continuing Contract	2022-Present
Melbourne Airport Authority Continuing Services Contract	2022-Present
Northern Palm Beach County Improvement District Continuing Services Contract	2024-Present
Sarasota County Commissioning Continuing Contract	2022-Present
City of Gainesville WSPP Projects Contract	2023-Present
The Villages Professional Engineering Continuing Services	2023-Present



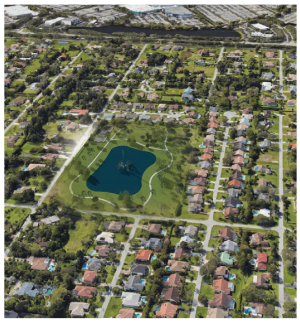




Broward County Continuing MEP Services	2024-Present
Central Florida Tourism Oversight District Mechanical Engineering Continuing Contract	2024-Present
City of Fort Pierce Facilities Engineering - MEP Services	2024-Present
City of Lauderdale Lakes MEP Continuing Contract	2023-Present
City of Miami Gardens AE Services	2024-Present
City of Mount Dora MEP Continuing Contract	2024-Present
City of North Port Continuing Services Contract	2024-Present
City of Oakland Park Continuing MEP Services	2024-Present
City of St. Petersburg MEP/FP Continuing Contract	2025-Present
Florida Department of Health MEP Contract	2024-Present









We recognize that continuing contracts are built on trust, proven performance, and the ability to consistently deliver results. Over the years, SGM has established lasting relationships with local governments by responding quickly to their needs, providing practical and cost-effective solutions, and maintaining clear and open communication throughout every project phase.

Many of our contracts have been renewed or extended over multiple cycles, reflecting the confidence our clients have in our ability to deliver projects on schedule and within budget while upholding the highest standards of quality, safety, and accountability.

This long history of successful contract execution demonstrates not only our technical expertise, but also our commitment to being a reliable and responsive partner for our clients.



OSCEOLA COUNTY

Public Works
1 Courthouse Sq., Ste. 3100
Kissimmee, FL 34741
osceola.org

February 14, 2023

To Whom it May Concern,

SGM is currently providing MEP design services through a continuing contract with Osceola County and is working on a variety of public safety projects. I have found SGM to be very responsive, providing quick turnaround times and quality designs. SGM employs highly experienced and knowledgeable staff who always complete projects on time and within budget.

I continuing to find that SGM provides the quality and services I would expect from a design-oriented firm. I look forward to a continued partnership with SGM. I would highly recommend them for the City of Clermont RFQ 23-029 Architectural Services for Fire Station #2.

Should you have any questions, please feel free to contact me at (407) 346-7258 or by email at Curt.Diehl@osceola.org.

Sincerely,

Curt Diehl
Facilities Management Director
Osceola County Public Works

Cc: Beth Knight, Chief Administrative Officer
Tawny Olore, Assistant County Manager

be first to what's next.

I have found SGM to be very responsive, providing quick turnaround times and quality designs. SGM employs highly experienced and knowledgeable staff who always complete projects on time and within budget.

- Curt Diehl, Facilities Management Director

Osceola County, Florida

SGM's Unique, Competitive Edge or Advantage

SGM brings a wealth of experience to the table, evidenced by our successful completion of over 50 similar continuing service contracts over the past 34 years in providing MEP engineering services. Our extensive track record highlights our ability to deliver high-quality services in a timely manner, ensuring client satisfaction. Unique to our team is a deep pool of resources, ranging from state-of-the-art technology to a dedicated and skilled workforce.

Our expertise extends to various critical areas, including working in occupied facilities to minimize disruption to ongoing operations, efficient construction phasing, proposing Owner Direct Purchase (ODP) strategies to reduce initial costs, conducting Life Cycle Cost Analysis for optimal product efficiency, troubleshooting facilities for cost-effective measures, and providing comprehensive facility assessments with cost estimates and prioritized short-term and long-term solutions. Our highly experienced staff specializes in designing occupied facilities, ensuring a seamless and unobtrusive process.

SGM has a significant amount of experience in pubilc facility contratcs. We are recognized for our ability to manage multiple minor projects concurrently and respond rapidly to client needs. Our commitment to innovation and efficiency is demonstrated through the use of cutting-edge technologies such as Building Information Modeling (BIM), energy modeling, and smart building systems. We also prioritize sustainable design and energy efficiency, including LEED certification and green building practices, which stand out as sustainability becomes increasingly important in the industry. Our portfolio of successful projects with measurable outcomes, particularly in public facilities, demonstrates our reliability and competence.

SGM prides itself on exceptional customer service, characterized by responsiveness, adaptability, and a focus on long-term relationships. We tailor solutions to client needs rather than offering one-size-fits-all approaches, which is particularly valued. We work seamlessly with architects, contractors, and other stakeholders to ensure the smooth integration of MEP systems into the overall design.

In renovation projects, SGM anticipates potential challenges and offers proactive solutions that save time and money, avoiding costly reactive fixes. Our efficient project management ensures on-time, on-budget delivery while maintaining high-quality standards. We invest in continuous learning, staff training, and process improvements, underscoring our commitment to staying at the forefront of the industry.

SGM provides clear, consistent, and transparent communication, including detailed reporting and documentation, which helps build trust and ensures clients are always informed about project progress. We have a strong understanding of local regulations and codes, and our relationships with local authorities give us a significant advantage in navigating bureaucratic challenges.

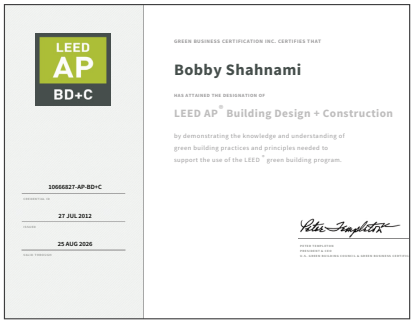
We pride ourselves on offering a diverse range of products tailored to meet the specific needs of the Town of Pembroke Park. Our highly qualified personnel bring a wealth of industry expertise, providing a solid foundation for project success. Positive feedback and testimonials from previous clients underscore our commitment to excellence, while our dedication to innovation ensures we stay ahead of the curve, utilizing cutting-edge technologies to enhance project outcomes.

With a proven ability to adapt to unique project requirements, we are confident in our capacity to address any challenges that may arise during our engagement with the Town. Overall, our unique experiences, robust resources, versatile product offerings, skilled personnel, and stellar service reputation position us as an ideal partner for delivering timely and high-quality products and services to meet the needs of the Town of Pembroke Park.

SGM LEED/SUSTAINABLE DESIGN EXPERIENCE

Over the past 34 years of business, SGM has completed over 120 LEED Certified projects ranging from Silver to Platinum. Needless to say, sustainable design has been a core component of SGM's practice for decades. SGM's portfolio of LEED certified projects and LEED registered projects, total more than 3M SF of green space. SGM is proud a member of the US Green Building Council and is committed to environmental stewardship and social responsibility. We employ and regularly team with LEED accredited professionals from all engineering and architecture disciplines familiar with Green Building design requirements and documenting projects for certification under the United States Green Building Council's LEED rating system. We achieve sustainable solutions through an integrated design approach, having professionals interact regularly from the sustainability charrette to final construction detailing to achieve sustainable solutions which benefit both the client and the environment. SGM strives for top performing designs and LEED enhances this goal through efficient use of energy, environmental, and human resources. These aspects directly translate into economic benefits for our clients. A one-time investment premium of less than 1% of costs can increase energy efficiency 20-30% in comparison to standard building code practices.





The importance of light, views, indoor air quality, and energy management all influence planning and the building itself. SGM's approach to planning comes together through fenestration, internal organization for maximum outside exposure, daylight and sun control. Sustainability also drives the selection of energy efficient materials and detailed analysis and monitoring of interior air quality—all in an attempt to reduce the amount of air needed to flow through the facility while maintaining safety for the occupants. SGM is committed to the reduction of energy consumption in all our endeavors. The team utilizes advanced analysis tools and life-cycle costing to achieve energy efficiency that is not only sustainable but also economically justified.



SGM has been and continues to be at the forefront of energy reduction and conservation, applying state-of-the-art techniques to reach the highest goals for our clients. Some of these improvements come from reducing the energy consumption by specifying and designing a more efficient system, adjusting the orientation of the building to reduce solar lading, or improving the efficiency of the products used on the project. Techniques we routinely include on our projects include high performance HVAC systems, energy recovery, ground source heat pumps, low-watt light fixtures including LED, enhanced building envelopes, and solar hot water heating. SGM routinely designs buildings for its clients that are significantly more efficient than the most stringent current energy standard.





SGM's President, Bobak "Bobby" Shahnami, and Electrical Department Manager, Mark Escott, are LEED Accredited Professionals. In addition, the entire SGM team is extremely familiar with LEED standards and certification requirements. We all follow the values of LEED certified buildings: Lower operating costs and increased asset value, reduced waste sent to landfills, conservation of energy and water, healthier and safer environment for occupants, reduced harmful greenhouse gas emissions, and the ability to qualify for tax rebates, zoning allowances and other incentives in hundreds of cities. SGM is committed to making every effort for all projects to be qualified for LEED processing. SGM has developed a set of guidelines that represents energy efficient and environmentally responsible practices. They are recommended in supporting a sustainable design checklist. For example, issues may include:

- Environmentally sensitive design
- Protection and preservation of natural resources
- Energy-conscious design
- Water conservation
- Increased materials reuse and recycling
- Environmentally sound building materials and construction
- Eliminating hazardous substances
- Improving indoor and outdoor air quality

BRIEF LIST OF LEED CERTIFIED PROJECTS

- Florida International University, Parkview Housing, LEED Silver
- Orange County Public Schools, Colonial 9th Grade Center, Orlando, FL, LEED Certified
- Orange County Public Schools, Zellwood Elementary School, LEED Certified
- City of Hollywood Beach, Public Safety Facility, LEED Silver Certified
- City of Sunrise, Sunrise Corporate Park Office Building, LEED Certified
- Skanska Orlando Office, Orlando, FL, LEED Gold Commercial Interior
- City of Orlando, Geico Garage at Amway Center, LEED Gold Certified
- City of Orlando Fire Station #9
- City of Orlando Fire Station #11
- Orange County Government Fire Station 35, Orlando, FL, LEED Silver Certified
- Thompson Elementary School A, School District of Hillsborough County, Tampa, FL, LEED Silver for Schools
- Lamb Elementary School A, School District of Hillsborough County, Tampa, FL, LEED Silver for Schools
- Florida District 9 Medical Examiner, Orlando, FL, LEED Gold Certified
- Siemens Wind Turbine Training Facility, Orlando, FL LEED Gold Certified
- NAVFAC – Bachelor Enlisted Quarters, French Creek, MCB Camp Lejeune LEED Gold Certified
- NAVFAC – Bachelor Enlisted Quarters, Camp Johnson, MCB Camp Lejeune LEED Gold Certified
- NAVFAC – Bachelor Enlisted Quarters, Wallace Creek, MCB Camp Lejeune LEED Gold Certified
- NAVFAC – P1267 Mess Hall, Camp Johnson, MCB Camp Lejeune LEED Gold Certified
- NAVFAC – The Presidential Helicopter Support Facility, Naval Air Station, Patuxent River, MD, LEED Silver Certified

- NAVFAC – NMIC Expansion/Renovation, National Maritime Intelligence Center, Washington D.C., LEED Silver Certified
- NAVFAC – NAS Whiting Field Consolidated Support/ Gym Facility, Milton, FL, LEED Certified
- NAVFAC – Navy Operations Support Center, Fort Custer, MI, LEED Silver Certified
- NAVFAC – All Hands Club Facility, NAS Jacksonville, FL, LEED Silver Certified
- NAVFAC – P625 MC Information Operations Center, MCB Quantico, VA LEED Silver Certified
- NAVFAC – Consolidated Warehouse Facility, Blount Island Command, Jacksonville, FL, LEED Silver Certified
- NAVFAC – Broad Area Maritime Surveillance T&E Facility, NAS Patuxent River, MD LEED Silver Certified
- NAVFAC – Paraloft Training Facility, NAS Whiting Field, FL LEED Certified
- USACE – Defense Information System Agency (DISA), Fort Meade, MD, LEED Gold Certified
- USACE – MH-47 Aviation Maintenance Hangar, Fort Campbell, KY, LEED Silver Certified
- USACE – SOF ROWE Training Facility Phase IV, Fort Bragg, NC, LEED Silver Certified
- USACE – Armor Officer Basic Course Battalion Headquarters, Ft. Benning, GA, Designed for LEED Silver Certified
- USACE – Behavioral Health Clinic, Ft. Bragg, NC LEED Silver, Certified
- USACE – 10th Engineering Battalion Complex, Ft. Stewart, GA LEED Silver Certified
- USACE – Child Development Center, Hurlburt Field Air Force Base, FL LEED Silver Certified
- USACE – Two Child Development Centers, MacDill Air Force Base, FL LEED Silver Certified
- USACE – Army Reserve Center, Macon, GA LEED Silver Certified
- USACE – SOF Administration / COF, Fort Bragg, NC LEED Silver Certified
- USACE – BRAC Office of Chief Army Reserves Administration Building, Ft. Belvoir, VA LEED Silver Certified
- USACE – AFTAC Headquarters & Radiochemistry Laboratory, Patrick AFB, Titusville, FL LEED Silver Certified
- USACE – Battle Command Training Center, Ft. Stewart, GA LEED Silver Certified
- USACE – Whole Barracks Renewal Complex, Ft. Hood, TX LEED Silver Certified
- USACE – AWG Complex, Fort Meade, MD LEED Silver Pending
- USACE – Starship Barracks Upgrade, Ft. Benning, GA LEED Silver Certified
- USACE – Hospital Company Operations Facility, Ft. Polk, LA LEED Silver Certified
- USACE- Training Barracks Upgrade Program FY12, Fort Leonard Wood, MO LEED Certified Pending
- USACE- Louisville District; Design/Construction of Army Reserve Center, Orangeburg, SC LEED Certified
- USACE- Louisville District, Physical Fitness Facility, Fort Campbell, KY LEED Silver Certified
- USACE- DODEA Maxwell Air Force Base New Elementary and Middle Schools, AL LEED Silver Pending
- USACE- DODEA Dover Air Force Base New Elementary School, LEED Silver Pending
- Department of Veteran Affairs – The Cottages Phase 1, Tuscaloosa VAMC LEED Silver Certified
- Department of Veteran Affairs – Residential Rehabilitation Unit, Walla Walla VAMC LEED Certified
- Department of Veteran Affairs – Acute Health Building 8 Addition, Salem, VA VAMC LEED Silver Certified
- NASA – Energy Improvements / LEED Certification, Kennedy Space Center, Titusville, LEED Certified

SGM GREEN GLOBES CERTIFIED PROJECTS

In addition to our extensive LEED portfolio, SGM has also delivered numerous Green Globes certified projects that exemplify our commitment to sustainability and energy-efficient engineering practices. Green Globes certification provides an alternative pathway to recognize sustainable building performance, and SGM has been a trusted partner in designing, documenting, and commissioning systems that meet these rigorous standards.

Our engineers leverage Green Globes' flexible and performance-based framework to optimize system efficiency, reduce carbon emissions, and enhance occupant well-being. SGM's integrated MEP approach ensures that projects meet or exceed the certification benchmarks in categories such as energy, water, materials, indoor environment, and project management.

With a deep understanding of green building principles, our team designs high-performing facilities that deliver measurable results in sustainability and long-term operational savings. From energy-efficient HVAC systems and advanced lighting controls to renewable energy integration and water reuse strategies, SGM's engineering solutions align seamlessly with Green Globes certification requirements.

Representative Green Globes projects include:The following list is a snapshot of SGM's Green Globes certified projects:

- Broward College South Campus CEP
- Broward College Building 47
- Broward College Downtown Campus CEP
- Broward College Automotive and Marine Center
- Broward College Aviation Hangar
- OCPS Lake George Elementary School
- OCPS Site 132t Middle School
- OCPS Building 200
- OCPS Cypress Creek High School Building 800
- OCPS Southwest Middle School Cafeteria Lights
- Lakeview Middle School Controls Upgrade
- University 9th Grade Kitchen Evaluation and Design
- OCPS Building 100A Renovation
- OCPS Building 100A Program Verification
- Odyssey Middle School Cx
- OCPS Portables Lightning Protection
- OCPS Gateway School Nail Tech
- OCPS Gateway School Wood Shop
- OCPS Fort Gatlin
- OCPS Building 100A
- OCPS Building 100B
- OCPS Wolf Lake Elementary School CEP
- OCPS Wolf Lake Middle School HVAC
- OCPS Colonial High School HVAC
- OCPS Oakshire and Pinewood Elementary School HVAC
- OCPS Catalina Elementary School Energy Study
- OCPS Boone High School Cx- Gymnasium
- OCPS Northlake Park Community School Cx
- OCPS New Elementary School-S0078 Site 83-E-SE-3
- OCPS Winter Park High School Building 700 Cx
- OCSP Radio Enhancement for 4 Elementary School

ADDITIONAL SGM GREEN GLOBES CERTIFIED PROJECTS

- Timber Springs MS (Avalon) DAS Two Way Radio Enhancement
- OCPS Elect Cx Audubon Elementary School
- OCPS Elect Cx Frangus Elementary School
- OCPS Elect Cx Mollie Ray Elementary School
- OCPS DAS Group 4 Middle School NE
- OCPS DAS Group 5 Middle School NW
- OCPS DAS Group 6
- Lake Nona High School Fire Pump Assessment
- OCPS Wyndham Lakes Elementary School Campus Wide Cx
- OCPS Columbia Elementary School Cx
- OCPS Glenridge Middle School Multisystem Capital Renewal
- OCPS Site 43-E-SE-2 Elementary School Cx
- Chain of Lakes Middle School HVAC BAS Renovations
- OCPS Site 89-E-W-4 New Elementary School
- OCPS Roberto Clemente Middle School - Multi-Systems Capital Renewal
- OCPS Cx-Liberty Middle School.
- OCPS Chain of Lakes Middle School - HVAC
- OCPS Jones High School Athletic Facility Cx
- OCPS Discovery Middle School Cx
- OCPS Colonial High School Cx
- OCPS Timber Creek High School Cx
- OCPS Lawton Chiles Elementary School Cx
- OCPS Odyssey Middle School Cx
- OCPS Boone High School Cx
- OCPS Riverdale Elementary School Cx
- OCPS Ocoee Middle School Cx
- OCPS Gotha Middle School Cx
- OCPS Freedom High School Cx
- OCPS Acceleration Academy Cx
- OCPS Ronald Blocker Educational Leadership Center Server Room Cx
- OCPS Glenridge Middle School Cx
- OCPS Boone High School Auditorium Cx
- OCPS Colonial High School Auditorium Cx
- OCPS Wolf Lake Middle School HVAC
- OCPS Lakeville-Riverdale HVAC Cx
- OCPS Orange Technical College HVAC Cx
- OCPS Meadowbrook Middle School Cx & Energy Study
- OCPS Boone High School Building 800-Cafeteria Cx
- OCPS Cypress Creek High School Concession
- OCPS Standard Design Blankner & Rock Lake
- OCPS Wheatley Elementary School
- OCPS University High School HVAC Verification Cx
- OCPS Palmetto Elementary School
- OCPS Citrus Elementary School Cx
- OCPS Mid Florida Tech - Room 747
- OCPS Blankner K-8 Cx
- OCPS Pinewood Elementary School Cx
- OCPS Olympia High School Cx
- OCPS Oakshire Elementary School
- OCPS Pinewood Elementary School
- OCPS Dover Shores/ Jackson Middle School
- OCPS Pershing K8
- OCPS Site 90-K8-N-7

4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

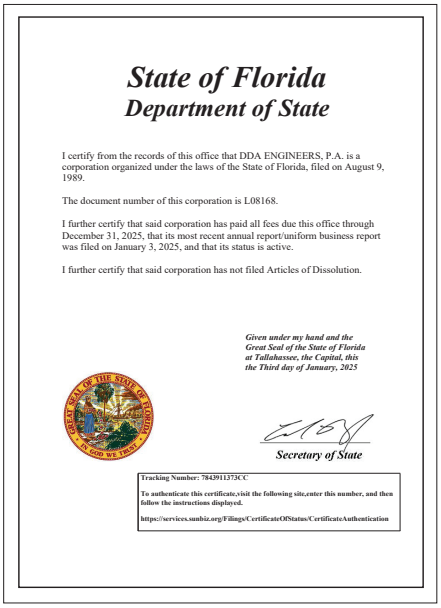
Subconsultant Firm Overview

Established in 1969, DDA Engineers, P.A. is a South Florida-based structural engineering firm with a long-standing reputation for delivering high-quality, reliable engineering solutions. Our leadership team has worked together for many years, fostering a collaborative approach and continuity that strengthens every project we undertake. Our core staff has been practicing together for an average of 30 years and we currently employe 13 engineers, 8 draftsmen, 5 inspectors, and 2 support staff.

With five decades of experience, we have successfully completed a wide range of projects across Miami and the surrounding counties. Our portfolio includes public safety facilities, government buildings, commercial developments, and infrastructure projects, each reflecting our deep understanding of the region's building codes, environmental conditions, and community needs. We have a strong track record in municipal work and are proud to have contributed to the design and construction of numerous fire stations, police stations, and county facilities throughout South Florida.

Our expertise extends across all phases of structural design, from initial concept and feasibility studies to detailed engineering, construction management, and final implementation. We leverage the latest technologies and adhere to rigorous industry standards to ensure every project is completed on time, within budget, and with exceptional quality.

At DDA Engineers, P.A., we are passionate about creating lasting, impactful structures that enhance the quality of life in South Florida communities. Our commitment to excellence is reflected in the positive relationships we've built with clients, municipalities, and contractors throughout the region.



State of Florida
Department of State

I certify from the records of this office that DDA ENGINEERS, P.A. is a corporation organized under the laws of the State of Florida, filed on August 9, 1989.

The document number of this corporation is L08168.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

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

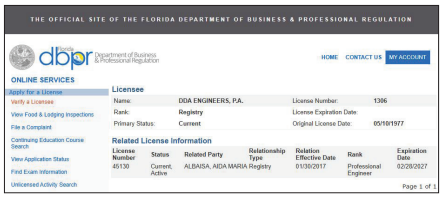
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of January, 2025

Secretary of State

Tracking Number: 7843911373CC

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

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



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dbpr Department of Business & Professional Regulation

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View Application Status
Find Exam Information
Unlicensed Activity Search

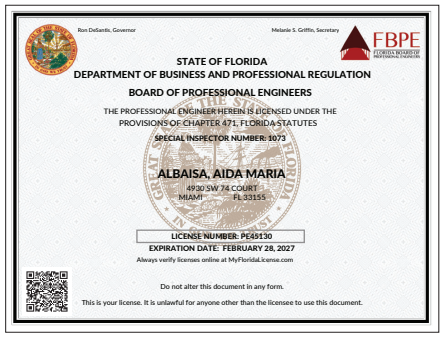
Licensee

Name: DDA ENGINEERS, P.A.
License Number: 1306
Rank: Registry
License Expiration Date:
Primary Status: Current
Original License Date: 05/10/1977

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
49130	Current, Active	ALBAISA, AIDA MARIA	Registry	01/30/2017	Professional Engineer	02/28/2027

Page 1 of 1



Ron DeSantis, Governor
Melanie S. Griffin, Secretary

FBPE

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

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

SPECIAL INSPECTOR NUMBER: 3073

ALBAISA, AIDA MARIA
4930 SW 74 COURT
MIAMI FL 33155

LICENSE NUMBER: PE49130
EXPIRATION DATE: FEBRUARY 28, 2027

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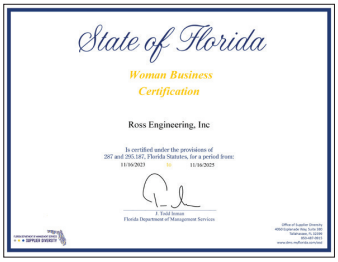
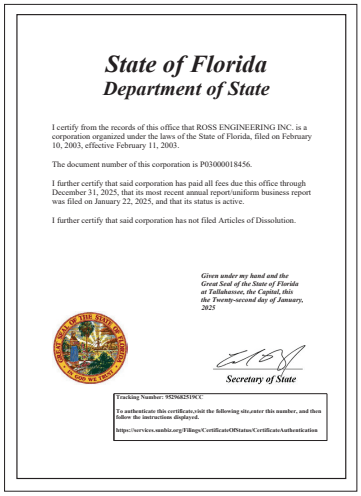
4.4 PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Subconsultant Firm Overview

ROSS Engineering was established in 2003 by two Civil/Water Resources Engineers, our firm is foremost a Civil and Water Resources Engineering Firm. The principals, Robert Ross, and Melissa Ross, have a combined 53 years of experience in engineering, primarily in the state of Florida. Robert and Melissa have serviced both public and private sector Clients taking projects from inception through design, permitting and construction. We take a team approach to project management and always consider budgets, schedules, and constructability in our design. By taking advantage of the latest technology in computer modeling; keeping on top of the latest design techniques and permitting criteria; and bringing together some of the strongest design and planning professionals in South Florida, the Ross Engineering Team, has come to signify success in Civil Engineering, Project Management and Water Resources Engineering projects.Ross Engineering has over two-decades of experience working under continuing professional service contracts providing civil engineering services to South Florida, including Broward County Governments/ Municipalities, K-12 Public Schools, Higher Education/Universities, and Private Clients.


State of Florida
Woman Business Certification
Ross Engineering, Inc


State of Florida
Department of State

I certify from the records of this office that ROSS ENGINEERING INC. is a corporation organized under the laws of the State of Florida, filed on February 10, 2003, effective February 11, 2003.

The document number of this corporation is P03000018456.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 22, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-second day of January, 2025

Secretary of State

Tracking Number: 952968251NCC

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dbpr Department of Business & Professional Regulation

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ONLINE SERVICES

Licensee

Name: ROSS ENGINEERING, INC. License Number: 9808

Rank: Registry License Expiration Date:

Primary Status: Current Original License Date: 09/15/2003

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
13485	Current, Active	ROSS, ROBERT J	Registry	09/27/2004	Professional Engineer	02/28/2027

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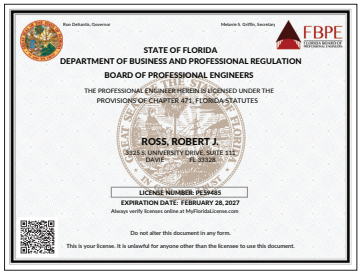
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

ROSS, ROBERT J.
5525 S. UNIVERSITY DRIVE, SUITE 112
DAVIE FL 33328

LICENSE NUMBER: PE39485
EXPIRATION DATE: FEBRUARY 28, 2027
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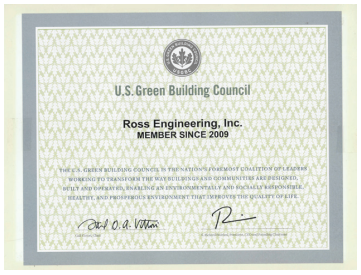

U.S.Green Building Council

Ross Engineering, Inc.
MEMBER SINCE 2009

ROSS ENGINEERING CONSULTANT SERVICES

Ross Engineering (Ross), civil engineer south Florida, is committed to professional excellence, providing clients with exceptional, innovative, and cost-effective engineering planning and design. We provide civil engineering services for Residential, Commercial, Industrial, and Agricultural land uses, as well as engineering and water resources services for Educational, Public Works, Municipalities, County, State, Federal, Utility and Water Management agencies. Water Resources services include hydrologic and hydraulic modeling, water quality modeling, integrated surface to groundwater modeling, groundwater modeling, stormwater master planning, water management design, water use permitting, irrigation and well design. We provide civil construction inspection admin services on all our design projects. Additionally, we provide our corporate, residential, and industrial clients with five-year drainage re-certification inspection services and NPDES storm water inspections as needed. Ross provides transportation design services for State, County and Municipal agencies and water resources engineering services for Water Management Districts, Drainage Districts, Counties and Municipalities. Utility Engineering services include roadway crossings and extensions, sanitary lift station analysis and design, septic tank and drain field design and permitting, water distribution system and fire protection system design and permitting. Ross Engineering is a South Florida civil engineer firm with environmental and water resources services.

Hydrologic and Hydraulic Modeling

- Groundwater Modeling (Modflow, GMS, and 3D Modflow)
- Integrated Surface / Groundwater Modeling (Mike-She /Mike 11, XP-SWMM, EFOC/HEM 3D)
- Surface Water Modeling (XP-SWMM, ICPR, Mike 11, SMS, HEC HMS/HEC-RAS)
- Stormwater Master Planning (XP-SWMM)
- Water Quality / Ecological Modeling (WAM, WASP, SWMM)
- 2D and 3D Modeling (XP-SWMM, HEC, Flow 3D)

Civil Engineering

- Drainage Design and Permitting
- Traffic Design and FDOT and/or County Permitting
- Land Development for Residential, Commercial, Industrial, Educational and Agricultural Uses
- Retrofits to Existing Properties
- Utility Design and Permitting
- Public Works Design (Roadway, Drainage, Utilities, Traffic, etc.)
- Environmental Resource Permitting (Stormwater, Wetlands, Endangered Species, etc.)
- Stormwater Pollution Prevention Plans

Inspections

- Construction Inspection Admin Services
- 5 Year Operation and Maintenance Drainage Recertification
- NPDES Stormwater Inspections

Water Use Permitting

- Irrigation Design and Permitting
- Well Design and Permitting

Utility Engineering

- Sanitary Lift Station and Stormwater Pump Station Design and Permitting
- Septic Design and HRS Permitting
- Water Distribution System Design and Permitting
- Utility Crossing and Utility Extension Design and Permitting

Water Resources Engineering

- Canal Design & Permitting
- Reservoir / Impoundment Design & Permitting
- STA Design & Permitting
- Control Structure Design & Permitting
- Levee Design; Seepage Analysis & Permitting

Expert Witness

- Drainage / Stormwater
- Utilities
- Transportation
- Environmental

Transportation and Traffic Engineering

- RRR Projects
- Reconstruction Projects
- Interchange Projects
- Bridge and Culvert Scour Projects
- Design-Build Projects
- Turn Lane, Driveway, Sidewalk, and Median Projects
- Utility Extension, Relocation and Canal Crossing Projects
- Drainage Connection, Driveway Connection, Utility and ROW Permitting Projects

RE ROSS ENGINEERING, INC.

4.5

Experience of Key Personnel and Project Team

SGM ENGINEERING

4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

Company and Team Summary

SGM Engineering, a full-service MEP/FP engineering firm with extensive experience in municipal, educational, and institutional projects, will serve as the prime proposer. With over 34 years of experience, SGM provides comprehensive in-house capabilities across mechanical, electrical, plumbing, and fire protection engineering, as well as construction administration, commissioning, energy analysis, and project management. Our firm has a proven track record of delivering complex projects on time and within budget, demonstrating deep expertise in design, system integration, and quality assurance. SGM's team is well-versed in local codes, regulatory requirements, and best practices for sustainable and resilient building systems, making us uniquely qualified to provide single-source responsibility for this project.

Where specialized expertise is required, SGM will coordinate with our trusted subconsultants:

» **Ross Engineering:** Civil engineering services, including site development, drainage, and utility coordination.

» **DDA Engineers:** Structural engineering services, including design for mechanical supports, building modifications, and structural assessments.

Key personnel assigned to this project bring extensive hands-on experience with similar projects for municipalities and educational institutions. Resumes for all proposed staff demonstrate multiple years of applicable experience and highlight their specific expertise related to this scope of work. These individuals will be responsible for day-to-day project tasks, design coordination, and quality assurance to ensure all project objectives are met efficiently and effectively. Resumes can be found on page 28.

SGM ENGINEERING

RE ROSS ENGINEERING, INC.

DDA ENGINEERS, P.A

✓ **Professional Engineers, Architects, and Special Inspectors licensed in Florida, specializing in Design, Mechanical, Electrical, Plumbing, Fire Protection, Civil and Structural systems.**

✓ **Local expertise, ensuring familiarity with County guidelines, permitting processes, and municipal operational requirements.**

✓ **Extensive government/public project experience, including direct involvement in modifying and upgrading public facilities mechanical and electrical systems, post-security facilities, and**

Commitment of Key Personnel

SGM Engineering fully acknowledges and agrees to comply with the Town's requirement regarding the commitment of key personnel and principals named in this proposal. We understand the importance of maintaining consistency and continuity throughout the duration of the contract to ensure quality, efficiency, and clear communication. Therefore, SGM Engineering affirms that all key personnel and principals identified herein will remain assigned to the project for the full term of the agreement. No diversion, substitution, or reassignment of these individuals will occur without the Town's prior written approval. Should any change become necessary due to unforeseen circumstances, SGM will submit a formal written request identifying the proposed replacement, including their qualifications, experience, and credentials, for review and approval by the Town prior to any reassignment. SGM Engineering values transparency and accountability in all our engagements, and we are committed to providing the Town of Pembroke Park with a consistent, highly qualified team dedicated to the success of this contract.

Subconsultant Identification, Roles, and Responsibilities

SGM Engineering will serve as the Prime Consultant for this contract, responsible for the overall management, coordination, and quality control of all services provided. SGM will lead all Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) design efforts, ensuring technical accuracy, schedule adherence, and seamless interdisciplinary integration across all project phases.

To provide a fully coordinated and comprehensive engineering design team, SGM has assembled highly qualified subconsultants with proven experience in municipal and public-sector projects throughout Florida.

- **DDA Engineers, P.A.** will serve as the Structural Engineering Subconsultant, bringing over five decades of experience providing structural design services for municipal, public safety, and educational facilities across South Florida.
- **Ross Engineering, Inc.** will serve as the Civil Engineering Subconsultant, responsible for site development, grading, drainage, utilities, and stormwater management. Ross Engineering has extensive experience delivering civil design for municipal and county projects, with a strong focus on efficient, sustainable, and compliant infrastructure solutions.

Prime/Subconsultant Relationship and Authority

SGM will retain overall contractual authority and serve as the single point of contact for the Town. All subconsultants, including DDA Engineers, P.A. and Ross Engineering, Inc., will report directly to SGM. SGM will manage all coordination, deliverables, and communication to ensure full alignment between disciplines and adherence to the Town's standards.

This integrated team combines SGM's multidisciplinary management and design expertise with DDA Engineers' structural proficiency and Ross Engineering's civil design capabilities—ensuring the Town receives a cohesive, responsive, and technically superior solution for every project assignment under this contract.

Experience Overseeing the Integration of Engineering and Operations Services

SGM Engineering brings extensive experience overseeing projects that require the seamless integration of engineering design and operational functionality. As a multidisciplinary MEP/FP firm with decades of experience providing continuing professional services to municipalities across Florida, SGM routinely manages and coordinates complex projects that extend beyond design—ensuring systems perform reliably, efficiently, and in full support of each client's operational goals.

Through our long-standing continuing service contracts with cities and counties throughout Florida, SGM has successfully managed multiple disciplines and subconsultants to deliver comprehensive, operationally focused engineering solutions. Our approach prioritizes collaboration, clear communication, and proactive oversight to ensure that every project meets both technical and operational requirements.

Representative Examples Include:

Nova Southeastern University (NSU) – Campuswide Energy and Systems Upgrades, Davie, FL
SGM served as Prime MEP Engineer for energy system improvements, including HVAC optimization, electrical distribution enhancements, and commissioning of key facilities. The project required coordinating with operations and maintenance staff to phase work around class schedules and ensure continuous building use.

Miami Dade College – Facility Recertifications and Mechanical Upgrades
SGM provided MEP design, testing, and verification for multiple campus buildings, integrating new equipment and automation systems into existing infrastructure. Work included chiller plant coordination, electrical distribution updates, and energy efficiency improvements while maintaining full campus operations.

City of Orlando – HVAC Enhancements and Auxiliary Power for Resilience Hubs
SGM is serving Prime Consultant for mechanical and electrical system upgrades at six neighborhood centers designed to function as emergency resilience hubs. Our responsibilities include coordinating HVAC and generator design, integrating auxiliary power systems, and overseeing subconsultant performance to ensure all upgrades supported continuous operational readiness during emergencies.

Across all of these projects, SGM's project management approach emphasizes:

» Integrated coordination between engineering disciplines and operational needs.

» Direct oversight of subconsultant activities to ensure unified delivery.

» Performance validation through system testing, commissioning, and field verification.

» Active communication with facility stakeholders to maintain operational continuity and safety.

This proven track record demonstrates SGM's ability to effectively integrate engineering and operational services—whether performed directly or through subconsultant collaboration—ensuring that the Town of Pembroke Park receives responsive, coordinated, and operationally resilient project outcomes under this continuing services contract.

Prime and Subconsultant Partnership History

SGM Engineering has a proven history of successful collaboration with our subconsultants — Ross Engineering and DDA Engineers — on projects throughout Florida over the past five years. SGM, as the prime proposer, consistently managed overall project direction, MEP/FP design, and construction administration, while our subconsultants provided specialized civil and structural engineering expertise. This collaborative approach has resulted in timely, cost-effective, and high-quality project delivery for municipal, educational, and institutional clients.

RE
Ross Engineering, Inc.

Project Experience With Ross Engineering

SGM Engineering and Ross Engineering have a proven record of successful collaboration over the past five years, particularly on educational facility projects for Miami-Dade County Public Schools (MDCPS). Our partnership is defined by clear communication, coordinated design, and shared commitment to quality and efficiency.

As Prime Consultant, SGM leads all MEP/FP design, construction administration, and project management efforts, while Ross Engineering provides Civil Engineering services including site development, drainage, and utility coordination. Together, we ensure seamless integration between building and site systems.

Representative Projects:

Herbert A. Ammons Middle School (MDCPS): SGM is providing full MEP/FP design for a new 117,704 SF classroom building featuring a Thermal Energy Storage (TES) system for improved efficiency. Ross is coordinating site grading, stormwater, and utilities.

West Brickell Middle School (MDCPS): SGM provided MEP/FP design and construction administration for a sustainable, multi-story urban school, while Ross managed site design and utility infrastructure.

Through these projects, SGM and Ross have demonstrated their ability to deliver high-performance, energy-efficient educational facilities that meet MDCPS's design, sustainability, and operational goals.

Project Experience With DDA Engineers

SGM Engineering and DDA Engineers have maintained a long-standing and successful partnership, collaborating on numerous renovation and new construction projects across South Florida. Together, our firms have delivered high-quality, cost-effective designs for educational, municipal, and institutional clients, including Miami-Dade County Public Schools (MDCPS), Nova Southeastern University (NSU), Florida International University (FIU), Palm Beach County School District (PBCSD), and the City of Sunny Isles Beach.

As Prime Consultant, SGM leads all MEP/FP design, coordination, and construction administration services, while DDA Engineers provides Structural Engineering design and analysis, ensuring that building systems and structures are seamlessly integrated. This strong working relationship is built on open communication, responsiveness, and shared commitment to technical excellence.

REPRESENTATIVE PROJECTS:

FIU MMC BT-931 CASE HVAC and Controls Renovation – Comprehensive HVAC and controls renovation supporting enhanced performance and occupant comfort.

NSU Leo Goodwin Kitchen Renovations / Tech Store / Carl DeSantis Mini Split / Mail Room Gloria Dei / Davie Dish Drop – Multiple facility upgrades improving functionality and energy efficiency across NSU's campus.

MDCPS Projects (William H. Turner Tech Arts SHS, Jane Roberts K-8, Coral Gables Prep, Rockway Middle, Emerson ES, The English Center) – MEP and structural renovations under the GOB program, enhancing learning environments and extending building life cycles.

City of Sunny Isles Beach (Bella Vista Park, Intracoastal Courtsports Complex) – Design of new and renovated community facilities supporting public recreation and engagement.

PBCSD (South Grade ES, Atlantic Community HS, Lantana ES, Frontier ES) – Campus-wide renovations providing modernized, code-compliant systems for educational facilities.

Through these collaborations, SGM and DDA Engineers have consistently delivered projects that meet client goals for safety, sustainability, and long-term performance while maintaining schedule and budget integrity.

SGM Engineering, Ross Engineering, and DDA Engineers together offer a well-coordinated and experienced team with a strong record of successful collaboration across Florida. Each firm contributes specialized expertise—SGM in MEP/FP engineering and project management, Ross in civil site design, and DDA in structural engineering—allowing the team to deliver integrated, efficient, and high-quality design solutions. Our established working relationships ensure seamless coordination, effective communication, and reliable performance, providing the Town with a unified team fully capable of meeting project goals and expectations.

SGM ENGINEERING



A Proven Team with Sucessful South FL Project History



RE ROSS ENGINEERING, INC.

+

DDA ENGINEERS, P.A.



Team Organizational Chart

SGM ENGINEERING

Mechanical, Electrical & Plumbing Engineering and Construction Administration Services

PRIME | MBE



Bobby Shahnami, PE, CxA, LEED AP BD+C
Principal-in-Charge of MEP/FP Engineering
Project Manager



Justin Mundell, PE, RCDD
Principal;
Sr. Electrical Engineer



Manuel Hernandez
Sr. Electrical Engineer



Chad Robinson, PE
Mechanical Engineer



John Stellpflug, PE
Mechanical Engineer



Julian Harris, PE
Sr. Plumbing/FP Engineer



Hany Zareh, PE, CFPS
Plumbing/FP Engineer



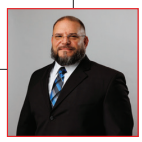
Cesar Gomez
Sr. Mechanical Project
Coordinator



Tracey Brady
Sr. Plumbing & Fire Protection
Project Coordinator



Nassi Rahbari, CxA
Construction Administration;
Commissioning Agent



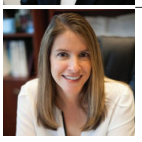
Dustin Cervantes, CxT
Construction Administration;
Commissioning Tech.

CIVIL ENGINEERING - **SUBCONSULTANTS** - STRUCTURAL ENGINEERING

RE ROSS ENGINEERING, INC.



Robert J. Ross, PE, LEED AP
Civil Engineer of Record



Melissa Ross, MSCE
Project Manager; Lead Design Engineer



DDA ENGINEERS, P.A.

Aida M. Albaisa, PE, SI, FRSE
Structural Engineer-of-Record



Ernesto G. Wong, PE, SI, FRSE
Partner; Project Engineer

Team Member Resumes

BOBBY SHAHNAMI, PE, CXA, LEED AP BD+C

President; Principal-in-Charge of MEP Engineering

SGM ENGINEERING



Mr. Shahnami, President of SGM Engineering has extensive experience in program, business development, project, construction management and capable of managing several projects simultaneously in the fields of Mechanical, Plumbing, and Fire Protection Engineering. Having worked on over 3000 projects with SGM he has a clear understanding of the design and construction sectors.

Mr. Shahnami has a diverse blend of public and private sector senior management and executive leadership experience providing creative strategic solutions to his clients and projects throughout his 26+ year career. As President of SGM Engineering he is responsible for the overall performance of the firm and is engaged everyday with clients and projects. His experience includes over $5B in construction value. Additionally, Mr. Shahnami boasts over 26 years' experience in Engineering, and MEP Quality Control and over 17 as a Commissioning Agent in the Education Facility sector. His experience also includes providing energy savings of 50% above ASHRAE 90.1 standards, has extensive hydronic and airside troubleshooting experience, and able to seamlessly link BACnet, LonTalk, Modbus and other common open protocol devices into a single system.

His public, municipal and government facility experience includes having been the Engineer of Record for projects throughout Central, South and North Florida including projects in Orange, Brevard, Manatee, Osceola, Lake, Volusia, and Miami-Dade Counties, the Cities of Miami, Fort Lauderdale, Tampa, Orlando and Jacksonville, Florida to name a few.

RELATED EXPERIENCE

- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Project Manager/Sr. Mechanical Engineer
- Florida Department of Management Services MEP Continuing Contract | FL Department of Management Services | Project Manager/Sr. Mechanical Engineer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Sr. Mechanical Engineer
- City of Orlando Continuing Contract | City of Orlando | Sr. Mechanical Engineer
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Sr. Mechanical Engineer
- Florida International University Continuing Services Contract | Florida International University | Project Manager/Sr. Mechanical Engineer
- Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Project Manager | $3.5M | 13,500 SF

TITLE
President

REGISTRATION
FL Engineer #78419

ACG Certified Commissioning Authority

LEED Accredited Professional Building Design & Construction

YEARS EXPERIENCE
26.5 Years Total Experience

26.5 Years with SGM

EDUCATION
BS in Mechanical Engineering, University of Central Florida

JUSTIN MUNDELL, PE, RCDD

Principal; Senior Electrical Engineer

SGM ENGINEERING



Mr. Mundell, Principal of SGM, has over 22 years of experience in his field as an Electrical Engineer. His responsibilities include client service, design and engineering, planning, construction services, project delivery, and quality assurance. He has been involved in all aspects of new, renovation, addition, and modernization construction type projects from conceptual design to project closeout for Public and Private Clients throughout Central and South Florida.

His vast experience as an electrical engineer includes: project management, permitting, job costing, major purchases/subcontracts, submittals, scheduling, manpower loading, field coordination, change order estimating, technical assistance to field personnel, and project closeouts for the public and private sector. He is skilled in the design of electrical systems and has extensive experience with electrical renovations, alterations, and additions.

RELATED EXPERIENCE

- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Project Manager/Sr. Electrical Engineer
- City of Orlando Continuing Services Contract | City of Orlando | Project Manager/Sr. Electrical Engineer
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Sr. Electrical Engineer
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Sr. Electrical Engineer
- City of St. Cloud City Hall BAS Upgrade | City of St. Cloud | Sr. Electrical Engineer | $1M | 28,400 SF
- Corrections Government Office Chiller Expansion | Orange County Government | Sr. Electrical Engineer | $3.5M | 300,000 SF
- Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Sr. Electrical Engineer | $3.5M | 13,500 SF
- Clarcona Horseman's Park Electrical Upgrades | Orange County Government | Project Manager | $300,000
- City of Orlando Fire Station #9 | City of Orlando | Project Manager/Sr. Electrical Engineer | $3.5M | 11,800 SF
- Ormond Beach Police Department Access Control and Video Surveillance Systems Replacement | City of Ormond Beach | Project Managaer |
- City of Orlando Emergency Operations Center Expansion | City of Orlando | Project Manager/Sr. Electrical Engineer | $4M | 3,000 SF

TITLE
Principal

REGISTRATION
FL Engineer #70700

Registered Communications Distribution Designer

YEARS EXPERIENCE
22 Years Total Experience

19 Years with SGM

EDUCATION
BS in Electrical Engineering, University of Central Florida

MANUEL HERNANDEZ, PE

Senior Electrical Engineer

Mr. Hernandez has over 17 years of experience designing institutional, municipal, public, private, retail and commercial facilities. His electrical experience includes calculating service sizes, feeder sizes, branch circuit sizes, short circuit currents, voltage drop, and performing short-circuit/arc flash/coordination studies and over-current protection device selection using specialized software. Mr. Hernandez is also experienced in the layout of equipment for floor plans, riser diagrams, fire alarm systems, telecommunication systems, HVAC, Plumbing and Fire Protection coordination, and surveys.

His public facility experience includes having been the Electrical Engineer for projects throughout South and Central Florida including several municipalities within Miami-Dade, Broward, and Palm Beach Counties. His project experience encompasses an array of public facilities that include parks, community centers, courthouses, and public safety facilities.

RELATED EXPERIENCE

- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Sr. Electrical Engineer
- Florida Department of Management Services MEP Continuing Contract | FL Department of Management Services | Sr. Electrical Engineer
- City of Orlando Continuing Services Contract | City of Orlando | Sr. Electrical Engineer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Sr. Electrical Engineer
- Fort Lauderdale Courthouse Chiller Plant Upgrade | GSA | Sr. Electrical Engineer | $2.8M
- Fort Lauderdale 6th Floor IT Data Center HVAC Upgrade | City of Fort Lauderdale | Sr. Electrical Engineer | $300,000
- Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Sr. Electrical Engineer | $3.5M | 13,500 SF
- Police Headquarters Firing Range HVAC | City of Fort Lauderdale | Sr. Electrical Engineer | $950,000
- City of Hollywood Beach Community Center | City of Hollywood Beach | Sr. Electrical Engineer | $350,000
- Miami Beach Pocket Park | City of Miami Beach | Sr. Electrical Engineer | $1.2M
- Miami Sewell Park | City of Miami | Sr. Electrical Engineer | $1.4M
- FIU Green Library Wellness Track | Florida International University | Sr. Electrical Engineer | $650,000
- City of Oakland Park East Dog Park | City of Oakland Park | Sr. Electrical Engineer | $1.2M

SGM ENGINEERING



TITLE
Senior Electrical Engineer

REGISTRATION
FL Engineer #74989

YEARS EXPERIENCE
17 Years Total Experience

10 Years with SGM

EDUCATION
BS in Electrical Engineering, University of Puerto Rico

CHAD ROBINSON, PE

Mechanical Engineer

SGM ENGINEERING



Mr. Robinson is experienced in completing various projects for municipalities across the State of Florida including City of Orlando, Orange County, and more. He is a certified Solidworks Associate with experience in Nx, and is also proficient with Matlab Mathcad and Labview. Mr. Robinson has been in roles such as project designer, project engineer and as the project manager for many projects in the following Counties: Orange, Marion, Seminole, Broward and Miami-Dade, in addition to other municipalities throughout Central and South Florida.

RELATED EXPERIENCE

- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Mechanical/Plumbing/FP Engineer
- City of Orlando Continuing Services Contract | City of Orlando | Mechanical/Plumbing/FP Engineer
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Mechanical/Plumbing/FP Engineer
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Mechanical/Plumbing/FP Engineer
- Marion County Public Schools Continuing Contract | Marion County Public Schools | Project Manager/Mechanical/Plumbing/FP Engineer
- City of Orlando Emergency Operations Center Expansion | City of Orlando | Mechanical Engineer | $4M | 3,000 SF
- Orange County Courthouse Complex MEP Upgrades | Orange County Government | Mechanical/Plumbing/FP Engineer | $7 Million
- Orange County Multi-Cultural Community Center | Orange County Government | Mechanical Engineer | $4.2M
- St. Cloud City Hall BAS Upgrade | City of St. Cloud | Mechanical Engineer | $1M | 28,400 SF
- City of Orlando Fire Station #9 | City of Orlando | Mechanical Engineer | $3.5M | 11,800 SF
- Orange County Corrections Government Office Chiller Expansion | Orange County Government | Mechanical Engineer | $3.5M | 300,000 SF
- Public Works Administration EOC Building HVAC Renovation | City of Fort Lauderdale | Mechanical/Plumbing/FP Engineer | $1.95M
- Osceola Tax Collector | Osceola County Government | Project Manager | $1.5M
- Osceola County Supervisor of Elections | Osceola County Government | Mechanical/Plumbing/FP Engineer | $3M
- Osceola County Jail Needs Assessment Study | Osceola County Government | Mechanical/Plumbing/FP Engineer | 341,000 SF

TITLE
Mechanical Department Assistant Manager

REGISTRATION
FL Engineer #92485

YEARS EXPERIENCE
8 Years Total Experience

8 Years with SGM

EDUCATION
BS in Mechanical Engineering, University of Central Florida

JOHN STELLPFLUG, PE

Mechanical Engineer

SGM ENGINEERING

Mr. Stellpflug brings over 41 years of mechanical engineering experience and is a licensed Professional Engineer in Florida, Maryland, Washington, and Wisconsin. He specializes in the design of cost-effective, energy-efficient HVAC systems—including chilled water, direct expansion, hot water, and steam—as well as high-performance plumbing systems. Known for his innovative, practical solutions, Mr. Stellpflug consistently delivers designs that meet the highest professional standards while addressing the unique needs of each project.



RELATED EXPERIENCE

- Internal Operations Center II Chiller Replacement | Orange County Government | Mechanical Engineer | $400,000
- City of Orlando Continuing Services Contract | City of Orlando | Mechanical Engineer
- Public Works Administration & EOC Building HVAC Renovation | City of Fort Lauderdale | Mechanical Engineer | $3.5 Million | 13,500 SF
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Mechanical Engineer
- Police Headquarters Firing Range HVAC | City of Fort Lauderdale | Mechanical Engineer | $950,000 | 25,000 SF
- St. Cloud City Hall BAS Upgrade | City of St. Cloud | Mechanical Engineer | $1M | 28,400 SF
- City of Riviera Beach Public Safety and Public Works Conversion | City of Riviera Beach | Mechanical Engineer | $10.3M | 107,000 SF
- Orange County Government Continuing Contract | Orange County Government | Mechanical Engineer
- Orange County Fire Rescue Emergency Operations Center | Orange County Government | Mechanical Engineer
- Marion County Public Schools Continuing Contract | Marion County Public Schools | Mechanical Engineer
- Orange County Courthouse Complex Upgrades | Orange County Government | Mechanical Engineer | $7M
- Corrections Government Office Chiller Expansion | Orange County Government | Mechanical Engineer | $1.2 Million | 300,000 SF
- Fort Lauderdale 6th Floor IT Data Center HVAC Upgrade | City of Fort Lauderdale | Mechanical Engineer | $300,000
- City of Orlando CNG Maintenance Building | City of Orlando | Mechanical Engineer | $525,000 | 5,600 SF
- BP -444 Airside 4 Improvements Renovation | Greater Orlando Aviation Authority | Mechanical Engineer | $14.3M

TITLE
Mechanical Engineer

REGISTRATION
FL Engineer #68794

YEARS EXPERIENCE
41 Years Total Experience

7 Years with SGM

EDUCATION
BS in Mechanical Engineering, Walla Walla University

JULIAN HARRIS, PE

Senior Plumbing & Fire Protection Engineer

SGM ENGINEERING

Mr. Harris has eight years of plumbing and fire protection design/construction administration experience for local government, higher education, commercial, institutional, healthcare and residential clients. He has worked on numerous projects as a plumbing/fire protection designer or engineer with all members of this team since working at SGM.



RELATED EXPERIENCE

- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Sr. Plumbing/FP Engineer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Plumbing/FP Engineer
- City of Orlando Continuing Services Contract | City of Orlando | Plumbing/FP Engineer
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Plumbing/FP Engineer
- Fort Lauderdale Public Works Administration & EOC Building HVAC Reno. | City of Fort Lauderdale | Plumbing/FP Engineer | $3.5M | 13,500 SF
- Orange County Multi-Cultural Community Center | Orange County Government | Plumbing/FP Engineer | $4.2M
- Fort Lauderdale Courthouse Chiller Plant Upgrade | GSA | Plumbing/FP Engineer | $2.8M
- Fort Lauderdale 6th Floor IT Data Center HVAC Upgrade | City of Fort Lauderdale | Plumbing/FP Engineer | $300,000
- St. Cloud City Hall BAS Upgrade | City of St. Cloud | Plumbing/FP Engineer | $1M | 28,400 SF
- Orange County Sheriff's Office Evidence Warehouse | Orange County Government | Sr. Plumbing/FP Engineer | $5M
- Corrections Government Office Chiller Expansion | Orange County Government | Plumbing/FP Engineer | $3.5 M | 300,000 SF
- Mount Dora Public Safety Building/Fire Station 34 | City of Mount Dora | Plumbing/FP Engineer | 17,332 SF
- Orlando Fire Department Fire Station #9 | City of Orlando | Plumbing/FP Engineer | $3.5M | 11,800 SF
- Seminole County Fire Station 11 | Seminole County Government | Plumbing/FP Engineer | $3M
- City of Orlando Emergency Operations Center Expansion | City of Orlando | Sr. Plumbing/FP Engineer | $4M | 3,000 SF

TITLE
Plumbing & Fire Protection Department Manager

REGISTRATION
FL Engineer #93562

YEARS EXPERIENCE
8.5 Years Total Experience

8.5 Years with SGM

EDUCATION
BS in Aerospace Engineering, University of Central Florida

HANY ZAREH, PE, CFPS

Plumbing & Fire Protection Engineer

SGM ENGINEERING



Mr. Zareh is a Mechanial, Plumbing & Fire Protection Engineer at SGM Engineering with over 25 years of experience in HVAC, plumbing, and fire protection system design, installation, and maintenance. As a certified fire protection specialist, he ensures compliance with building codes and regulations while delivering efficient, high-quality solutions.

Proficient in Revit, AutoCAD, and HAP, he develops and optimizes HVAC models, conducts energy audits, performs quality control inspections, and implements preventive maintenance programs. A skilled project manager and field construction expert, he collaborates closely with clients, contractors, and stakeholders. His commitment to excellence and innovation drives the successful execution of complex MEP projects.

RELATED EXPERIENCE

- Ripley's Believe it or Not | Ripley Entertainment, Inc. | Mechanical/Plumbing/FP Engineer
- Virgin Voyages Kingspoint | Virgin Voyages | Mechanical/Plumbing/FP Engineer
- Orange County Convention Center West Bldg BAS Upgrade | Orange County | Mechanical/Plumbing/FP Engineer
- Orange County Convention Center Phase V Expansion | Orange County | Mechanical/Plumbing/FP Engineer
- Osceola School of the Arts | School District of Osceola County | Mechanical/Plumbing/FP Engineer
- OCPS Palmetto Elementary School Comprehensive | Orange County Public Schools | Mechanical/Plumbing/FP Engineer
- OC Corrections Horizon Smoke Control | Orange County | Mechanical/Plumbing/FP Engineer
- OC Corrections Horizon Smoke Control | Orange County | Mechanical/Plumbing/FP Engineer
- Melbourne Orlando International Airport | Mechanical/Plumbing/FP Engineer
- Lexington, Kentucky Airport | Mechanical/Plumbing/FP Engineer*
- UCF Classroom 1 & Rosen Hospitality Campus | University of Central Florida | Mechanical/Plumbing/FP Engineer*
- OCPS 7 Primary Schools and 1 High School | Orange County Public Schools | Mechanical/Plumbing/FP Engineer*
- Jason Gwilt Memorial Senior Apartments, Verona, New York | Mechanical/Plumbing/FP Engineer*

TITLE
Senior Mechanical Engineer

REGISTRATION
FL Engineer #88541

NY Engineer #104835

Certified Fire Protection Specialist

YEARS EXPERIENCE
25 Years Total Experience

1 Year with SGM

EDUCATION
BS in Mechanical Engineering, Cairo University

BS in Mechanical Engineering, Valencia College

*Project experience completed with previous firm

CESAR GOMEZ

Senior Mechanical Project Coordinator

SGM ENGINEERING



Mr. Gomez has over 45 years of diversified working experience within the heating, ventilation, air conditioning and refrigeration (HVACR) Industry. His experience includes over 36 years as a Senior Building Code Mechanical Inspector II, Mechanical Plans Examiner, Mechanical Trade Master, Senior Fire Safety Inspector and Fire Plans Examiner, as well as an Air Conditioning Instructor for the Miami Dade County Public Schools. MDCPS is a countywide school system, and it is the third largest system in the nation, it consists of approximately 497 schools with approximately 335,725 students and approximately 50,000 employees.

Mr. Gomez has performed numerous Mechanical Tasks which include, but is not limited to: Mechanical Plan Reviews, Inspections, Installations, Start-ups, Troubleshooting of HVACR Equipment, providing Cost Effective and Innovated Mechanical Solutions, as well as providing Punch List and Scope Validation for all types of Mechanical Projects, Including Installation and or Replacement of Air -Cooled and Water-Cooled Chillers, Cooling Towers, Water Pumps, VFDs, AHUs, CUs, VAVs, Mechanical Ventilation, Outdoor Motorized Dampers, Supply and Exhaust Fans for proper Building Pressurization, CO_2 Sensors, BPI Generators, EMS, HVACR Pneumatic and DDC Controls, Piping Systems, and Air Distribution Systems, Fire and Smoke Controls.

He also provided Technical Assistance during Initial Pre-Design, Design, Plan Reviews, Permitting, Pre-Construction, Construction, Substantial Completion, Commissioning, Close-out, Post-Occupancy, and during Warranty Periods as per MDCPS Contracted Documents.

His experience includes over $1.2 Billion in construction value for the General Obligation Bond (GOB) and Guaranteed Energy Performance Contract (GEPC) Projects. Providing Innovating and Cost-Effective Mechanical Solutions. Integrating new Indoor Air Quality (IAQ) Technologies in accordance with EPA, CDC, ASHRAE, and HVAC Industry Standards for the Indoor Air Quality Control during and after Covid-19 Pandemic.

RELATED EXPERIENCE

- MDAD Fire Station 25 Bunker Gear Rooms | Miami-Dade Aviation Department | Mechanical Designer | $450,000
- MDAD Fire Station 59 Bunker Gear Rooms | Miami-Dade Aviation Department | Mechanical Designer | $450,000
- MDAD Fire Station 12 Bunker Gear Rooms | Miami-Dade Aviation Department | Mechanical Designer | $450,000
- MIA Amex Centurion Lounge Elevator Equipment Renovation | Miami-Dade Aviation Department | Mechanical Designer | $175,000
- MDCPS West Brickell Middle School (Parking Garage) | Miami Dade County Public Schools | Mechanical Designer | $24M

TITLE

Senior Mechanical Trade Master

REGISTRATION

Standard Mechanical Inspector #BN6239, Limited Plans Examiner #LP627, Limited Inspector #IL899, Fire Safety Inspector I #132011, 110756, ICC Mechanical Inspector # 53110322M, ICC Fire Inspector I #5296433-66, Fire Inspector II #529633-67, Fire Plans Examiner #5296433-F3, A/C Contractor #CAC057938, Educator's Certificate Vocational #014344

YEARS EXPERIENCE

45 Years Total Experience

1.2 Year swith SGM

EDUCATION

AS in Air Conditioning/ Refrigeration/Heating Engineering Technology, Miami Dade College

Fire Safety Inspector I Certificate, Division of State Fire Marshal, Bureau of Fire Standards and Training, Fire Science, Miami Dade College

AFFILIATIONS

ASHRAE #8449823

FFMIA #03889

FFSA # 110758

TRACEY BRADY

Senior Plumbing & Fire Protection Project Coordinator

SGM ENGINEERING



Mrs. Brady has over 25 years of plumbing, mechanical and fire protection design/construction administration experience for K-12, higher education, commercial, institutional, retail/office/multi-use, clinics, and governmental type projects throughout the US including Florida. Her experience has given her the knowledge to perform engineering/design tasks including, but not limited to, equipment selection/ sizing, pipe sizing, load and energy calculations, and product specifications for plumbing systems. She is familiar with Florida's state and local code requirements, ASPE Guidelines, NFPA, and International Code Standards.

RELATED EXPERIENCE

- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Sr. Plumbing/FP Designer
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Plumbing/FP Designer
- City of Orlando Continuing Services Contract | City of Orlando | Plumbing/FP Designer
- City of Fort Lauderdale Continuing Contract | City of Fort Lauderdale | Plumbing/FP Designer
- Turie T Elementary School | VCS Project - Daytona | Sr. Plumbing Designer
- Chatham County Multi-Agency Public Safety Facility | ADG – Savannah GA. | Sr. Plumbing Designer
- Sole Mia Parking Garage | UHealth Med Center - N. Miami | Sr. Plumbing Designer
- Trish and Dan Bell Chapel | Florida International University - Miami | Sr. Plumbing Designer
- Naval Air Weapons Station China Lake | Naval Facilities Engineering Command SW Division | Sr. Plumbing Designer
- North Marion MS HVAC Renovation | Marion County Public Schools | Sr. Plumbing Designer
- City Furniture Largo Fl | Styles Architectural Group | Sr. Plumbing Designer
- OCPS Lakeview Middle School | Orange County Public Schools | Sr. Plumbing Designer
- UM Ashe Building | College of Art and Sciences | Sr. Plumbing/HVAC Designer
- Millers Ale House | Various locations throughout U.S. | Department Manager/Sr. Plumbing/HVAC Designer
- Aldi Grocery Store | Locations throughout Florida | Department Manager/Sr. Plumbing/HVAC Designer

TITLE
Senior Plumbing & Fire Protection Project Coordinator

YEARS EXPERIENCE
25.5 Years Total Experience

3.5 Years with SGM

EDUCATION
Associate of Applied Science in Commercial/ Residential Design Construction

NASSI RAHBARI, CXA

Construction Administration; Commissioning Agent

SGM ENGINEERING



Mr. Rahbari is a Florida Licensed Class A Certified Air Conditioning Contractor, Mechanical Inspector, Mold Assessor, and Mold Remediator with expertise in the optimization of chiller plants. Mr. Rahbari has over 42 years of experience reviewing and analyzing MEP and renewable energy systems for public facilities. He is highly skilled in commissioning, retro-commissioning, and annual recommissioning on projects such as courthouses, libraries, fire stations, and central energy plants. He is responsible for over $1.5 billion worth of commissioning projects, and has extensive experience with local Counties.

RELATED EXPERIENCE

- St. Lucie County Admin AHUs 2 & 4 | St. Lucie County | Commissioning Agent | $10,000
- Internal Operations Center II Chiller Replacement | Orange County Government | Construction Administration | $400,000
- Public Works Administration EOC Building HVAC Renovation | City of Fort Lauderdale | Construction Administration | $1.95M
- Fort Lauderdale Courthouse Chiller Plant Upgrade | GSA | Commissioning Agent | $2.8M
- Broward College Satellite Chiller Plant | Broward College | Commissioning Agent | $6M | 7,500 SF
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Commissioning/Construction Administration
- City of Orlando Continuing Services Contract | City of Orlando | Commissioning/Construction Administration
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Commissioning/Construction Administration
- On-Call Commissioning and Retro-Commissioning Services | Lake County Government | Commissioning Agent
- Orange County Fire Rescue Emergency Operations Center | Orange County Government | Construction Administration
- Orange County Courthouse Complex MEP Upgrades | Orange County Government | Construction Administration | $7 Million
- Jacksonville Main Library Retro-Commissioning & Design | City of Jacksonville | Commissioning Agent | $450,000 | 300,000 SF
- Orange County Fire Station #84 | Orange County Government | Construction Administration| $225,000
- Osceola County Fire Station #64 | Osceola County Government | Construction Administration | $4.4 Million | 12,500 SF

TITLE
Director of Commissioning

REGISTRATION
ACG Certified Commissioning Authority

YEARS EXPERIENCE
42.5 Years Total Experience

13.5 Years with SGM

EDUCATION
BS in Engineering Mathematics and Computer Science, University of Central Florida

DUSTIN CERVANTES, CXT

Construction Administration; Commissioning Technician

SGM ENGINEERING



Mr. Cervantes has over 30 years of experience reviewing and analyzing MEP and renewable energy systems for public facilities. He is highly skilled in commissioning, retro-commissioning, and annual recommissioning on projects such as courthouses, libraries, fire stations, and central energy plants. He has extensive experience working on municipal projects throughout the state of Florida.

RELATED EXPERIENCE

- Fort Lauderdale Courthouse Chiller Plant Upgrade | GSA | Commissioning Technician | $2.8M
- Broward College Satellite Chiller Plant | Broward College | Commissioning Technician | $6M | 7,500 SF
- St. Lucie County Admin AHUs 2 & 4 | St. Lucie County | Commissioning Technician | $10,000
- Orange County MEP/Commissioning Continuing Contract | Orange County Government | Commissioning/Construction Administration
- City of Orlando Continuing Services Contract | City of Orlando | Commissioning/Construction Administration
- On-Call Commissioning and Retro-Commissioning Services | Lake County Government | Commissioning Technician
- Greater Orlando Aviation Authority Continuing Contract | Greater Orlando Aviation Authority | Commissioning/Construction Administration
- Orange County Fire Rescue Emergency Operations Center | Orange County Government | $4M | Construction Administration
- Internal Operations Center II Chiller Replacement | Orange County Government | Construction Administration | $400,000
- Orange County Convention Center Valencia Ballroom | Orange County Government | Construction Administration | $8.5M
- Jacksonville Main Library Retro-Commissioning & Design | City of Jacksonville | Commissioning Technician | $450,000 | 300,000 SF
- On-Call Commissioning and Retro-Commissioning Services | Lake County Government | Commissioning Technician
- Fort Belvoir Nolan Parking Garage | US Army | Commissioning Technician | $39 Million | 534,000 SF
- Orange Country Corrections Buildings D, E, & F | Orange County Government | Commissioning Technician | $77,890

TITLE
Commissioning Technician

REGISTRATION
ACG Certified Commissioning Technician

YEARS EXPERIENCE
30.5 Years Total Experience

11.5 Years with SGM

EDUCATION
ACCA Apprenticeship Program Westside Tech

ACCA Advanced Controls Apprenticeship Program

ROBERT J. ROSS, PE, LEED AP

Principal-in-Charge; Civil Engineer of Record

Ross Engineering, Inc.



Mr. Ross is a Professional Engineer with over 30 years of experience in Project Management, Civil, and Environmental Engineering Design, stormwater & utility design and permitting, hydraulic Modeling and construction engineering inspection services. Mr. Ross is currently the Engineer of Record for the ongoing Broward County Schools Civil Engineering continuing contract where we have provided general civil engineering design assistance for various schools and have certified the drainage systems for multiple schools as part of the County's 5-year drainage recertification program. Mr. Ross also holds the FDEP Stormwater Management license since 2003 and obtained the LEED Accredited Professional certification in 2009. Ross Engineering will provide Civil Engineering Services for the project. Mr. Ross will serve as the Civil Engineer of Record.

RELATED EXPERIENCE

- Broward College Central Campus Stormwater Master Plan Davie, FL | Coordinated with Thompson & Associates and Developer's Architect; Took areas and basin characteristics from new developer site plans for Basin 1 & 3; Coordinated with Thompson staff and developer engineer on site plans and approach; Ran multiple simulations to finalize lake sizes with Elevation 6.30 NAVD for 100 year 3 day zero discharge.
- General Engineering Services Contract: Sanitary Sewer Evaluation for Various Parks, Miami Dade County | Ross Engineering conducted a Sanitary Sewer Evaluation System (SSES) for thirteen parks throughout Miami Dade County as per Miami Dade County DERM's SSES program. This evaluation survey allows the County to locate and correct excessive infiltration and inflow (I/I) into the sewer lines. Contract Amount: $200,000 Role: EOR
- Continuing Contract: Lester Brown Park Miami Gardens, FL | Improvements to include a new playground and new artificial turf football field. The scope of services included a new 3,000 sf community building with an office, multipurpose room, restrooms, locker rooms, and storage, site improvement including site work, new/renovated lit walking trail, renovation and expansion of parking lot, landscape, security & fencing.
- Continuing Service Contract: Dowdy Armor Park Hollywood, FL | Renovations to the Former Armory building to create an indoor sports facility including basketball/batting/cages/soccer goals; ADA compliant restrooms, office space, meeting room, and storage area; exterior landscaping, parking spaces reallocation and connection to Dowdy Field, and drainage for the Sports Field, approximately 130 x 60 yards. Fee: $25k
- Continuing Service Contract: Bayview Drive Drainage Improvement Project, Fort Lauderdale, FL | Ross Engineering provide a comprehensive drainage study using ICPR for drainage improvements on and near Bayview Drive to solve existing flooding issued. Drainage improvements include an in-line flap gate at the outfall, swale restoration and ex-filtration trenches. Contract Amount: $100,000 Role: EOR

TITLE
Principal-in-Charge

REGISTRATION
FL Engineer #59485

LEED Certification
No. 10445757 | 2009

FDEP Stormwater Management Inspector | 2003 – Inspector #5318

YEARS EXPERIENCE
31 Years Total Experience

22 Years with Ross

EDUCATION
Civil Engineering, Florida International University 2003

BS Civil Engineering, Florida International University 2000

BS Engineering Technology, University of Central FL 1994FDEP

MELISSA ROSS, MSCE

Project Manager; Lead Design Engineer

Ross Engineering, Inc.



Ms. Melissa Ross, MSCE has over 24 years of experience in land development, utility engineering, water and wastewater treatment, drainage, roadway design, permitting and inspections. She has worked with many clients in the public and private sectors. Ms. Ross also has qualified construction and inspection field experience throughout South Florida. Throughout her career, Ms. Ross has extensive school board experience working on over 75 school projects for Broward County Public Schools, Miami Dade County Public Schools and Palm Beach County School District. Ross Engineering will provide Civil Engineering Services for the project. Ms. Ross will serve as the Project Manager.

RELATED EXPERIENCE

- Continuing Service Contract: Dowdy Armor Park Hollywood, FL | Renovations to the Former Armory building to create an indoor sports facility including basketball/batting/cages/soccer goals; ADA compliant restrooms, office space, meeting room, and storage area; exterior landscaping, parking spaces reallocation and connection to Dowdy Field, and drainage for the Sports Field, approximately 130 x 60 yards. Fee: $25k
- Continuing Contract: Lester Brown Park Miami Gardens, FL | Improvements to include a new playground and new artificial turf football field. The scope of services included a new 3,000 sf community building with an office, multipurpose room, restrooms, locker rooms, and storage, site improvement including site work, new/renovated lit walking trail, renovation and expansion of parking lot, landscape, security & fencing.
- General Engineering Services Contract: Sanitary Sewer Evaluation for Various Parks, Miami Dade County | Ross Engineering conducted a Sanitary Sewer Evaluation System (SSES) for thirteen parks throughout Miami Dade County as per Miami Dade County DERM's SSES program. This evaluation survey allows the County to locate and correct excessive infiltration and inflow (I/I) into the sewer lines. Contract Amount: $200,000
- Continuing Service Contract: School Board of Broward County Surface Water Permit Renewals, Various Broward County School Locations | One of our main task work orders for the Civil Engineering Services Districtwide Contract from 2018, was to assist the PM for the Environmental Compliance Department with the 5 year drainage renewals and recertification for the County. Ross has inspected and certified over 23 schools within the district.
- Continuing Service Contract: Bayview Drive Drainage Improvement Project, Fort Lauderdale, FL | Ross Engineering provide a comprehensive drainage study using ICPR for drainage improvements on and near Bayview Drive to solve existing flooding issued. Drainage improvements include an in-line flap gate at the outfall, swale restoration and ex-filtration trenches. Contract Amount: $100,000

TITLE
Project Manager

REGISTRATION
NASSCO Certified

YEARS EXPERIENCE
24 Years Total Experience

22 Years with Ross

EDUCATION
Master's in Civil Engineering, 2003

B.S. Civil Engineering, 2000 Florida International University

AIDA M. ALBAISA, PE, SI, FRSE

Principal-in-Charge; Engineer-of-Record



As a Structural Professional Engineer with 38 years of experience, Aida has been a partner at a leading structural engineering firm for the past 20 years. Throughout her distinguished career, she has led teams of structural engineers on a wide range of projects, from high-rise developments to complex public infrastructure.

She has served as Engineer of Record on numerous iconic projects across South Florida. Her deep understanding of the industry's technical and operational demands, especially within the government sector, enables her to deliver innovative, efficient, and code-compliant structural solutions. Recognized for her leadership, technical expertise, and client-focused approach, she continues to set a standard of excellence in structural engineering.

PROJECT EXPERIENCE

- Grand Bay Plaza TES Upgrades | Miami, Florida
  Scope: Complete Structural Design, Construction Documents, Construction Administration & Inspections
- SFWMD Clewiston Field Station | Clewiston, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- SFWMD Okeechobee Field Station | Okeechobee, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- SFWMD Flight Operations Facility | Wellington, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- Doral Police Sub-Station | Doral, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- North Bay Village Fire Station & Village Hall | North Bay Village, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- Coral Gables Fire Station No. 2 & Trolley Maintenance Facility | Coral Gables, Florida
  Scope: Complete Structural Design, Construction Documents & Construction Administration
- Shenandoah Fire Station No. 14 | Miami, Florida
  Scope: Complete Structural Design, Construction Documents, Construction Administration & Inspections
- Frost Museum of Science | Miami, Florida
  Scope: Complete Structural Design, Construction Documents, Construction Administration & Threshold Inspections

TITLE
Principal

REGISTRATION
FL Engineer #45130

FL Special Inspector #1073

Florida Recognized Structural Engineer

YEARS EXPERIENCE
38 Years Total Experience

38 Years with DDA

EDUCATION
BS in Civil Engineering, University of Miami

BS in Architectural Engineering, University of Miami

ERNESTO G. WONG, PE, SI, FRSE

Partner; Project Engineer



As licensed Professional Engineer with 43 years of experience in structural engineering, specializing in construction administration and inspection services. Throughout his career, Ernie has led the construction administration phase on numerous complex projects, ensuring structural integrity, code compliance, and seamless coordination with project stakeholders.

Ernie currently oversees all threshold and special inspection services for the firm and leads a dedicated team of structural inspectors. Holding active airport badge credentials, he is fully qualified to manage secure-site operations and has extensive experience working in aviation environments. His proven leadership, attention to detail, and deep knowledge of inspection protocols make him a key asset for any airport-related construction administration and inspection effort.

PROJECT EXPERIENCE

- British Airways Lounge at E. Satellite Terminal | MIA
  Scope structural design, construction documents, construction administration and inspections.
- Coral Springs New Bed Tower | Coral Springs, Florida
  Scope: Structural Design, Construction Documents, Construction Administration & Threshold Inspections.
- Dadeland Mall Parking Garage Restoration PH I, II & III | Miami, Florida
  Scope: Construction Documents, Construction Administration, Threshold Inspections & Building Recertification
- Robert King High Structural Renovations & Repairs | Miami, Florida
  Scope: Construction Documents, Construction Administration & Threshold Inspections.
- Agape Village Expansion | Miami, Florida
  Scope: Construction Documents, Construction Administration & Threshold Inspections
- Florida Turnpike Services Plazas | Florida
  Scope: Construction Documents, Construction Administration & Inspections.
- Joseph Caleb Center Renovations & New Parking Garage | Miami, Florida Scope: Structural Design, Construction Documents, Construction Administration & Inspections
- Memorial Regional Hospital Mixed-Use Parking Garage | Hollywood, Florida
  Scope: Complete Structural Design, Construction Documents, Construction Administration & Threshold Inspections
- United Data Technologies & Parking Garage | Miramar, Florida
  Scope: Complete Structural Design, Construction Documents, Construction Administration & Inspections.

TITLE
Partner

REGISTRATION
FL Engineer #38875

FL Special Inspector #0692

Florida Recognized Structural Engineer

YEARS EXPERIENCE
43 Years Total Experience

38 Years with DDA

EDUCATION
BS in Civil Engineering, University of Florida

4.6

RELEVANT COMPLETED PROJECT EXPERIENCE

Examples Provided for:

Mechanical Engineering

Structural Engineering

Civil Engineering

SGM ENGINEERING

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE

The following pages highlight the combined qualifications and experience of SGM Engineering, Inc. (Prime Consultant), DDA Engineers, P.A. (Structural Subconsultant), and Ross Engineering, Inc. (Civil Subconsultant). Together, our team brings extensive expertise across all disciplines required under Professional Category # 2, Civil, Structural, and Mechanical, Electrical and Plumbing Engineering Services.

Each firm has been carefully selected for its proven record of performance, technical capabilities, and familiarity with Florida's public sector projects—particularly those of similar size, complexity, and scope to the work anticipated by the Town of Pembroke Park.

The project examples presented herein collectively demonstrate our team's ability to:

- Deliver comprehensive, multi-discipline engineering solutions that integrate seamlessly across design trades;
- Maintain clear communication and coordination between disciplines and with the client throughout all project phases;
- Provide responsive, on-call professional services under continuing contracts;
- Ensure timely delivery, quality control, and adherence to codes, standards, and municipal requirements; and
- Support the Town's goals for efficiency, sustainability, and long-term infrastructure performance.

Projects included in this section were selected to illustrate our combined capabilities and relevant experience within the past five years. Each project summary identifies the client, project scope, key services performed, and its relevance to the Town's anticipated needs.



Mixed Use Development: Downtown Miami West Brickell MS-Workforce Housing

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

SGM Engineering, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☐ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☐ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 1: Mechanical, Electrical and Plumbing Engineering

FORT LAUDERDALE PUBLIC WORKS ADMINISTRATION EOC BUILDING HVAC RENOVATION COMPLETED 08/2024

SGM Engineering provided Mechanical, Electrical, and Plumbing (MEP) engineering services for this project, which included full demolition drawings for the removal of existing air-cooled chillers, pumps, expansion tanks, and associated controls, as well as the design of a new air-cooled chiller with variable primary chilled water pumping. Our scope also encompassed new associated controls, expansion tanks, air separators, a new chilled water expansion plant (CEP), and a makeup water assembly connected to the existing domestic system as required.

SGM also developed full demolition drawings for all HVAC systems, including rooftop units, indoor AHUs, ductwork, VAV boxes, diffusers, and related components. All existing HVAC systems were removed and replaced with new chilled water AHUs equipped with VAV boxes with reheat. Where feasible, AHUs were relocated indoors and consolidated to simplify maintenance and improve system efficiency.

New HVAC controls were designed and integrated as part of this project, along with updates to electrical panels and replacement of associated conduit that had reached end-of-life. SGM provided new exhaust systems for general bathrooms and third-floor laboratories, as well as conditioned makeup air for the third floor. The building's existing full backup on an emergency generator was maintained, and the design ensured uninterrupted emergency power for all essential systems.

Our team also provided demolition drawings for the removal of all hydronic piping within the space and incorporated provisions for future redundancy and capacity on the ground floor. As an alternative design option, SGM explored relocating AHUs to the ground floor in lieu of the current rooftop configuration. To support the re-roofing scope related to the removal of rooftop units, we also developed roofing details and coordination requirements to ensure seamless integration with the new HVAC design.

SGM ENGINEERING

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	City of Fort Lauderdale 290 NE 3rd Avenue, Fort Lauderdale, FL 33301 Danica Grujicic O: 954-828-5734 E: dgrujicic@fortlauderdale.gov
Initial construction estimate of project cost:	$1.95 M
Amount of initial contract award:	$108,975.00
Total number of change orders to the contract:	No Change Orders for MEP Design
Total value of change orders for the project:	No Change Orders for MEP Design
Amount of initial design fees associated with the project:	$108,975.00
Change orders to design contract and dollar value:	No Change Orders for MEP Design

Infrastructure Compatibility & Phasing: Integrating new systems into an existing and occupied building required close coordination with other building systems, including lighting and automation. All designs were developed with compatibility and phased construction in mind, ensuring smooth implementation with minimal disruption to operations.

Construction in an Occupied Building: The building remained in use throughout the renovation, requiring strategic scheduling of system outages and noisy activities during off-hours or planned shutdowns. Temporary measures and clear communication with building stakeholders ensured that critical functions remained uninterrupted.

Safety & Equipment Transport: Transporting large equipment and materials through an active building required careful logistical planning. Safety protocols were prioritized throughout the project, minimizing risk to occupants and construction personnel alike.

Cost & Energy Balance: Throughout the project, cost-effective decisions were made without compromising performance or long-term energy efficiency. System selections balanced up-front cost with operational savings and maintainability.









4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 2: Mechanical, Electrical and Plumbing Engineering

FAU BUILDING 5 WATER-COOLED CHILLERS COMPLETED 08/2021

SGM provided mechanical, electrical, plumbing and fire protection engineering and construction administration services for a comprehensive upgrade of the existing Chilled Water Plant (SCHWP) system. The scope included chilled water pump modifications, chiller replacement, VFD integration, electrical system upgrades, and HVAC control enhancements. Key components of the project included:

- Confirmation and coordination of the relocation of the existing 150 HP East Loop pump (P-3) to the North Loop (P-1) position
- Installation of a new 150 HP pump to replace P-3 on the East Loop, including required pump base modifications or replacement
- Upsizing of electrical circuit breakers and wiring to support the new pumping equipment
- Design of variable frequency drives (VFDs) and new wiring for four (4) primary chilled water pumps
- HVAC control panel upgrades as identified by Siemens
- Replacement and upgrade of the plant refrigerant monitoring system

In addition to system modifications, SGM provided design and construction administration services for the replacement of two existing chillers, including:

- Full construction administration for chilled water pump modifications, addition of a single 2,500-ton chiller and associated primary pump and piping
- Coordination with the Owner throughout the replacement process to ensure minimal disruption to plant operations

This project improved energy efficiency, system reliability, and overall plant performance through targeted mechanical and electrical upgrades, optimized controls, and the integration of modern equipment.

SGM ENGINEERING

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	City of Fort Lauderdale 777 Glades Road, Boca Raton, FL 33431 Patrick Cheung O: 561-297-4658 E: pcheung@fau.edu
Initial construction estimate of project cost:	$3.5M
Amount of initial contract award:	$14,275.00
Total number of change orders to the contract:	No Change Orders for MEP Design
Total value of change orders for the project:	No Change Orders for MEP Design
Amount of initial design fees associated with the project:	$14,275.00
Change orders to design contract and dollar value:	No Change Orders for MEP Design





Project Challenge: During the construction of the Florida Atlantic University (FAU) campus chiller plant, the project team was tasked with extending new condenser water lines across an existing fire line. This work presented several unique challenges. All campus utilities—water, fire protection, chilled water, and electrical—were mission-critical and required to remain fully operational throughout construction. Any interruption would directly impact campus operations, research facilities, and student housing.

Key Considerations: The new piping had to cross the fire line in a way that preserved its functionality and accessibility for emergency use, while also meeting stringent structural and safety requirements. Additionally, the final installation needed to blend with the campus's appearance, avoiding the look of a temporary or purely industrial fix.

Solution: The team designed and constructed a custom, structurally reinforced speed bump that doubled as a protective crossing for the condenser water lines. This approach provided the necessary load-bearing capacity to handle vehicle traffic, ensured the fire line remained unobstructed and accessible, and delivered an aesthetically integrated feature that complemented the surrounding campus infrastructure.

Results: The solution maintained uninterrupted service to all critical utilities during the project, avoided costly downtime, and enhanced the visual quality of the installation. The reinforced speed bump not only met FAU's operational requirements but also demonstrated an innovative approach to combining structural engineering with functional site design.

The project's completion improved the chilled water plant's performance, efficiency, and reliability. SGM's strategic upgrades—including modernized equipment, VFDs, and enhanced controls—ensured long-term sustainability, reduced energy costs, and supported uninterrupted operations to meet current and future cooling needs.

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 3: Mechanical, Electrical and Plumbing Engineering

MIAMI DADE COLLEGE BUILDING 1000 ARTIFICIAL INTELLIGENCE CENTER COMPLETED 08/2024

SGM Engineering provided mechanical, electrical, plumbing, and fire protection design services along with advanced technology solutions, for the development of Miami Dade College's new Bachelor of Science in Applied Artificial Intelligence program. As the first institution in the nation to offer this innovative degree, Miami Dade College is leading the way in preparing students for immediate entry into the workforce as AI Analysts, Natural Language Processing Specialists, Computer Vision Analysts, Machine Learning Specialists, and AI Programmers. The curriculum is also structured to prepare graduates for advanced degrees in computer science and other STEM disciplines.

SGM is proud to contribute to this groundbreaking 16,000-square-foot project, which reflects Miami Dade College's forward-thinking approach to technology and education. The facility is designed to foster innovation, creativity, and collaboration, featuring state-of-the-art spaces such as:

Advanced AI and Quantum Computing classrooms equipped for the most current and emerging technologies.

Makers Space, Design Thinking, and Robotics Lab to support hands-on experimentation, prototyping, and cross-disciplinary collaboration.

AI Command Center and team meeting rooms that provide dynamic environments for project-based learning and interactive group discussions.

SGM's design approach integrates flexibility, energy efficiency, and robust infrastructure to support the complex power, cooling, and connectivity requirements of an advanced AI-focused facility. Through careful coordination of mechanical, electrical, and technology systems, SGM helped deliver an environment that not only meets the program's high-performance needs but also inspires the next generation of innovators in artificial intelligence.

SGM ENGINEERING

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Miami Dade College 11011 SW 104th Street Miami, Florida 33176 Saeed Fatemian O: 305-237-0564 E: mfatemia@mdc.edu
Initial construction estimate of project cost:	$1.8M
Amount of initial contract award:	$50,085
Total number of change orders to the contract:	No Change Orders for MEP Design
Total value of change orders for the project:	No Change Orders for MEP Design
Amount of initial design fees associated with the project:	$50,085
Change orders to design contract and dollar value:	No Change Orders for MEP Design









4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 4: Mechanical, Electrical and Plumbing Engineering

CITY OF ORLANDO FIRE STATION #11
COMPLETED 03/2024

SGM Engineering provided mechanical, electrical, plumbing, and fire protection design services for the construction of the new Fire Station No. 11 for the City of Orlando. The MEP scope of work encompassed the following tasks:

- Provision of a comprehensive power distribution system, LED lighting, branch circuit wiring, wiring devices, grounding, lightning protection, surge protection, generator, switchgear, and other essential components tailored to meet the specific requirements of each space, all while adhering to relevant codes and standards.
- Installation of 100kw photovoltaic system on the roof to fulfill LEED objectives and promote sustainability.
- Implementation of an air-handling system, ductwork, and ventilation air provided through the HGR air system.
- Integration of HVAC systems featuring air-handlers and heat pumps with medium pressure supply air distribution for optimal climate control.
- Establishment of plumbing systems encompassing domestic cold water, hot water, sanitary DWB piping, and plumbing fixtures to ensure efficient water management.

The design was tailored to achieve USGBC LEED certification. This included rigorous building modeling and simulation, energy performance and conservation measures, ventilation enhancements, thorough commissioning processes, and a steadfast commitment to sustainability principles throughout the project's development. The project received LEED Silver Certification upon completion.

SGM ENGINEERING

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	City of Orlando Corey Knight 400 S Orange Ave. Orlando, FL 32801 P: (407) 246-3181 E: corey.knight@orlando.gov
Initial construction estimate of project cost:	$4M
Amount of initial contract award:	$90,000.00
Total number of change orders to the contract:	No Change Orders for MEP Design
Total value of change orders for the project:	No Change Orders for MEP Design
Amount of initial design fees associated with the project:	$90,000.00
Change orders to design contract and dollar value:	No Change Orders for MEP Design


CITY OF
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FIRE DEPARTMENT


CITY OF
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CURRY INC








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4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 5: Mechanical, Electrical and Plumbing Engineering

ORANGE COUNTY EMERGENCY OPERATIONS CENTER COMPLETED 03/2024

SGM Engineering provided mechanical, electrical, plumbing, and fire protection design services for the renovation of Orange County's 3,000-square-foot Emergency Operations Center (EOC). The project involved a complete redesign of the facility's infrastructure to support critical emergency operations, enhance reliability, and ensure code compliance—all within the County's defined schedule and budget.

The electrical design included new power distribution, interior and exterior lighting, support for mechanical systems, and infrastructure to accommodate A/V systems. Fire protection systems were evaluated and modified to support changes in room functions and ensure full coverage. Mechanical design addressed reconfigured layouts and resolved deficiencies in existing conditions, including areas previously without heat. Plumbing systems were redesigned to meet the updated needs for sanitary waste, domestic water, and water heating. SGM also assisted in obtaining approvals from Orange County Building Safety and other authorities having jurisdiction, developed detailed and coordinated construction documents, provided cost estimating support, and delivered construction administration services throughout the multi-year project.

SGM ENGINEERING

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Orange County 400 E South ST Orlando, FL 32801 AJ Murray P: (407) 836-0057 E: AJ.Murray@ocfl.net
Initial construction estimate of project cost:	$3.3M
Amount of initial contract award:	$62,592.00
Total number of change orders to the contract:	No Change Orders for MEP Design
Total value of change orders for the project:	No Change Orders for MEP Design
Amount of initial design fees associated with the project:	$62,592.00
Change orders to design contract and dollar value:	No Change Orders for MEP Design

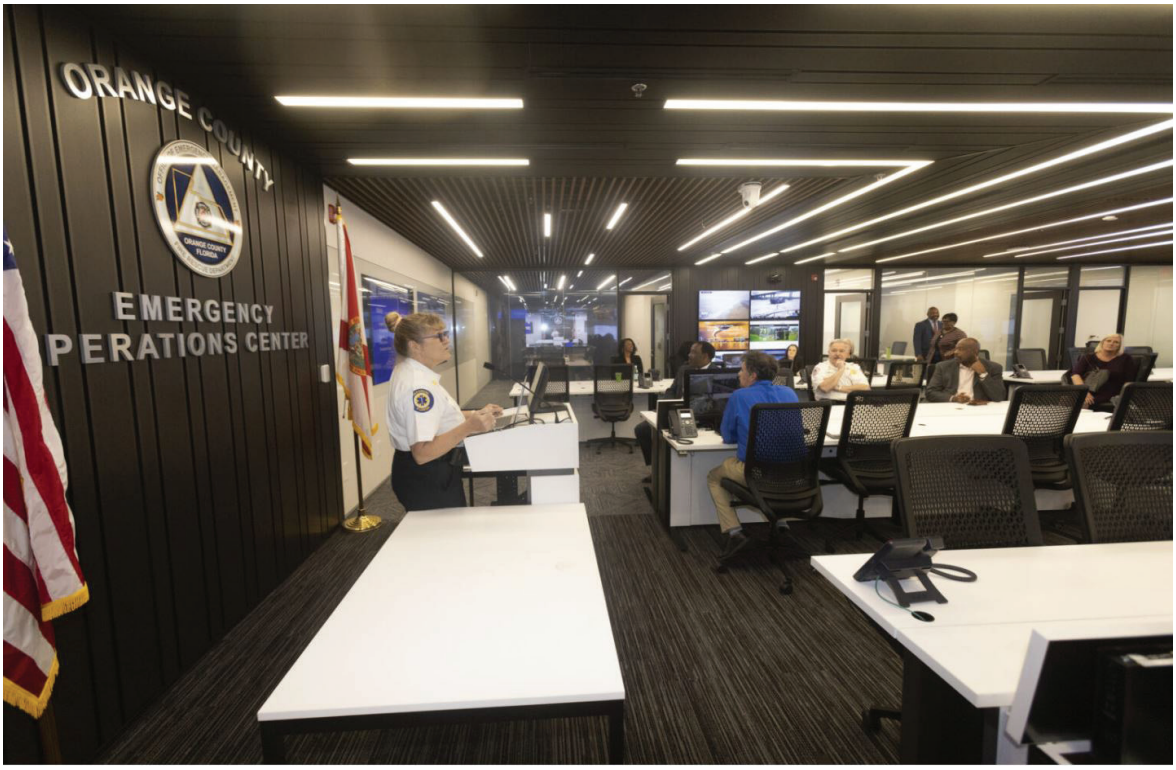


Photo Courtesy | ocfl.net

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 1: Structural Engineering

BROWARD HEALTH CORAL SPRINGS MEDICAL CENTER BED TOWER ADDITION COMPLETED 08/2018

DDA Engineers, PA provided structural engineering services for the Broward Health Coral Springs Medical Center Bed Tower Addition. This bed tower addition consists of a four story, 94,000 sf addition to house a mother/baby program and medical/surgery patient rooms, along with creating a new entrance to the hospital. First floor will house a new maternity suite with 10 LDR room, 3 C-section rooms and support spaces with the new entrance lobby. The second floor will house 28 private post-partum rooms, 10-bed private/open NICU and appropriate support spaces. The third floor will house 28 new patient rooms for medical/surgery with support space. The fourth floor will be a shell space for future development. The primary structural framing system consists of a 10" reinforced concrete flat plate slab at every floor supported by concrete columns in a 30 ft grid. The structure is supported on deep foundation consisting of 18" diameter auger-cast piles.





DDA ENGINEERS, P.A.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Nelson Worldwide 3081 Salzedo Street, Third Floor Coral Gables, FL 33134 Alexander Montes 786.975.2489 amontes@nelsonww.com
Initial construction estimate of project cost:	$56 Million
Amount of initial contract award:	$317,618.00
Total number of change orders to the contract:	No Change Orders for Structural Design
Total value of change orders for the project:	No Change Orders for Structural Design
Amount of initial design fees associated with the project:	$317,618.00
Change orders to design contract and dollar value:	No Change Orders for Structural Design

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 2: Structural Engineering

CORAL GABLES FIRE STATION #2 & TROLLEY MAINTENANCE BUILDING COMPLETED 10/2020

DDA Engineers, PA provided structural engineering services for a new 11,860 sq. ft. two-story building is being built to include four additional bays on the ground floor for fire trucks, with training rooms and a gym for firefighters on the second floor, plus a new rescue training tower. The project also includes the new construction of a 12,600 sq. ft., eight-bay Trolley Maintenance building to service the trolley fleet with corresponding administrative and support offices. The second floor of trolley building houses the Backup PSAP and the new addition to the fire station has an emergency communications and power systems for use in an emergency.



DDA ENGINEERS, P.A.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Silva Architects, LLC 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146 Alejandro Silva 305.444.8262 ext. 224 asilva@silvaarch.com
Initial construction estimate of project cost:	$10.5 Million
Amount of initial contract award:	$74,800.00
Total number of change orders to the contract:	No Change Orders for Structural Design
Total value of change orders for the project:	No Change Orders for Structural Design
Amount of initial design fees associated with the project:	$74,800.00
Change orders to design contract and dollar value:	No Change Orders for Structural Design

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 3: Structural Engineering

DORAL CULTURAL ARTS CENTER
COMPLETED 02/2019

DDA Engineers, PA provided structural engineering services for the design of a 12,500-SF cultural arts center and surrounding park. Project features a art gallery space, a multi-purpose room, outdoor courtyards, public restrooms, multi-purpose greenspace, public garden space, and catering area.





DDA ENGINEERS, P.A.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Bermello Ajamil & Partners, Inc. 4711 S Le Jeune Rd, Coral Gables, FL 33146 Scott Bakos 305.859.2050 asilva@silvaarch.com
Initial construction estimate of project cost:	$7 Million
Amount of initial contract award:	$84,500.00
Total number of change orders to the contract:	No Change Orders for Structural Design
Total value of change orders for the project:	No Change Orders for Structural Design
Amount of initial design fees associated with the project:	$84,500.00
Change orders to design contract and dollar value:	No Change Orders for Structural Design

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 4: Structural Engineering

MEMORIAL REGIONAL HOSPITAL MIXED-USE PARKING GARAGES COMPLETED 2014 - PRESENT

DDA Engineers, PA provided structural engineering services for the Memorial Regional Hospital Mixed-Use Parking Garages. A 7-Story 570,114 SF parking structure adding 1,302 spaces to the existing 2,682 spaces. Ground floor includes a state-of-the-art conference room, containing an auditorium with a seating capacity of 400 people, a lobby area, a small kitchen, four classrooms, electric car charging stations, bicycle racks and features a concrete vehicular bridge at the 3rd level that connects to an existing, adjacent parking garage.



DDA ENGINEERS, P.A.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Stiles Thornton Construction JV 2056 Vista Parkway Ste. 275 West Palm Beach, FL 33411 Maggie Praytor 954.627.9247 Maggie.praytor@stiles.com
Initial construction estimate of project cost:	$42 Million
Amount of initial contract award:	$482,290.00
Total number of change orders to the contract:	No Change Orders for Structural Design
Total value of change orders for the project:	No Change Orders for Structural Design
Amount of initial design fees associated with the project:	$482,290.00
Change orders to design contract and dollar value:	No Change Orders for Structural Design

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 5: Structural Engineering

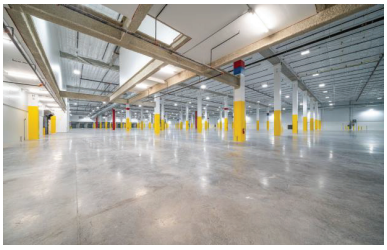
PALMER LAKES LOGISTIC CENTER (DVB8 AMAZON) COMPLETED 12/2022

DDA Engineers, PA provided structural engineering services and provided structural threshold inspection services for the Palmer Lakes Logistics Center in Miami, Florida. We oversaw all structural design elements and ensured compliance with applicable codes and standards throughout construction. Our team conducted thorough inspections, documenting findings and coordinating closely with the construction team to maintain quality and safety standards. South Florida's first certified LEED Gold multi-story industrial warehouse to service e-commerce distribution. Three story 1,000,000 sf with 150,000 sf of logistics operations on the first floor; approximately 6,000 sf of office space on the first and second floors, an additional 6,400 sf of retail on the first floor; 293 employee parking spaces on the first and second floors; 10 truck loading bays on the ground floor , a roof deck with 570 spaces for delivery van staging. Building includes a vibrant aluminum fin facade treatment inspired by the movement and activity of the buildings use.









DDA ENGINEERS, P.A.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Arcadis, Inc 7000 N. Federal Hwy., Boca Raton, Florida, FL 33487 Sandra Bernal 561.300.3278 sandra.bernal@arcadis.com
Initial construction estimate of project cost:	$150 Million
Amount of initial contract award:	$726,680.00
Total number of change orders to the contract:	No Change Orders for Structural Design
Total value of change orders for the project:	No Change Orders for Structural Design
Amount of initial design fees associated with the project:	$726,680.00
Change orders to design contract and dollar value:	No Change Orders for Structural Design

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 1: Civil Engineering

SCHOOL BOARD OF BROWARD COUNTY (SBBC) SURFACE WATER PERMIT RENEWALS (45 LOCATIONS) COMPLETED 11/2023

RENEWED THROUGH 2028

Ross Engineering has served as the Civil Engineering Prime under the School Board of Broward County's Continuing Services Contract (CSC) since 2018, originally awarded under RFQ #17-114C. Under this Districtwide Civil Engineering Services Contract, Ross was assigned a five-year drainage recertification and analysis task order to assist the Environmental Compliance Department with drainage renewals and site improvements where flooding was a concern.

Since the start of the contract, Ross has successfully inspected, analyzed, and certified over 45 schools throughout Broward County, ranging from large 50-acre campuses with more than 100 drainage structures to smaller 15-acre sites with approximately 30 structures. Our systematic approach begins with a thorough review of existing as-built drawings, permit records, and site conditions to ensure a complete understanding of each facility prior to inspection.From project initiation through final certification, Ross coordinates closely with the School Board's Project Manager and the Contractor to confirm that the scope of work aligns with approved budgets and that all deliverables meet or exceed County and permitting agency standards. Each site follows a detailed and consistent process to ensure accuracy, efficiency, and compliance with all drainage renewal and certification requirements.

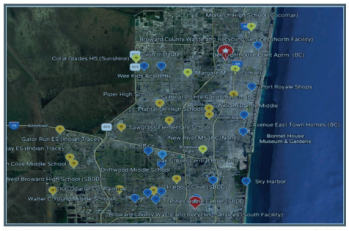
In recognition of our performance and commitment to quality, Ross Engineering was reselected for the Civil Engineering Services Contract in 2023, continuing our partnership with the School Board through 2028 to support the ongoing management and improvement of its drainage infrastructure. Each site was broken down into the following process:

- Review of existing as-builts and permits
- Schedule inspection at school
- Perform inspection at school
- Prepare inspection report
- QA/QC Review
- Opinion of probable cost
- Coordinate with SBBC and contractor to request cost estimate
- Review cost estimate from cost estimate and request PO
- Perform follow-up inspection post contractor maintenance, 1st
- Prepare follow-up report
- Perform follow-up inspection post contractor maintenance, 2nd
- Prepare Renewal Letter including check request
- Follow-up with County and notify SBBC of completed SWM renewal

Some school sites have existing flooding issues and a new mandate by the school board commission board has been implemented to upgrade existing school properties to eliminate flooding and protect buildings and facilities onsite. Ross has utilized both ICPR 4.0 and SFWMD CASCADE modeling software to perform drainage studies on several school sites. From the studies, concept designs are submitted to the School Board PM for review and in most cases final design and permitting is initiated and commenced. Solutions include gravity drainage wells, exfiltration trenches, retention areas, wet ponds, swales etc. Below are a sample of schools that were certified or in the process of the 5-year certification with Broward County, South Broward Drainage District, Indian Trace Improvement District, Sunshine Water control District and Cocomar Water Control District.

- Bayview Elementary School – Fort Lauderdale (Broward County)
- Blanche Ely High School – Pompano Beach FL (Broward County)
- Coral Glades High School – Coral Springs FL (Sunshine Water Control District)
- Falcon Cove Middle School – Weston FL (Indian Trace improvement District)
- Gator Run Elementary School – Weston FL (Indian Trace improvement District)
- Manatee Bay Elementary School – Weston FL (Indian Trace improvement District)
- Margate Middle School – Margate FL (Cocomar/Broward County)
- Monarch High School - Coconut Creek FL (Cocomar/Broward County)
- New River Middle School – Fort Lauderdale FL (Broward County)
- Northeast High School – Oakland Park FL (Broward County)
- Pines Middle School – Pembroke Pines FL (South Broward Drainage District
- Piper High School – Sunrise, FL (Broward County)
- Sawgrass Elementary School – Sunrise, FL (Broward County)
- Sunset School (Sheridan Technical School) - Fort Lauderdale FL (Broward County)
- Water C Young Middle School – Pembroke Pines FL (South Broward Drainage District)
- West Broward High School – Pembroke Pines FL (South Broward Drainage District)
- William Dandy Middle School – Fort Lauderdale FL (Broward County)

The certifications for these schools were promptly submitted and successfully certified, all while remaining within the task work order budget negotiated for each school. The firm accomplished this feat by meticulously adhering to a proactive approach of meeting with all stakeholders including School Board project management, school principals and maintenance staff, School Board building dept officials and county and local drainage district staff. This approach ensured that time and budgetary constraints were met with precision.









Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	School Board of Broward County/ Enviornmental Health & Safety Department 4200 NW 10th Ave, Oakland Park, FL 33309 Alison Whitoshynsky 786-554-7440 alison.witoshynsky@browardschools.com
Initial construction estimate of project cost:	$5,000,000
Amount of initial contract award:	$5,000,000
Total number of change orders to the contract:	0
Total value of change orders for the project:	0
Amount of initial design fees associated with the project:	$5,000,000

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 2: Civil Engineering

SBBC DRIFTWOOD MIDDLE SCHOOL DRAINAGE IMPROVEMENTS COMPLETED: 01/2022

Ross Engineering served as the Civil Engineering subconsultant for the design and permitting of water and sewer services, as well as a lift station, for the new temporary classrooms at Rickards Middle School, under Jorge A. Gutierrez Architects. The project involved designing a new domestic water service, gravity sewer system, and a 2 HP lift station to support the bathroom portables, cafeteria, and administration building. Ross Engineering conducted a thorough investigation of the existing lift station to ensure adequate capacity before designing the new systems. Additionally, Ross Engineering was responsible for designing a new parent drop-off area along the existing track. With a proactive approach, the team met with relevant agencies early in the process to expedite the permitting phase, which was completed in record time. The construction was inspected and certified on schedule, allowing students to move into the modular classrooms while the new building was under construction. The project was completed and certified in January 2022, with all necessary permits obtained from the School Board, Broward County Water and Wastewater Services, and Broward County Environmental Protection.






RE
ROSS ENGINEERING, INC.

Client Name	Broward County Public Schools/ Physical Plant Operations Department
Address	3810 NW 10th Avenue, Fort Lauderdale, FL 33309
Contact Person	Betram Lewars (Retired)/ Paul Smith or Franklin Palmer
Telephone	754-321-4600
Current E-mail addresses	paul.smith@browardschools.com/ franklin.palmer@browardschools.com
Initial construction estimate of project cost:	$15,000.00
Amount of initial contract award:	$15,000.00
Total number of change orders to the contract:	0
Total value of change orders for the project:	0
Amount of initial design fees associated with the project:	$15,000.00
Change orders to design contract and dollar value:	0

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 3: Civil Engineering

SBBC JAMES A RICKARDS MIDDLE SCHOOL SITE ADADAPTATION SEPARATION COMPLETED: 12/2021

Ross Engineering served as the Civil Engineering Prime under the Continuing Services Contract (CSC) for this project. The scope included the design of grading and drainage improvements for two flooding areas identified by the SBBC Project Manager. Our team conducted a thorough review of existing as-built drawings and commissioned an updated topographic survey to accurately assess site conditions prior to inspection. Based on these findings, Ross Engineering developed a comprehensive drainage solution that redirected roof runoff into a new system, resolving the flooding issues. The project received prompt approval, and construction was completed on time and within budget.

As Project Manager, Ms. Ross also oversaw the design of new water, gravity sewer, and lift station systems to serve temporary portables at Rickards Middle School. These facilities were installed to accommodate students while the main building was under construction.

The design included new water and sewer services to the portable restrooms, cafeteria, and administration buildings, as well as a gravity sewer system flowing to a new 2 HP lift station and forcemain tied into the existing network. Ms. Ross verified hydraulic flow capacity to ensure proper operation of the new station. Additionally, Ross Engineering designed a new parent drop-off area along the existing track, coordinated closely with regulatory agencies to expedite permits, and conducted all inspections and certifications ahead of schedule. The project was permitted and constructed through Broward County with all deadlines met to allow students to safely occupy the temporary facilities on time.

ROSS ENGINEERING, INC.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Jorge A. Gutierrez Architect, LLC / Broward Schools 4000 Hollywood Boulevard, Suite 455S Hollywood, Florida 33021 Jorge A. Gutierrez / Frank Girardi, CGC 786-657-2352 / 754-321-1527 jor-g@jagaia.com / fgirardi@browardschools.com
Initial construction estimate of project cost:	$1,709,731.00
Amount of initial contract award:	$1,709,731.00
Total number of change orders to the contract:	0
Total value of change orders for the project:	0
Amount of initial design fees associated with the project:	$15,000.00
Change orders to design contract and dollar value:	0

SBBC JAMES A RICKARDS MIDDLE SCHOOL SITE ADADAPTATION SEPARATION



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ROSS ENGINEERING, INC.

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 4: Civil Engineering

MD-WASD CONSUMER LINE RELOCATION (CLR) PHASE 2A AS SUB TO ARDURRA (E13-WASD-10) COMPLETED: 12/2020

Ross Engineering served as the Civil Engineerng subconsultant under the prime firm, Ardurra, for the Consumer Line Relocation (CLR) Consumer Line Relocation Program (1,000 water services for older properties with alleys) that was established by MDWASD for the replacement of undersized small water mains and the transfer of water service to the front of the properties. The objective of this project is to improve water service, reduce leakage losses from deteriorating aging lines, improve water quality, and enhance fire protection flows. Ross Engineering, Inc. was on the Ardurra Team that MDWASD selected to provide Program Management and Construction Management Services to implement Phase 2A of the CLR program. Phase 2A consisted of properties served by a rear water main that have a water main in the front but are lacking new water services and meter boxes in front of the properties. The installation of new water services, meter boxes, and relo-cating consumer lines and meter from the rear to the front of the property was part of this next phase. Services provided by Ross Engineering, Inc. included Program management, property indentification, CLR design, permitting, bidding support, Construction Management: field visits, extensive public outreach and customer interaction, establishing water line alignments, CADD work, sketches of each property, securing customer agreements for work with private property and verification of addresses in addition to construction management and inspection services during the construction phases.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	MD-WASD / Ardurra Inc. 1000 NW 57th Ct Suite 800, Miami, FL 33126 Agustin Maristany, PE 305.807.6068 amaristany@ardurra.com
Initial construction estimate of project cost:	$25,000,000.00
Amount of initial contract award:	$25,000,000.00
Total number of change orders to the contract:	0
Total value of change orders for the project:	0
Amount of initial design fees associated with the project:	$700,000.00
Change orders to design contract and dollar value:	0

4.6 RELEVANT COMPLETED PROJECT EXPERIENCE PRIME PROPOSER

Discipline Project Example 5: Civil Engineering

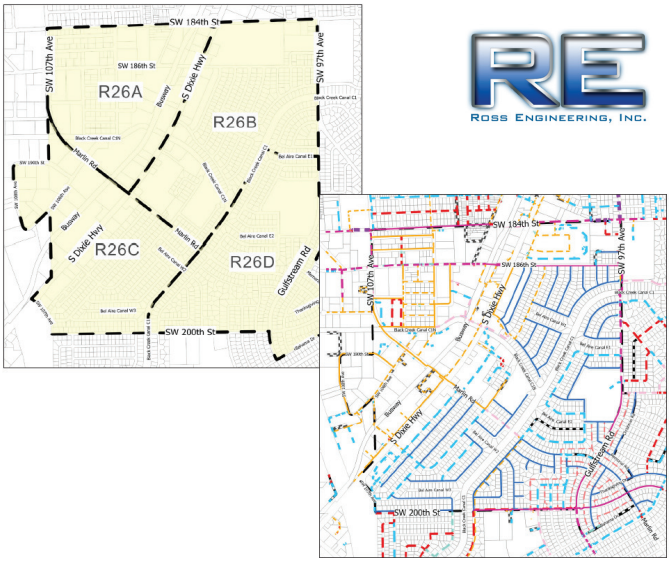
CONTINUING SERVICE CONTRACT - WASD PCTS 16297 ATLAS R26 COMPLETED: 03/2023

Ross Engineering served as the Civil Engineering Prime under the Continuing Services Contract (CSC) for this project. As part of the continuing contract, Ross's eighth task work order was to provide a technical memorandum to MDWASD to evaluate 1-square mile within the R26 atlas (Town of Cutler Bay) area. This report will identify and evaluate undersized watermains via GIS software and recommend improvements to the potable water distribution system for those mains less than 8" to meet current codes and design standards. For this task, GIS was utilized to identify the pipe characteristics such as aging pipelines, extensive leaks/repairs, and relocation of existing mains with limited access in alleys or easements. Any existing mains less than 6 inches in residential areas were recommended to be upsized to 8 inches, 12-inch diameters for commercial, industrial, and high-density residential use and half section lines, and 16 inches for the mains along full section line roads. The zoning database was key for defining the zoning limits and sizes in each area. This project is very similar to the basis of design report (BODR) as it included every design aspect needed for a design project.

The Ross team utilized the GIS database provided by MDWASD to analyze the site characteristics including existing utilities, zoning & land use, jurisdiction boundaries, environmental features, potential environmental concerns, and rightof- way characteristics. Since 1-square mile is a very large area for one project, Ross broke up the boundaries into four different sections to help break up the packages for construction bidding purposes. Ross also identified some impacts that this project will bring to this community might be existing ACP water main construction precautions, disruption to traffic along US-1 and disruption of traffic and potential safety hazards due to construction near schools, daycares and medical facilities. Based on all the design criteria and analysis the proposed design would include:

- 86,537 LF of new 16", 12" and 8" watermains to be installed
- 93,736 LF of existing water distribution assets to be retired
- 306 water meters to relocated to the street
- 141 existing fire hydrants to be connected to the new mains
- 26 new fire hydrants to be installed.

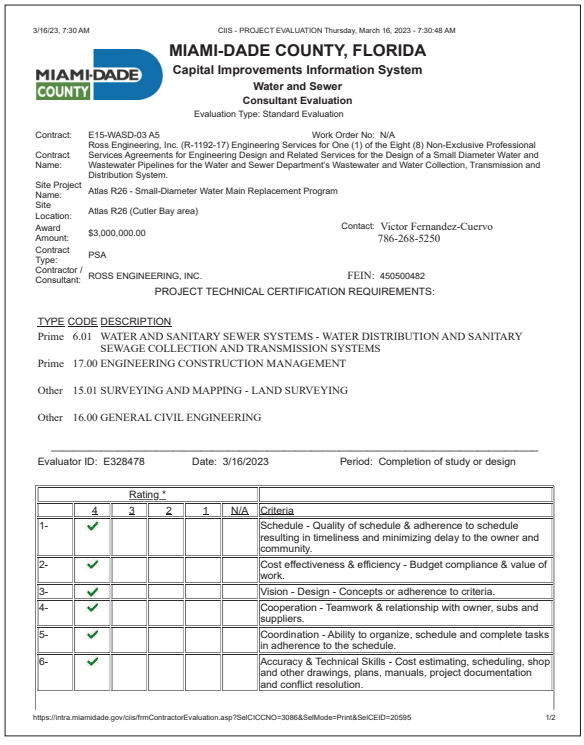
This information provided in the memorandum will be used to define the scope of work for the proposed improvements. Information regarding permitting requirements, delivery methods and a preliminary cost estimate was also included. Currently Ms. Ross is working on the proposal for the next phase of this project, to design the 86,537 linear feet for those upsized water mains.



Ross Engineering served as the Civil Engineering Prime under the Continuing Services Contract (CSC) WASD Technical Memorandum Evaluating 1-Square mile of Water Atlas Sheet R26 for the Small Water Main Replacement Program.

Client Name **Address** **Contact Person** **Telephone** **Current E-mail addresses**	Miami Dade-Water And Sewer Department 3071 SW 38th Ave, Miami, FL 33146 Amaury Betancourt, PhD, PE 786.552.8030 Amaury.Betancourt@miamidade.gov
Initial construction estimate of project cost:	$25,000,000.00
Amount of initial contract award:	$25,000,000.00
Total number of change orders to the contract:	0
Total value of change orders for the project:	0
Amount of initial design fees associated with the project:	$3,000,000
Change orders to design contract and dollar value:	0

ROSS ENGINEERING, INC.



3/16/23, 7:30 AM CIIS - PROJECT EVALUATION Thursday, March 16, 2023 - 7:30:48 AM

MIAMI-DADE COUNTY, FLORIDA
Capital Improvements Information System
Water and Sewer
Consultant Evaluation
Evaluation Type: Standard Evaluation

Contract: E15-WASD-03 A5 Work Order No: N/A
Contract Name: Ross Engineering, Inc. (R-1192-17) Engineering Services for One (1) of the Eight (8) Non-Exclusive Professional Services Agreements for Engineering Design and Related Services for the Design of a Small Diameter Water and Wastewater Pipelines for the Water and Sewer Department's Wastewater and Water Collection, Transmission and Distribution System.
Site Project Name: Atlas R26 - Small-Diameter Water Main Replacement Program
Site Location: Atlas R26 (Cutler Bay area)
Award Amount: $3,000,000.00 Contact: Victor Fernandez-Cuervo 786-268-5250
Contract Type: PSA
Contractor / Consultant: ROSS ENGINEERING, INC. FEIN: 450500482

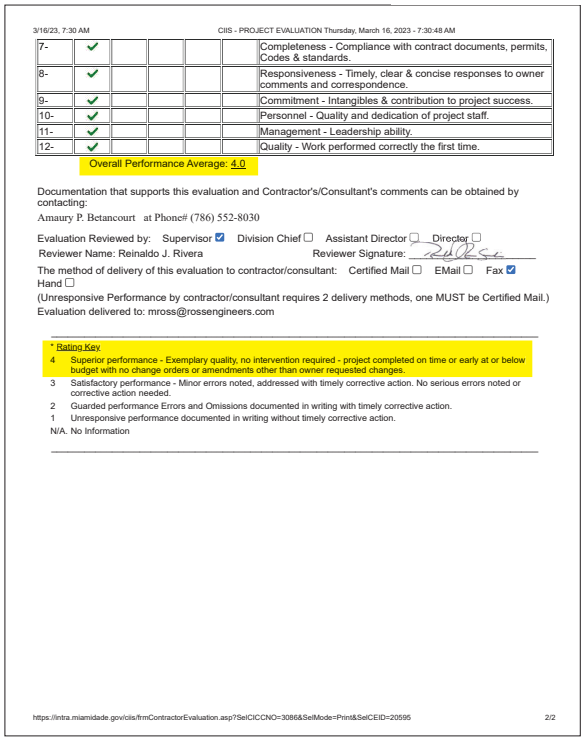
PROJECT TECHNICAL CERTIFICATION REQUIREMENTS:

TYPE	CODE	DESCRIPTION
Prime	6.01	WATER AND SANITARY SEWER SYSTEMS - WATER DISTRIBUTION AND SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEMS
Prime	17.00	ENGINEERING CONSTRUCTION MANAGEMENT
Other	15.01	SURVEYING AND MAPPING - LAND SURVEYING
Other	16.00	GENERAL CIVIL ENGINEERING

Evaluator ID: E328478 Date: 3/16/2023 Period: Completion of study or design

	Rating *					
	4	3	2	1	N/A	Criteria
1-	✓					Schedule - Quality of schedule & adherence to schedule resulting in timeliness and minimizing delay to the owner and community.
2-	✓					Cost effectiveness & efficiency - Budget compliance & value of work.
3-	✓					Vision - Design - Concepts or adherence to criteria.
4-	✓					Cooperation - Teamwork & relationship with owner, subs and suppliers.
5-	✓					Coordination - Ability to organize, schedule and complete tasks in adherence to the schedule.
6-	✓					Accuracy & Technical Skills - Cost estimating, scheduling, shop and other drawings, plans, manuals, project documentation and conflict resolution.

https://intra.miamidade.gov/cis/frmContractorEvaluation.asp?SelCICCNO=3086&SelMode=Print&SelCEID=20595 1/2



3/16/23, 7:30 AM CIIS - PROJECT EVALUATION Thursday, March 16, 2023 - 7:30:48 AM

7-	✓					Completeness - Compliance with contract documents, permits, Codes & standards.
8-	✓					Responsiveness - Timely, clear & concise responses to owner comments and correspondence.
9-	✓					Commitment - Intangibles & contribution to project success.
10-	✓					Personnel - Quality and dedication of project staff.
11-	✓					Management - Leadership ability.
12-	✓					Quality - Work performed correctly the first time.

Overall Performance Average: 4.0

Documentation that supports this evaluation and Contractor's/Consultant's comments can be obtained by contacting:
Amaury P. Betancourt at Phone# (786) 552-8030

Evaluation Reviewed by: Supervisor ☑ Division Chief ☐ Assistant Director ☐ Director ☐
Reviewer Name: Reinaldo J. Rivera Reviewer Signature:
The method of delivery of this evaluation to contractor/consultant: Certified Mail ☐ EMail ☐ Fax ☑ Hand ☐
(Unresponsive Performance by contractor/consultant requires 2 delivery methods, one MUST be Certified Mail.)
Evaluation delivered to: mross@rossengineers.com

* Rating Key
4 Superior performance - Exemplary quality, no intervention required - project completed on time or early at or below budget with no change orders or amendments other than owner requested changes.
3 Satisfactory performance - Minor errors noted, addressed with timely corrective action. No serious errors noted or corrective action needed.
2 Guarded performance Errors and Omissions documented in writing with timely corrective action.
1 Unresponsive performance documented in writing without timely corrective action.
N/A. No Information

https://intra.miamidade.gov/cis/frmContractorEvaluation.asp?SelCICCNO=3086&SelMode=Print&SelCEID=20595 2/2

4.7

Project Implementation Strategy And Approach

SGM ENGINEERING

4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

CATEGORY # 2 CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES

SGM Engineering, Inc. has a long-standing history of success as the Engineer of Record for MEP/FP systems in public facilities. Our professional team is fully qualified to design all aspects of MEP/FP systems for renovations, additions, and new facilities. By following our strategic project approach, we ensure that every project meets the Town's requirements, is completed on time, and remains within budget. Through close coordination with the Town, our in-depth QA/QC processes, cost control measures, scheduling, interdisciplinary collaboration, and thorough project closeout procedures, SGM consistently delivers results that exceed expectations. Our proposed project team consists of knowledgeable project managers, engineers, designers, CAD technicians, and administrative staff, including ACG Certified Commissioning Agents and Technicians, LEED Accredited Professionals, and FL Professional Engineers, all committed to providing high-quality services from early design through construction and into the warranty period. These experts are available immediately to support Town projects, backed by a robust support staff capable of handling multiple concurrent assignments.

SGM has a long history of successful M/E/P/FP Engineering Contracts for, Municipal, Federal, K-12 School Districts, Higher Education, Public and Private Clients.

34+ YEARS

STAFFING MODEL

SGM's Project Manager will delegate tasks to ensure a balanced workload and sufficient time for completion. Our team adheres to strict internal standards to manage multiple projects efficiently while producing high-quality, error-free work.

SEASONED AND QUALIFIED STAFF

SGM's proposed engineering team has saved Florida Local Governments hundreds of thousands of dollars a year in utility bills and rebates by closely conducting vigorous energy models for our clients and achieving vigorous energy efficiency goals in return. They understand the challenges and solutions associated with engineering on Florida's unique landscape. They have been involved in hundreds of AHU retrofit projects, including modifications and replacements of associated equipment, and has prior hands-on construction experience and understands maintenance, constructibility, and potential site issues.

- SGM's Mechanical Engineers have experience in the design of mechanical systems including, but not limited to, fire protection systems, all types and sizes of HVAC systems, high temperature hot water boilers, piping, fluid systems, chilled water, compressed gas systems, elevators, hoists and cranes, specialized mechanical equipment, direct digital controls, and programmable logic controllers, as well as facilities to house the mechanical equipment.
- SGM's Electrical Engineers are skilled in the design of medium and low voltage AC power systems, uninterruptible power systems, computer power conditioning, grounding, lightning protection, lighting, emergency power, hazardous area electrical installations, and control and monitoring systems. We design simple and complex electrical systems to meet the needs of our clients: security installation to mass public densities, CCTV, CATV, fire alarms, detection systems, voice evacuation, cable tray systems, communications systems, communications premise wiring, Electronic Security Systems, and intercom systems designed and installed per national and local codes.

- SGM's Plumbing Engineers have a robust portfolio spanning numerous projects in Florida, our firm boasts extensive expertise in Plumbing Engineering tailored to the unique demands of the Sunshine State. Our plumbing engineers have the ability to design for domestic water systems, hot water return systems, equipment and fixture identification, sanitary drainage systems, storm drainage piping, liquid propane/natural gas systems, and boilers. Through years of hands-on experience, we have honed our proficiency in designing cutting-edge plumbing systems that effectively address the challenges posed by Florida's climate, geology, and regulatory landscape. From coastal areas susceptible to saltwater intrusion to inland regions grappling with water scarcity, our team has adeptly tackled a diverse range of environmental considerations. We take pride in our collaborative approach, working closely with clients, architects, and regulatory bodies to ensure seamless integration of plumbing solutions into a wide array of projects, including public municipalities, educational institutions, private, commercial and residential structures. Our comprehensive understanding of Florida's plumbing codes and standards positions us as a trusted partner in delivering safe, sustainable, and efficient plumbing systems that meet the evolving needs of communities across the state.
- SGM's Fire Protection Engineers have extensive Fire Protection Engineering experience in the state of Florida. They have worked on a diverse range of projects that span public municipalities, educational institutions, private, commercial and residential sectors. Florida's unique environmental challenges, including its vulnerability to hurricanes and high humidity levels, have honed our expertise in designing robust fire protection systems tailored to withstand these conditions. Collaborating closely with local authorities and construction teams, we have overseen the implementation of cutting-edge fire suppression and detection systems, ensuring compliance with stringent state and national codes. Additionally, we have navigated the complexities of retrofitting historic structures to meet modern safety standards, preserving their architectural integrity while enhancing fire protection measures. This rich experience has not only fortified our technical proficiency but also deepens our appreciation for the vital role Fire Protection Engineering plays in safeguarding communities across the Sunshine State. Our fire protection areas of expertise include: fire suppression requirements (light, ordinary, and extra hazard classifications); wet, dry, deluge and reaction systems; back flow prevention and metering specifications; and fire flow tests (static, residual, and flow).



Sustainable Design/LEED: SGM's portfolio includes many LEED certified projects and LEED registered projects, totaling more than 3M SF of green space. SGM is proud a member of the US Green Building Council and is committed to environmental stewardship and social responsibility. We employ LEED accredited professionals from all engineering and architecture disciplines familiar with Green Building design requirements and documenting projects for certification under the United States Green Building Council's LEED rating system. We achieve sustainable solutions through an integrated design approach, having professionals interact regularly from the sustainability charrette to final construction detailing to achieve sustainable solutions which benefit both the client and the environment. SGM strives for top performing designs and LEED enhances this goal through efficient use of energy, environmental, and human resources. These aspects directly translate into economic benefits for our clients. A one-time investment premium of less than 1% of costs can increase energy efficiency 20-30% in comparison to standard building code practices.

Energy/Daylight Modeling: SGM promotes integrated design by analyzing multiple options for building features, including the building envelope, HVAC equipment and lighting systems to identify the most effective energy saving strategies. SGM has extensive experience with 3D energy modeling software packages to demonstrate the value of energy saving strategies. Additionally, we utilize daylight modeling to evaluate fenestration, types of glazing and architectural features.

Safety in Occupied Facilities: SGM is highly experienced and skilled with factors that impact construction on existing campuses: construction phasing, safety, and advanced planning. Our plan first and foremost emphasizes the safety of students, faculty, and staff. We guarantee our design will improve campus safety by meeting all code requirements and eliminating indoor air quality issues.

QUALITY ASSURANCE & QUALITY CONTROL



At SGM Engineering, our commitment to Quality Assurance and Quality Control (QA/QC) is rooted in our firm-wide philosophy: to deliver safe, efficient, and maintainable building systems that meet or exceed client expectations from day one. We understand that the success of a project hinges not only on innovation and technical expertise, but also on precise documentation, rigorous peer review, and ongoing communication throughout every stage of the design process.

SGM has developed a comprehensive, multi-layered QA/QC program based on lessons learned from decades of experience across hundreds of public and private sector projects. Our process is designed to ensure that our design documents—drawings, specifications, and calculations—fully reflect all applicable codes, client standards, and project-specific requirements at the first submittal. This proactive approach minimizes design errors, scope gaps, and costly revisions during construction, delivering high-quality, constructible solutions that stand the test of time.

Element 1: Project Schedule Integration and Quality Milestones

The foundation of our QA/QC process is the development and implementation of a detailed Project Schedule that integrates key quality checkpoints from conceptual design through final construction documents. Early in the project, we collaborate with the Town of Pembroke Park to establish a master schedule that includes deadlines for all major deliverables, design milestones, and internal QA/QC reviews.

This schedule guides the development of a tailored work plan, encompassing all programming, feasibility studies, and document production phases. To maintain quality throughout, we incorporate periodic, systematic reviews and incorporate QA/QC tasks into the schedule as discrete, trackable activities. This ensures that quality is not an afterthought—it is embedded into the DNA of our project workflow.

Element 2: Comprehensive Document Review Procedures

A cornerstone of our QA/QC program is the implementation of interdisciplinary and in-house document reviews that follow a rigorous, multi-step process:

Interactive Conceptual Design Teams: From project inception, we engage Town representatives and stakeholders through design charrettes and Owner Project Requirements (OPR) workshops. These interactive sessions help clarify goals, uncover project constraints, and generate consensus on critical design decisions early in the process—when adjustments are most cost-effective and impactful. This collaborative approach consistently achieves alignment between technical excellence and the Town's vision.

Internal QA/QC Review Program: Our internal Quality Assurance Program is structured around six key components:

1. Office Standards

   All project documentation adheres to SGM's internal standards, which establish formatting, annotation, detailing, and coordination expectations across all disciplines. These standards support consistency, technical accuracy, and document clarity.

2. Distributed Quality Ownership
Every team member is responsible for quality. From junior engineers to senior project managers, each individual is expected to contribute to a culture of excellence and accountability.

3. Interdisciplinary Design Review (IDR)
SGM conducts formal, in-person IDR meetings at key milestones. These reviews include all relevant in-house and sub-consultant disciplines. Findings are documented in QA/QC checklists and action logs. An "out-brief" follows, during which the project team discusses findings and assigns corrective actions to be incorporated into the next submittal phase (typically the 100% CD package).

4. Project Roles & Team Communication
To avoid scope confusion and foster efficient workflows, all team members are clearly briefed on their specific roles, deliverables, and areas of responsibility. This approach enhances team cohesion and reinforces the shared responsibility for a high-quality outcome.

5. Staff Training & Development
SGM invests in ongoing professional development to ensure our staff remain at the forefront of engineering best practices, technologies, and code compliance. We actively mentor junior staff and cultivate their growth through hands-on experience, technical seminars, and QA/QC-specific training.

6. Technical Reviews
Technical reviews are embedded at key design stages, including the 50%, 75%, and 100% submittals. Using discipline-specific checklists, our senior engineers and project leads verify constructability, code compliance, material compatibility, and coordination between disciplines. Each project is assigned a dedicated QA/QC Lead—typically a Project Engineer—who oversees checklist implementation and issue resolution.

Element 3: Ongoing Coordination & Post-Project Reflection

To maintain alignment as the design evolves, we facilitate regular coordination meetings—typically weekly or biweekly—tailored to the current project phase. During design development, these meetings focus on resolving design options and inter-discipline coordination. As the team transitions to producing construction documents, these sessions evolve into QA/QC-focused coordination meetings to finalize deliverables and verify compliance with client and code requirements.

Finally, after construction is complete, SGM hosts a Post-Project Reflection Meeting with both design and construction stakeholders. These discussions provide valuable feedback on what worked, what could be improved, and how lessons learned can be integrated into future projects. This feedback loop strengthens our QA/QC program over time and continually sharpens our ability to deliver better, more resilient designs.

SGM Engineering's QA/QC process is more than a series of checks—it is a disciplined, proactive framework woven into every stage of the design and documentation lifecycle. By integrating quality milestones into project schedules, conducting rigorous interdisciplinary reviews, and fostering a culture of accountability and continuous improvement, we ensure that our deliverables are accurate, constructible, and aligned with client goals from the very first submittal. Through consistent communication, technical excellence, and a commitment to learning from every project, our QA/QC program not only safeguards quality—it drives it.

COST CONTROL

SGM has an outstanding record of performing professional services on time and within budget with a variety of clients. We have played a large role in the growth of the area's energy cost savings projects. Our extensive knowledge and relationships with the local governments ensures a quality and cost effective project. SGM is responsible for project cost control and will provide cost control management. The process begins with a complete review of the project scope before design efforts begin, and reviewing project cost estimates during design.

Our process allows the Project Manager to manage and focus design efforts to achieve the budgeted estimated cost of construction. During project execution, he will monitor all project execution costs including sub-consultants on a weekly basis. We negotiate a reasonable schedule up front, then subject to review period fluctuations, works with the Task Order Manager to manage the team and resources to get the project completed when the client needs it. If at any point in the design process, we estimate the construction cost exceeds that set forth by the Town or if the team anticipates that the project cost is escalating, the Project Manager will immediately advise the Town of Pembroke Park. SGM will either:

» Modify the scope, materials, or construction method, as required, to reduce the estimated construction cost to an amount within available project funds, or:

» Proceed with preparing the plans and specifications with one or more options as approved by the Project Manager.

SGM uses the Means Cost Control software program as well as actual costs from previous similar projects for formulating cost estimating figures. To keep projects on time and within budget, SGM uses Microsoft Project and other graphical software to efficiently organize and track tasks and resources in the Critical Path Method. Budget analysis is offered to assist clients in defining their goals and objectives while taking construction costs into consideration. A course of action is then established along with open suggestions for design changes, if needed, to reduce the budget and bring them back within their budgeted guidelines.

PRE-CONSTRUCTION SERVICES

Construction Plans: Once the preliminary engineering phase has been completed, preparation of the final construction plans would begin. This would consist of preparing plan sheets, detail sheets and other drawings and specifications necessary to produce a constructible set of construction documents. Upon the approval from the Town, SGM will proceed with 30%, 60%, 90%, & 100% review design, coordinate the review process with Town Staff and implement the comments as needed. The construction scheduling is the key to a successful completion. SGM Engineering will assist to minimize the disruption in building's function, by providing steps to use after-hours, weekend and Holidays for major tasks. During the plans production phase, SGM will keep the Town of Pembroke Park's Project Manager informed as to the status of the design and plans by telephone conversation or email.





Construction Administration: Our team will attend all the required construction administration meetings relating to MEP systems, schedules, inspection of MEP systems, field reports and meeting minutes. Other services include: review and approve all the shop drawing, submittals, payment applications, respond to building code officials, building inspectors and any RFIs relating to MEP systems.

BIDDING



SGM will provide assistance to the Project Manager during the bidding procurement process. This will include developing the technical specifications, coordinating purchasing & contracts, responding and resolve to any comments issued from purchasing & contracts, attending the pre-bid conference, assisting the Project Manager to respond and resolve any comments raised by Bidders/ Contractors, evaluating the Bidders and assist selecting the Bidder who complies with Specs & general requirements. SGM will attend the Construction Kick-Off meeting, regular job site construction meeting, review the shop drawings, owner's operational manual, submittals and pay applications; This will ensure the quality of equipment and the workmanship associated with the project. We will provide a complete test & balance of all DX units, air or water cooled chillers, diffusers, fans and hydronic devices; This will ensure the Contractor's compliance to the Construction Documents.

REGULATORY AGENCIES/ISSUES

Our professional engineers will work hard to ensure every project reflects the most current standards and code revisions ensuring all work complies with state statutes, Florida Building Codes, Town and County requirements, and State codes. Some of the ways our engineers keep current with code revisions and new equipment, maintaining our status as an industry expert, NFPA training courses, seminars for code updates, professional development hours, maintaining copies of all standards, and continuing memberships with NFPA, ASHRAE, ASME, LEED, IEEE, BICSI, NEC, and Florida Building Code.

SGM has extensive experience working with permitting and regulatory agencies throughout the State of Florida. When initiating the process, Construction drawings will be prepared and submitted to the appropriate permitting agency. It is important for the Owner to have permits in-hand prior to the bidding of a project in order to avoid contractor delays or unauthorized work. Permitting services will include (but not be limited to) tasks such as:



- Receiving projects and priorities from the Town
- Determining scopes of work for individual projects
- Determining the packaging of the broader program into effective projects and contracts
- Researching and providing potential consultants
- Developing and coordinating the master design and construction schedules, budgets, and any other related activity required to successfully achieve the goals of the Town.



PROJECT CLOSEOUT & COMPLETION

Construction project closeout is the final phase of a construction project and a vital part of any project. This phase occurs after physical construction has been completed, but before the project is actually turned over to the owner. Upon

receiving a request to confirm substantial completion by the General Contractor, SGM will conduct a walk-through inspection to determine the punch list for final completion. Typically, substantial completion is reached when the building is usable for its intended purpose, all utilities are functioning, the project has achieved approval for use or occupancy and the work is more than 97.5% complete. Under typical contracts, substantial completion is a milestone that triggers the inception of warranty periods. Final completion signifies that construction is finished in accordance with the contract documents. At this time SGM will insure all punch list items have been completed and certify such. In addition, SGM will insure all onsite tasks have been completed and administrative submittals, lien waivers warranties, close-out documentation, manuals, as-builts, etc., have been turned over to the owner and verified for completeness.



The goal of administrative closeout procedures and project management closeout is to confirm that all contractual terms have been satisfied, closeout documents provided and payments have been made by the contractor to all the subcontractors and material suppliers. While deliverables vary with each owner's particular needs, the goal is to provide a transparent and organized hand off of the project to the owner, including any information or documents they may need in the future for reference. The following is a checklist of administrative tasks and documents to consider during Project Closeout:

- ✓ Review all contractual requirements and ensure that all terms have been met.
- ✓ Review all change orders to ensure all have been accounted for and either voided, rejected or completed.
- ✓ Obtain any outstanding insurance and maintenance bonds, to the extent required by contract.
- ✓ Ensure you have Final Permit Cards, which are the property of the owner, along with building permit plans and any other documents from agencies having jurisdiction.
- ✓ Review and ensure completeness of as-built drawings.
- ✓ Confirm that all Operations & Maintenance Manuals have been provided to the owner by the contractor, that the owner has been trained and knows who & when to call.
- ✓ Review all warranties including full information on warranty status, terms and contact information.
- ✓ Obtain Unconditional Final Lien Waivers from subcontractors and suppliers – if they have legally filed a preliminary notice. All other lien releases should already have been included with the monthly accounting.
- ✓ Perform final accounting to have a complete record of all project expenses, for the purposes of completing expense records and to establish a cost basis for the property.



SGM believes there are many benefits to having a thorough project closeout. Thorough documentation protects against potential risks from future disputes on scope, contracts, warranties or expectations. It verifies that all project requirements have been fulfilled and establishes future accountability for maintenance and warranties. Complete and well-organized documentation underscores the project team's credibility. Implementing a comprehensive, step-by-step approach to design and construction management closeout procedures ensures handing over a completed project with confidence.

4.8

Professional Licensure

SGM
ENGINEERING

4.8 PROFESSIONAL LICENSURE

SGM Engineering, Inc. is fully licensed to do business in the State of Florida, and all required registrations are current and in good standing. All key professional staff members hold active Florida licenses in their respective engineering disciplines, ensuring full compliance with state requirements. In addition, several team members maintain Commissioning Certifications and LEED Accredited Professional (LEED AP) credentials, reflecting our firm's commitment to quality assurance, energy efficiency, and sustainable design practices. Copies of the firm's current Florida business license, individual Florida Professional Engineer licenses, Commissioning Certifications, and LEED AP credentials are attached below for reference.



State of Florida
Department of State

I certify from the records of this office that SGM ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on December 20, 1991, effective December 17, 1991.

The document number of this corporation is V02240.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

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

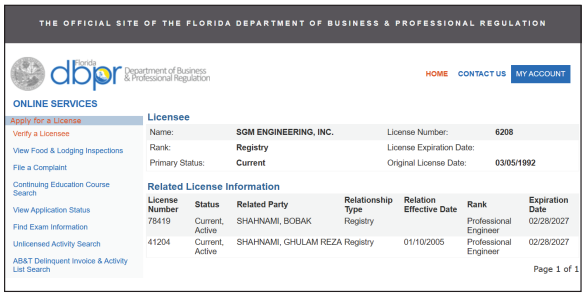
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 9669073672CC

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

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



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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

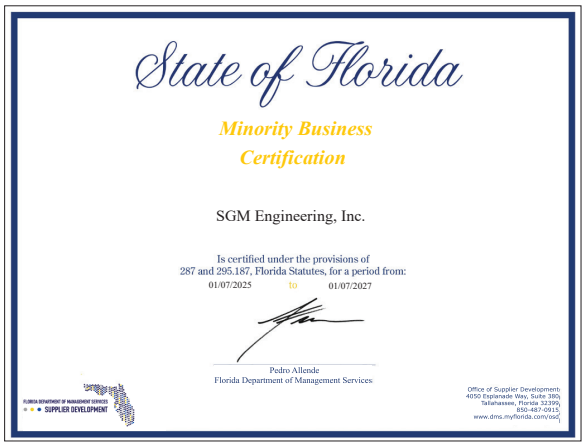
Licensee

Name:	SGM ENGINEERING, INC.	License Number:	6208
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	03/05/1992

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
78419	Current, Active	SHAHNAMI, BOBAK	Registry		Professional Engineer	02/28/2027
41204	Current, Active	SHAHNAMI, GHULAM REZA	Registry	01/10/2005	Professional Engineer	02/28/2027

Page 1 of 1



State of Florida

Minority Business Certification

SGM Engineering, Inc.

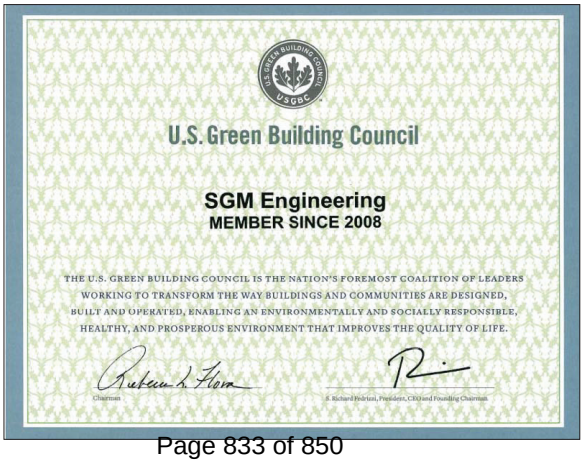
Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:

01/07/2025 to 01/07/2027

Pedro Allende
Florida Department of Management Services

SUPPLIER DEVELOPMENT

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



U.S. Green Building Council

SGM Engineering
MEMBER SINCE 2008

THE U.S. GREEN BUILDING COUNCIL IS THE NATION'S FOREMOST COALITION OF LEADERS WORKING TO TRANSFORM THE WAY BUILDINGS AND COMMUNITIES ARE DESIGNED, BUILT AND OPERATED, ENABLING AN ENVIRONMENTALLY AND SOCIALLY RESPONSIBLE, HEALTHY, AND PROSPEROUS ENVIRONMENT THAT IMPROVES THE QUALITY OF LIFE.

Chairman

S. Richard Fedrizzi, President, CEO and Founding Chairman



acg AABC Commissioning Group

Annual Membership Certificate

Awarded to

SGM Engineering, Inc.

as a member in good standing of the AABC Commissioning Group for the year

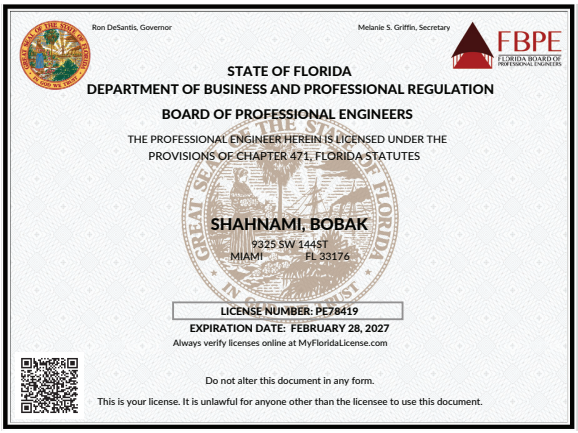
2025

This company has met all requirements for membership and is entitled to all rights and privileges thereof. This certificate is renewable on an annual basis and expires December 31, 2025.

Troy N. Byrd, PE, CxA, President

Ray Bert, Executive Director

PROFESSIONAL ENGINEERING LICENSES & CERTIFICATIONS



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

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

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

SHAHNAMI, BOBAK
9325 SW 144ST
MIAMI FL 33176

LICENSE NUMBER: PE78419
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

MUNDELL, JUSTIN LOWE
9232 PALOS VERDE DRIVE
ORLANDO FL 32825

LICENSE NUMBER: PE70700
EXPIRATION DATE: FEBRUARY 28, 2027
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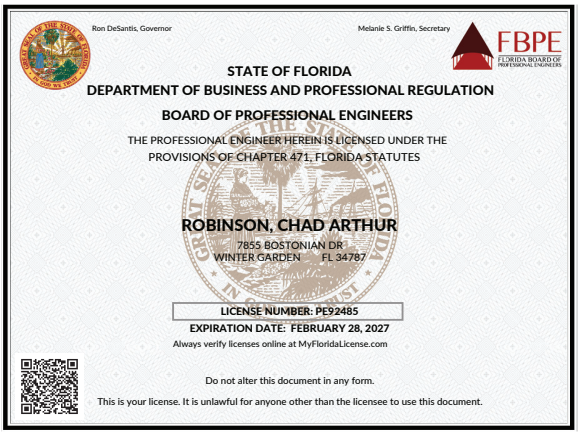

Ron DeSantis, Governor
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FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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ROBINSON, CHAD ARTHUR
7855 BOSTONIAN DR
WINTER GARDEN FL 34787

LICENSE NUMBER: PE92485
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THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

HERNANDEZ, MANUEL E.
935 LAKE BALDWIN LANE
ORLANDO FL 32814

LICENSE NUMBER: PE74989
EXPIRATION DATE: FEBRUARY 28, 2027
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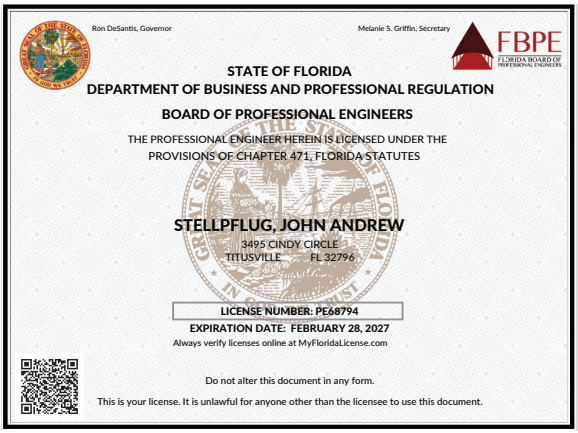

Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

STELLPFLUG, JOHN ANDREW
3495 CINDY CIRCLE
TITUSVILLE FL 32796

LICENSE NUMBER: PE68794
EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

THOMPSON, CRAIG W.
311 SAN TOMAS DR
CASSELBERRY FL 32707

LICENSE NUMBER: PE92233
EXPIRATION DATE: FEBRUARY 28, 2027
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PROFESSIONAL ENGINEERING LICENSES & CERTIFICATIONS

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

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

HARRIS, JULIAN MARTIN
306 SW 8TH STREET
FORT LAUDERDALE FL 33315

LICENSE NUMBER: PE93562
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

ZAREH MESHREKY, HANY ZAKI
13440 FLACON POINTE DR
ORLANDO FL 32837

LICENSE NUMBER: PE88541
EXPIRATION DATE: FEBRUARY 28, 2027
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LEED AP BD+C

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Bobby Shahnami

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® green building program.

10666827-AP-BD+C
CREDENTIAL ID

27 JUL 2012
ISSUED

25 AUG 2026
VALID THROUGH

PETER TEMPLETON
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

CERTIFIED FIRE PROTECTION SPECIALIST — NFPA — CFPS

THIS CERTIFIES THAT

Hany Z Zareh

has met the standards set forth by NFPA® and is recognized through education, experience and knowledge as a **Certified Fire Protection Specialist (CFPS)**.

ANSI

08/14/2021 — Valid from
08/13/2024 — Valid to
5457 — Certification Number

National Fire Protection Association NFPA

President, NFPA
Director of Certification, NFPA

acg AABC Commissioning Group

hereby certifies that

Bobby Shahnami, CxA

SGM Engineering, Inc.

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

Certified Commissioning Authority

Registration number: 611-850 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

CERTIFIED COMMISSIONING AUTHORITY — CxA

Better Buildings RECOGNIZED PROGRAM — MEETS U.S. DEPARTMENT OF ENERGY GUIDELINES

ANAB ACCREDITED

Scott A. Gordon, PE, CxA
Certification Council Chair

Roy Bert
ACG Executive Director

acg AABC Commissioning Group

hereby certifies that

Nasrulah Rahbari, CxA

SGM Engineering, Inc.

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

Certified Commissioning Authority

Registration number: 1011-902 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

CERTIFIED COMMISSIONING AUTHORITY — CxA

Better Buildings RECOGNIZED PROGRAM — MEETS U.S. DEPARTMENT OF ENERGY GUIDELINES

ANAB ACCREDITED

Scott A. Gordon, PE, CxA
Certification Council Chair

Roy Bert
ACG Executive Director

acg AABC Commissioning Group

hereby certifies that

Dustin J. Cervantes

SGM Engineering, Inc.

has demonstrated the requisite knowledge and understanding of the building commissioning process as presented in the ACG Commissioning Guideline and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

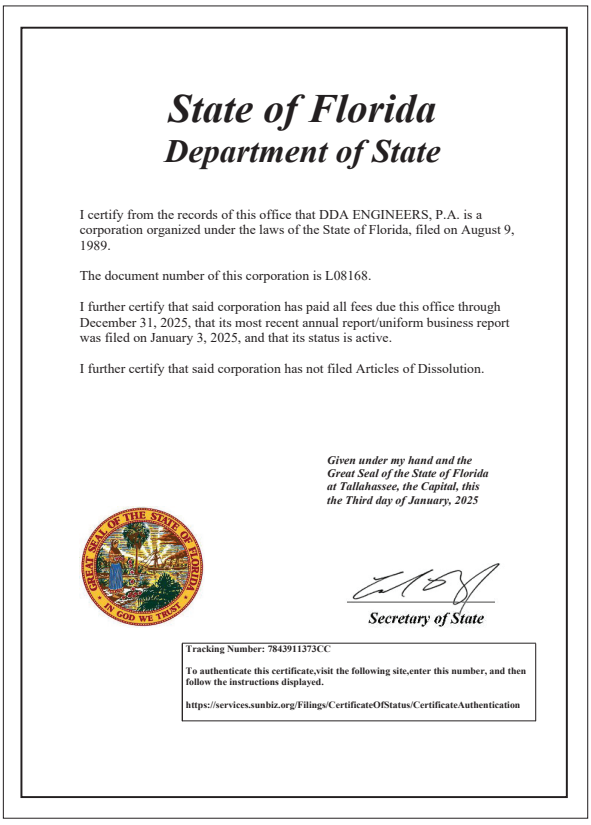
Certified Commissioning Technician

This registration number 127-0515 and this certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , are renewable on an annual basis after examination of the agency's record for the preceding year.

Scott A. Gordon, PE, CxA
Certification Council Chair

Roy Bert, Executive Director

PROFESSIONAL ENGINEERING LICENSES & CERTIFICATIONS



State of Florida
Department of State

I certify from the records of this office that DDA ENGINEERS, P.A. is a corporation organized under the laws of the State of Florida, filed on August 9, 1989.

The document number of this corporation is L08168.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

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

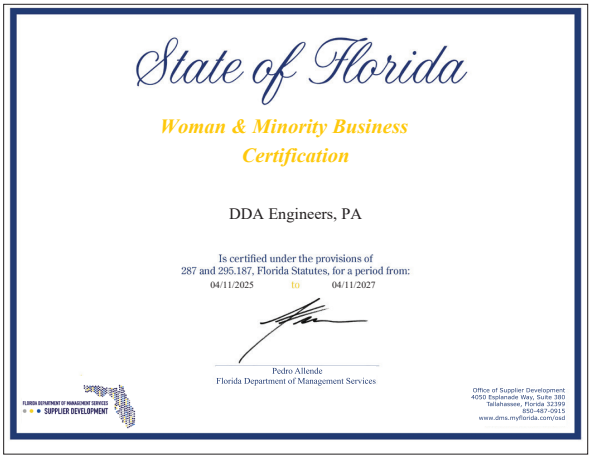
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of January, 2025

Secretary of State

Tracking Number: 7843911373CC

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

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



State of Florida

Woman & Minority Business Certification

DDA Engineers, PA

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
04/11/2025 to 04/11/2027

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



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
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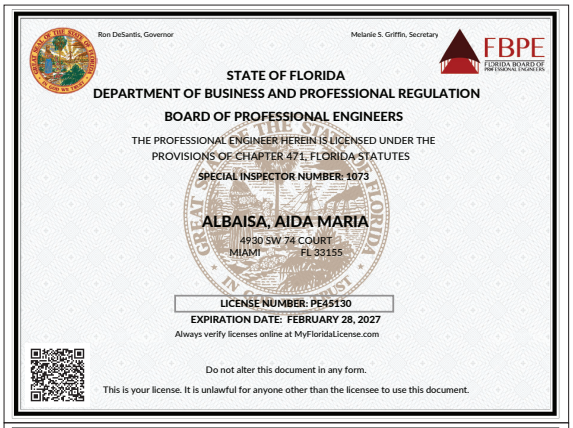
Licensee

Name:	DDA ENGINEERS, P.A.	License Number:	1306
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	05/10/1977

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
45130	Current, Active	ALBAISA, AIDA MARIA	Registry	01/30/2017	Professional Engineer	02/28/2027

Page 1 of 1



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

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

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

SPECIAL INSPECTOR NUMBER: 1073

ALBAISA, AIDA MARIA
4930 SW 74 COURT
MIAMI FL 33155

LICENSE NUMBER: PE45130
EXPIRATION DATE: FEBRUARY 28, 2027
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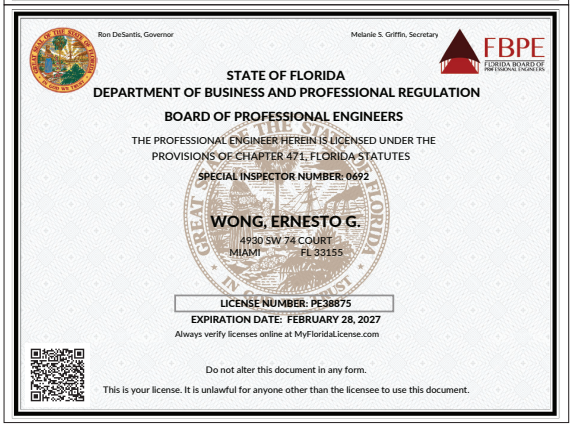

Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SPECIAL INSPECTOR NUMBER: 0692

WONG, ERNESTO G.
4930 SW 74 COURT
MIAMI FL 33155

LICENSE NUMBER: PE38875
EXPIRATION DATE: FEBRUARY 28, 2027
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PROFESSIONAL ENGINEERING LICENSES & CERTIFICATIONS

State of Florida
Department of State

I certify from the records of this office that ROSS ENGINEERING INC. is a corporation organized under the laws of the State of Florida, filed on February 10, 2003, effective February 11, 2003.

The document number of this corporation is P03000018456.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 22, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-second day of January, 2025

Secretary of State

Tracking Number: 9529682519CC

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

ROSS, ROBERT J.
3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE FL 33328

LICENSE NUMBER: PE59485
EXPIRATION DATE: FEBRUARY 28, 2027
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GBCI

GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Robert Ross

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

LEED AP

Chairman — June 15, 2009 Date Issued — President

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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Verify a Licensee
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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search

Licensee

Name:	ROSS ENGINEERING, INC.	License Number:	9808
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	09/15/2003

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
59485	Current, Active	ROSS, ROBERT J	Registry	09/27/2004	Professional Engineer	02/28/2027

Page 1 of 1

QUALIFIED STORMWATER MANAGEMENT INSPECTOR

DEPARTMENT OF ENVIRONMENTAL PROTECTION — FLORIDA

The undersigned hereby acknowledge that

Robert J. Ross, P.E.

has successfully met all requirements necessary to be fully certified through the Florida Department of Environmental Protection Stormwater, Erosion, and Sedimentation Control Inspector Training Program

Marleina Overton — August 22, 2003 — Karl Kurka

Inspector # 5318
9 PDHs - CEP 00110

State of Florida

Woman Business Certification

Ross Engineering, Inc

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from:
10/27/2025 to 10/27/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES — SUPPLIER DEVELOPMENT

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

4.9

Required Forms And Acknowledgements

SGM ENGINEERING

SECTION 6.0 REQUIRED FORMS

Business Name: SGM Engineering, Inc.

D.B.A.:_____ Federal I.D. No.: 59-3101052

Business Address: 5301 Waterford District Drive Suite 750

City : Miami State: Florida Zip: 33126

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.: 3 Dated: 11/05/25

Addendum No.: 2 Dated: 11/04/25 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 461815

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

SGM Engineering, Inc.
Consultant Name

11/11/2025
Date Signed

Affiant Signature

Bobak "Bobby" Shahnami, President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was affirmed, subscribed, and sworn to before me this 11th day of November, 20 25 by means of ☑ physical presence or ☐ online notarization, by Bobak "Bobby" Shahnami who is personally known to me or who produced the following identification: _____.

(Notary Seal)

LISETTE MARIE SIERRA
Notary Public - State of Florida
Commission # HH 305293
My Comm. Expires Sep 13, 2026
Bonded through National Notary Assn.

Notary Public for the State of Florida

My commission expires: 09/13/2026

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of SGM Engineering, Inc., a nongovernmental entity.

3. SGM Engineering, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Madeline Ochoa

Witness #2 Print Name: Juan Alonso

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Bobak "Bobby" Shahnami
Title: President
Entity Name: SGM Engineering, Inc.

OATH OR AFFIRMATION

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 11th day of November, 2025, by Bobak "Bobby" Shahnami (name of person) as President (type of authority) for SGM Engineering, Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

LISETTE MARIE SIERRA
Notary Public - State of Florida
Commission # HH 305293
My Comm. Expires Sep 13, 2026
Bonded through National Notary Assn.

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. SGM Engineering, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Madeline Ochoa

Witness #2 Print Name: Juan Alonso

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Bobak "Bobby" Shahnami
Title: President
Entity Name: SGM Engineering, Inc.

OATH OR AFFIRMATION

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 11th day of November, 2025, by Bobak "Bobby" Shahnami (name of person) as President (type of authority) for SGM Engineering, Inc. (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
Produced identification (Type of Identification:)
Did take an oath; or
Did not take an oath

LISETTE MARIE SIERRA
Notary Public - State of Florida
Commission # HH 305293
My Comm. Expires Sep 13, 2026
Bonded through National Notary Assn.

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: SGM Engineering, Inc.
2. Doing Business As / Fictitious Name: (if applicable): _____
3. Federal Employer I.D. No. (FEIN): 59-3101052
4. Website address: (if applicable): https://www.sgmengineering.com/
5. Principal place of business address: 935 LAKE BALDWIN LANE ORLANDO, FL 32814
6. Office location responsible for this project: Orlando, FL

   Telephone No.: 407-767-5188
7. Type of business *(check appropriate box):*
   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Bobak "Bobby" Shahnami

   Title: President

   E-mail: bobby@sgmenginering.com

   Telephone No. 954-421-1944

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Name: Tony Shahnami

Title: Principal

E-mail: Tony@sgmengineering.com

Telephone No. 954-421-1944

9. List name and title of each principal, owner, officer, and major shareholder:

a) Bobak "Bobby" Shahnami 100% Owner

b)

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a)

b) Not Applicable

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: A full service mechanical, electrical, and plumbing/fire protection engineering design and commissioning firm.

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14. How many years has your firm been in business while providing the services offered within this solicitation? 34 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

SGM Engineering, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☐ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☐ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☐ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☐ **11. PROJECT MANAGEMENT**

Agenda Item Report

Subject:	Consideration and approval for Award Recommendation – RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) for Project Management - Sponsored by Procurement Administrator Woodbury RESOLUTION NO: 2026-027 A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26 02: PROJECT MANAGEMENT SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Stephanie Woodbury, Project Manager
Dept/Group:	Finance
Recommendation for Counsel to consider:	
Background Information:	The Procurement Division advertised RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of nine (9) for project management. Which included proposals from Austin Fox Architecture, Biller Reinhart Engineering Group, Chen Moore & Associates, Craig A. Smith & Associates, HBC Engineering, Keith & Associates, Kimley-Horn & Associates, Rukan LLC, and WSB LLC. The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking. 1.) Kimley-Horn & Associates 2.) Chen Moore & Associates 3.) Keith & Associates 4.) HBC Engineering 5.) Craig A. Smith & Associates
Staff Recommendations:	
Procurement:	

Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-027 - CCNA Project Management
Award Recommendation_Project Management
Proposal_Evaluation_Scoring - Discipline #11 - Project Management
Chen Moore
Kimley-Horn
Keith & Assoc.
Craig A. Smith & Assoc.
HBC Engineering

RESOLUTION NO. 2026-027

A RESOLUTION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE RANKING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTINUING SERVICES CONTRACTS FOR RFQ 26-02: PROJECT MANAGEMENT SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town's Procurement Division advertised RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025; and

WHEREAS, on November 13, 2025, the Town received thirty (30) proposals, of which nine (9) were for Project Management services submitted by: Austin Fox Architecture, Biller Reinhart Engineering Group, Chen Moore & Associates, Craig A. Smith & Associates, HBC Engineering, Keith & Associates, Kimley-Horn & Associates, Rukan LLC, and WSB LLC; and

WHEREAS, the Evaluation Committee reviewed and evaluated all proposals and recommends the following ranking: 1. Kimley-Horn & Associates, 2. Chen Moore & Associates, 3. Keith & Associates, 4. HBC Engineering, and 5. Craig A. Smith & Associates.

WHEREAS, the Town Commission desires to accept the Evaluation Committee's ranking and authorize the negotiation and execution of continuing services contracts with the top-ranked firms in accordance with CCNA requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Commission hereby approves the Evaluation Committee's recommended ranking for RFQ 26-02 for Project Management Srvices and authorizes the Town Manager or designee to negotiate and execute agreements with the top-ranked firms.

Section 3: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

EXHIBIT E

Memo

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Stephanie Woodbury, Procurement Administrator

cc:

Date: March 11, 2026

Re: Award Recommendation – RFQ 26-02 Project Management

The Procurement Division advertised RFQ 26-02 Architectural and Engineering Services through Continuing Contracts (CCNA) in October 2025. On November 13, 2025, the proposals were opened and a total of thirty (30) firms submitted a proposal with a total of nine (9) for project management. Which included proposals from Austin Fox Architecture, Biller Reinhart Engineering Group, Chen Moore & Associates, Craig A. Smith & Associates, HBC Engineering, Keith & Associates, Kimley-Horn & Associates, Rukan LLC, and WSB LLC.

The proposals were reviewed and evaluated by the Evaluation Committee. We would like to recommend the following ranking.

1.) Kimley-Horn & Associates

2.) Chen Moore & Associates

3.) Keith & Associates

4.) HBC Engineering

5.) Craig A. Smith & Associates

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine#11 - Project Management

		Austin Fox Architecture	Biller Reinhart Engineering	Chen Moore & Associates	Craig A Smith & Associates	HBC Engineering
Professional Capabilities and Project Experience (Section 4.4)						
Gracie Escalante	**25**	4	10	22	18	18
Jeff Louis		4	4	20	18	20
Jorge Loor		4	5	24	20	20
Osmanny Larzabal		4	4	23	17	18
Total		**4**	**5.75**	**22.25**	**18.25**	**19**
(Experience of Key Personnel and Project Team (Section 4.5)						
Gracie Escalante	**25**	4	10	22	20	18
Jeff Louis		4	9	20	20	20
Jorge Loor		4	5	24	21	20
Osmanny Larzabal		4	4	23	17	18
Total		**4**	**7**	**22.25**	**19.5**	**19**
Relevant Completed Project Experience (Section 4.6)						
Gracie Escalante	**25**	4	10	22	18	18
Jeff Louis		4	5	25	18	20
Jorge Loor		4	5	24	20	21
Osmanny Larzabal		4	4	22	17	18
Total		**4**	**6**	**23.25**	**18.25**	**19.25**
Project Implementation Strategy and Approach (Section 4.7)						
Gracie Escalante	**25**	4	10	22	20	18
Jeff Louis		5	9	20	20	25
Jorge Loor		4	5	23	21	20
Osmanny Larzabal		4	4	20	17	18
Total		**4.25**	**7**	**21.25**	**19.5**	**20.25**
Total Average Score Overall	**100**	**16.25**	**25.75**	**89**	**75.5**	**77.5**

RFQ 2025-02 Architectural Enfineering Service Through Continuing Contract - Displine#11 - Project Management

	Keith and Associates, Inc.	Kimley-Horn and Associates, Inc.	Rukan, LLC	WSB,LLC
Professional Capabilities and Project Experience (Section 4.4)				
Gracie Escalante	17	24	9	12
Jeff Louis	25	25	5	9
Jorge Loor	23	25	4	20
Osmanny Larzabal	19	23	4	7
Total	**21**	**24.25**	**5.5**	**12**
(Experience of Key Personnel and Project Team (Section 4.5)				
Gracie Escalante	17	24	9	12
Jeff Louis	25	25	5	10
Jorge Loor	22	25	4	20
Osmanny Larzabal	19	24	4	4
Total	**20.75**	**24.5**	**5.5**	**11.5**
Relevant Completed Project Experience (Section 4.6)				
Gracie Escalante	17	24	9	12
Jeff Louis	17	25	4	9
Jorge Loor	23	24	5	18
Osmanny Larzabal	19	24	4	4
Total	**19**	**24.25**	**5.5**	**10.75**
Project Implementation Strategy and Approach (Section 4.7)				
Gracie Escalante	17	24	9	12
Jeff Louis	20	25	4	5
Jorge Loor	22	24	5	20
Osmanny Larzabal	19	24	4	4
Total	**19.5**	**24.25**	**5.5**	**10.25**
Total Average Score Overall	**80.25**	**97.25**	**22**	**44.5**

Excellence and Innovation built into every design

REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

RFQ #25-02

TOWN OF PEMBROKE PARK, FL

NOVEMBER 13, 2025





FIRM INFORMATION

Chen Moores and Associates
500 W Cypress Creek Rd,
Suite 600
Fort Lauderdale, FL 33309
o: +1 (954) 730-0707

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Civil Engineer, Transportation, Landscape, Planning/Development, Environmental Engineering, Stormwater CEI, Project Management

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Cover Letter / Executive Summary



chen moore and associates

November 13, 2025

Request For Qualifications Architectural And Engineering Services Through Continuing Contracts (CCNA)

Selection Committee
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Re: Request For Qualifications Architectural And Engineering Services Through Continuing Contracts (CCNA)

Dear Selection Committee,

Chen Moore and Associates, Inc. (CMA) is honored to submit our Statement of Qualifications in response to the Town of Pembroke Park's Request for Qualifications (RFQ) for Professional Architectural and Engineering Services. For nearly four decades, CMA has served as a trusted municipal partner, delivering innovative, resilient, and cost-effective infrastructure solutions that enhance communities and improve quality of life throughout South Florida.

Founded in Fort Lauderdale in 1986, CMA is a Broward-based multidisciplinary firm with over 170 professionals and twelve offices across Florida. Our corporate headquarters—just minutes from Pembroke Park—houses more than 50 local experts deeply familiar with the Town's infrastructure systems, permitting processes, and development priorities. CMA's successful delivery of hundreds of municipal task orders for Broward's 31 municipalities—including Hollywood, Hallandale Beach, Miramar, and Dania Beach—demonstrates our proven track record of responsive, high-quality service under continuing contracts.

Through decades of municipal partnerships, CMA has refined a strategic and turnkey approach to managing a wide range of projects, including roadway and utility improvements, stormwater management and water resources, parks and landscape design, and grant-funded capital initiatives. Our project delivery framework integrates collaborative stakeholder engagement, funding alignment, and sustainable design principles, ensuring every project meets community goals while maximizing return on public investment.

In addition to traditional engineering and architectural services, CMA offers grant monitoring and funding support, Broward County Surtax coordination, and expertise in landscape architecture and green infrastructure integration. These capabilities enable our clients to effectively plan, fund, and implement projects that promote resiliency, sustainability, and long-term operational efficiency.

Our proposed leadership team brings extensive technical and managerial experience across municipal disciplines:

- **Jessica Diaz, P.E. –** Project Manager, providing day-to-day leadership, coordination, and direct client communication.
- **Tim Hogans, P.E. –** Principal-in-Charge, ensuring strategic alignment with Town objectives and resource optimization.
- **Aleem A Ghany, P.E. –** Quality Assurance/Quality Control Manager, applying over three decades of municipal and infrastructure experience to ensure quality, consistency, and regulatory compliance.

Supporting this leadership team is a group of seasoned CMA professionals—each with years of experience serving Broward municipalities—and specialized subconsultants: Longitude Surveyors, LLC (surveying) and Tierra South Florida, Inc. (geotechnical engineering). Together, we provide a comprehensive, fully integrated service model capable of addressing the Town's architectural, civil, and environmental infrastructure needs.

chen moore and associates

November 13, 2025

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At CMA, our mission is to deliver excellence through partnership—balancing innovation, fiscal responsibility, and community value. We employ cutting-edge tools such as AutoCAD Civil 3D and ESRI-based GIS for design, documentation, and reporting, enhancing accuracy and transparency across all project phases. Our leadership team maintains a hands-on commitment to accountability and responsiveness, ensuring every Town initiative is delivered efficiently, collaboratively, and with measurable community benefit.

CMA welcomes the opportunity to serve as an extension of the Town's staff, advancing Pembroke Park's capital improvement initiatives with a focus on resiliency, sustainability, and smart infrastructure investment. We are confident that our extensive municipal experience, technical depth, and funding expertise uniquely position CMA as the ideal strategic partner to support the Town's long-term vision for a connected and future-ready community.

We appreciate your consideration and look forward to the opportunity to discuss how CMA can support the Town's ongoing and future initiatives. Please feel free to contact me at (954) 730-0707 or pmoore@chenmoore.com for any additional information or clarification.

Sincerely,

Peter Moore, P.E., F.ASCE, FACEC, F.FES
President and CEO
Chen Moore and Associates, Inc. (CMA)

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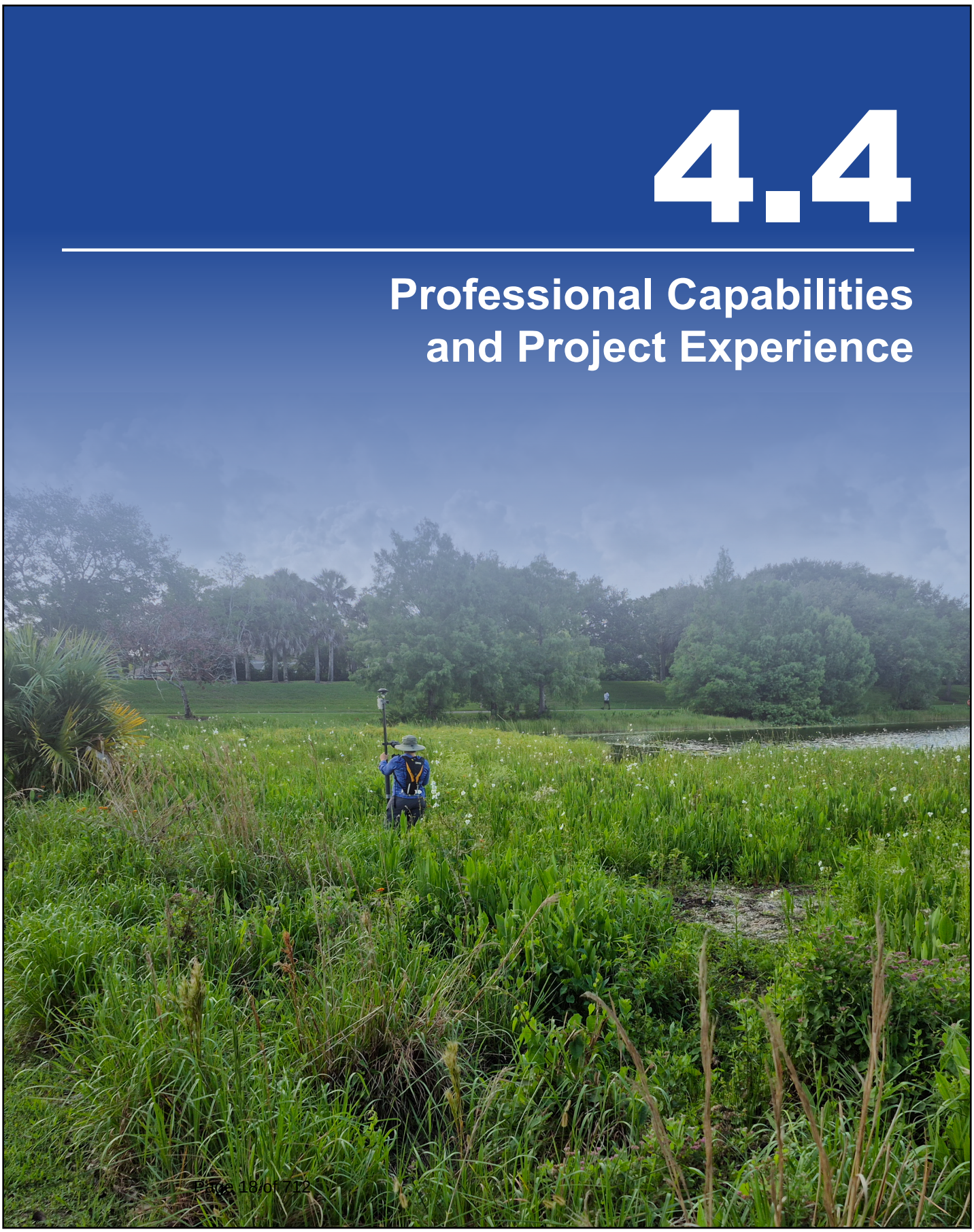
Professional Capabilities and Project Experience



OUR FIRM

Chen Moore and Associates (CMA) has over 39 years of experience delivering successful public infrastructure projects across South Florida, including ongoing work with the Town of Pembroke Park. Our long-standing partnership with neighboring municipalities has allowed CMA to gain a deep understanding of local standards, regulatory procedures, and community priorities, which we bring forward to each engagement with the Town.

CMA has provided comprehensive design and construction administration services for drainage and stormwater improvement projects, including pump station design, control panel engineering, and stormwater management systems tailored to improve flood protection and operational resilience. In addition, CMA has supported municipalities with the development and implementation of Stormwater Master Plans, NPDES compliance and reporting to FDEP (as a co-applicant with Broward County), and ongoing resilience planning initiatives focused on sustainability and sea level rise adaptation.

Our firm's multidisciplinary experience also includes parks and recreation facility improvements, street lighting and electrical design, water and sewer infrastructure, roadway reconstruction, and landscape architecture. CMA's integrated planning and engineering teams bring the expertise needed to enhance community livability while advancing long-term environmental and financial sustainability.

CMA remains fully committed to maintaining a strong and trusted relationship with the Town of Pembroke Park, providing responsive, high-quality consulting services that embody our core values of technical excellence, innovation, and collaboration.



"We are matching our areas of growth with the infrastructure needs of the State of Florida."

- Peter Moore, P.E., F.ASCE, FACEC, F.FES
President and CEO

Years in Business: 39

CMA Engineering License: Florida #4593

CMA Florida Certificate of Status: J41454

Firm Information

Chen Moores and Associates, Inc.
500 W Cypress Creek Rd, Suite 600
Fort Lauderdale, FL 33309

CMA Range of Activities and Qualifications

CMA has become a trusted advisor to numerous utility and municipal clients throughout Broward County and is frequently called upon to perform tasks that go beyond the scope of a standard engineering firm. Regionally, CMA's team of civil engineers, construction experts, planners, and landscape architects work collaboratively to evaluate every facet of a project. With CMA, the Town of Pembroke Park will gain not only a firm with a proven background in municipal site development, but also one that understands the operational needs of utilities and the unique requirements of their facilities.

Since our founding in 1986, CMA has proudly served as a trusted partner to municipal clients across Palm Beach, Broward, and Miami-Dade counties. Over the past 39 years, we have built our reputation on delivering quality, responsive service through multiple task contracts

Local, Ft. Lauderdale–Based Team

CMA's local branch office houses a team of 50 dedicated professionals, and CMA commits that all work under this contract will be performed from this location. More than a group of ambitious professionals solving infrastructure challenges, our staff is deeply engaged in the Broward County community. We take pride in our leadership and involvement in community service initiatives and professional organizations, reflecting our commitment to improving the communities where we live and work.

In addition to designing and delivering significant facilities throughout Broward County, CMA has cultivated strong relationships with regulatory agencies, contractors, and material suppliers. This local knowledge and experience are invaluable to the successful delivery of this contract. We look forward to continuing these relationships and furthering our partnership with the Town of Pembroke Park.



CMA employs more than 170 full time staff, including 52 licensed Professional Engineers, 22 Engineers in-Training, 3 Certified Floodplain Managers, 7 Certified Envision Sustainability Professionals, 8 licensed Professional Landscape Architects, 5 Certified Arborists, 3 Certified Planners, and a highly experienced technical design and production staff. The CMA team has the capabilities to address the smallest to the most challenging civil, transportation, and electrical engineering, planning, landscape architecture, environmental and construction administration tasks required for many types of public, semi-public, and private sector projects.

CMA Range of Activities and Qualifications

We have an in-depth understanding of your challenges. We propose to the Town a highly multidisciplinary and qualified team, with a thorough understanding of our work as civil engineers and landscape architects, and how to coordinate both discipline's needs with each other along with permitting agencies requirements. Our firm is also well regarded for our in-house knowledge of water/wastewater modeling and engineering, stormwater engineering, roadway, streetscapes, parks, site design, and irrigation design. We understand that money invested in improvements represent taxpayer investment in public infrastructure. We are strong designers, but we believe we excel at getting the best benefit for the public from the budgets that are available to make improvements. We take a long-term view. This is just one example of the things we believe we do better than other firms.

We pride ourselves on the kind of service that can only be found in local, responsive organizations because **every client is important to us**. In order to successfully complete projects, our approach is to assemble our team of in-house professional with our trusted sub-consultants providing their expertise, as required. CMA will provide the technical guidance, clearly communicating the pros and cons to ensure the Town gets the exact product it wants.

OUR SERVICES

- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- ELECTRICAL ENGINEERING
- CONSTRUCTION MANAGEMENT
- LANDSCAPE ARCHITECTURE
- PLANNING
- ENVIRONMENTAL
- PARKS AND RECREATIONT





CIVIL ENGINEERING

CMA has been at the forefront of water and sewer infrastructure design since 1986. Our expertise spans a wide spectrum, from small-scale projects to large neighborhood improvements. CMA has a proven track record as a design consultant across Florida, with expertise in modeling, analysis, and design of water main, force main, gravity sewer, and lift stations. Our engineers have the experience addressing the more important utility issues and work to recommend and prioritize phasing for potential improvements. CMA provides a range of services including:

- Water Supply, Treatment & Distribution Design
- Sanitary Sewer Collection Systems Design
- Reclaimed Water Design
- Infrastructure Master Planning
- Trenchless Technology
- Pump Station Design & Rehabilitation
- Stormwater Management System Design & Master Plans
- Watershed Assessments
- Water Resources
- Water Works Design
- Environmental Engineering
- Site Development
- Site Planning
- Permitting & Regulatory Support
- Government Permitting
- GIS Analysis & Mapping
- Project & Program Management
- Sustainable Design & LEED Solutions
- Utility Rate & Infrastructure Valuation Studies
- Public Outreach
- Opinions of Probable Cost

In addition, our engineers can perform the supplemental services like Maintenance of Traffic (MOT) design, identification of grants and other funding resources, and public outreach and education. CMA is also experienced in alternative utility installation methods including horizontal directional drilling, pipe bursting, swagelining, tremie lift station installation, and pipeline rehabilitation, to address some of the unique concerns the client may have.

Our engineers have the experience to address the more important utility issues and work to recommend and prioritize phasing for potential improvements. Over the last 10 years, CMA has planned, designed, permitted, and assisted with the construction of over 500 miles of pressure pipe (including 24-inch to 72-inch mains within FDOT rights of way), over 100 miles of gravity sewer, over 250 pump stations (ranging from 100 gpm to 5,000 gpm), over 100 directional drills (along/across including highways, roadways, and waterways), over 60 miles of pressure pipe over 16-inch diameter, and over 9,000 septic-to-sewer conversions. Installation methods included the traditional open cut method, as well as a variety of trenchless technologies, one of CMA's niche services.



TRANSPORTATION ENGINEERING

Great roadways form the glue that holds a successful community together by enabling safe and convenient transportation for both vehicles and pedestrians. CMA's philosophy of transportation design involves organizing a hierarchy of streets to respond to the varying urban use and density conditions and establishing appropriate standards for each street type. CMA engineers' designs for safety, longevity, and sustainability, creating roadways that will foster active communities. CMA has designed hundreds of miles of roads throughout Florida in the last couple decades. Our expertise includes the following services:

- Roadway Design
- Highway Design
- Stormwater Design
- Streetscape, Circulation & Roundabout Design
- Traffic Calming Design
- Pavement Marking & Signage
- Aviation Related Designs
- Greenway & Trails Design
- Street Lighting Design
- Transit Design
- Pedestrian & Bicycle Pathway Design
- Maintenance of Traffic
- Government Permitting
- GIS Analysis & Mapping
- Project & Program Management
- Public Outreach
- Opinions of Probable Cost



ELECTRICAL ENGINEERING

CMA's electrical team specializes in the design of power systems for electric utilities, campuses, and facilities of industrial and institutional clients that support the construction, maintenance and expansion of utility systems for both public and private utility clients. Our electrical engineers and designers have decades of industry experience. As a result, CMA engineers approach transmission and distribution lines, substations, protective relaying and control systems, and solar generation systems design with informed consideration of operational and maintenance concerns. Our expertise includes the following services:

- Engineering Design for Power Substations
- Transmission Design (Overhead & Underground Line Design)
- Distribution Design (Overhead & Underground Line Design)
- Transmission & Distribution System Studies, Modeling & Analysis
- Lightning Protecting & Grounding Systems
- Protective Relaying & Controls, Metering & Communications
- Solar Generation Interconnection
- Power Supply & Rates
- SCADA Systems
- Cable & Equipment Replacement Design
- Lighting Design
- Government Permitting
- Infrastructure Master Planning
- GIS Analysis & Mapping
- Project & Program Management
- Commissioning
- Opinions of Probable Cost



UTILITY DESIGN

CMA has worked with public, semi-public and private clients to provide a wide range of water and sewer consulting engineering services including large-scale master planning and modeling, existing system assessments, design and rehabilitation, and new site development design, permitting and construction. Our experience includes the planning, design, permitting and construction of over 500 miles of pressure pipe, 100 miles of gravity sewer, 250 pump stations, **over 100 horizontal directional drills of up to 54 inches in diameter, jack & bore designs**, **60 directional drills, gravity and pressure pipe bursting, and compression fit slip-lining**. The following are some examples of our utility capabilities:

- Water/Sewer Distribution/Collection/Transmission System Modeling
- Master Planning
- Pump Station Rehabilitation and Design
- Water Supply, Treatment and Distribution
- Wastewater Collection, Transmission, Treatment, Re-use and Disposal
- Trenchless Technology Analysis
- Pipe Lining and Rehabilitation
- GIS Analysis
- Odor Management
- Government Agency Permitting and Coordination
- Cost Estimating

CMA offers recent and relevant experience pertaining to transmission main replacement, repair, and rehabilitation. CMA has designed and executed multiple large diameter pipeline projects for the City of Fort Lauderdale, including:

- Prospect Lake Water Main - Includes 17,000 linear feet of 48" and 54" new water main including five (5) **54" horizontal directional drills** in FDOT and Broward County roadways and installation of a 66" steel casing via Jack & Bore under CSX railroad tracks.
- 48" Emergency Force Main – Over **22,000 linear feet of 48” force main** with 12 Horizontal Directional Drills (HDD).
- 30” Force Main – Phases 1, 2, 3, and 4 – Over **19,000 linear feet of 30” force main**, with a combination of open cut, HDD, and compression fit lining.

In addition, CMA has experience designing water main within residential neighborhoods and congested rights-of-way, such as:

- Valhalla Resort, Crawl Key, Marathon – A 54-acre resort including the planning, design, and modeling for the development’s approximately **16,000 linear feet** of private fire protection and domestic water mains, ranging from **6”-12” diameter**.
- Miami-Dade Water and Sewer Department (WASD) Basin D2-B – Over **12,000 linear feet of 8”-16” water main**, designed in concert with new sanitary sewer in existing urban congested rights-of-way.



LANDSCAPE ARCHITECTURE

CMA's Landscape Architecture studio strives to develop context sensitive design solutions incorporating and conserving nature in our urban environments. Our design approach focuses on creating high quality environments for people. Public landscapes, whether in the form of parks, streetscapes, or other municipal facilities, serve multiple purposes. They provide beautification, shade, habitat for wildlife, they improve water quality, and they can serve as educational spaces informing the public of our need to care for our natural resources. They contribute to our physical and mental health, improve our quality of life and enhance the urban experience.

We begin our projects by understanding our client's ability to maintain and operate the spaces we create. The design and its implementation represent a fraction of our work's anticipated life. We work closely with you to make certain inherited facilities can be maintained for the long-term benefit of your community. Landscapes and infrastructure should be sustainable socially, environmentally, and economically.

CMA believes parks play a vital role in our communities. Parks lay a healthy foundation for community development. They can catalyze community revitalization, engage the community, and support economic development through enhancement of property values and increased municipal revenue. Parks can promote tourism by providing venues for special events, festivals, and sports tournaments and often contain special facilities such as zoos, memorials, or significant cultural artifacts. Socially, parks create safer neighborhoods and provide an environment where people can connect with nature and benefit from physical activity, social interaction, and a cleaner environment raising their quality of life. Physically, our parks shape our environment and help to define our public realm by providing open space that preserves vital ecological functions, protects biodiversity, buffers incompatible land uses, and reduces public costs for stormwater management, flood control, and other forms of public infrastructure. Our expertise includes the following services:

- Planting Design
- Hardscape Design
- Urban Design
- Master Planning (Parks, Planting and Irrigation)
- Community Planning
- Irrigation Design
- Park Design
- Greenway & Trails Design
- Pedestrian & Bicycle Pathway Design
- Government Permitting
- Site Planning & Rezoning
- GIS Analysis & Mapping
- Sustainable Design & LEED Solutions
- Project & Program Management
- Habitat Restoration
- Wayfinding
- Public Outreach
- Opinions of Probable Cost
- Recreational Facilities



PLANNING

Land use planning is about community building, it is integral to the sustainable development of cities and towns. It involves looking at how land should be used, ranging from green space to residential areas, commercial and industrial sites. Land-use planning takes place within the framework of local zoning laws, state and federal regulations; and careful planning aims to preserve the environment, promote social gatherings, enhance communities, and support transportation, industry, and economic development. CMA provides long range and current planning services by focusing on sustainable principles with unparalleled graphic skills and superior analytical capabilities to local governments, communities, and private sector clients throughout Florida. Our expertise includes the following services:

Long Range Planning

- Sustainable Comprehensive Plan & Text Amendments
- Neighborhood Plans
- Land Development Regulations & Zoning Codes
- Evaluation & Appraisal Reviews
- Annexation Plans & Processing

Current Planning

- Development Applications & Approvals
- Site Plan Designs & Reviews
- Technical Reports

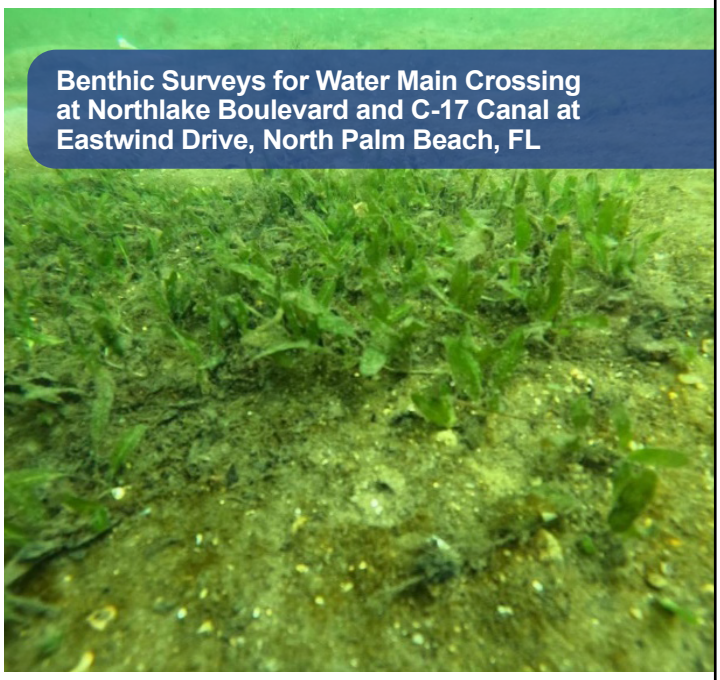
Community & Neighborhood Involvement

- 24/7 Open Community Forums
- Vision & Master Plans
- Neighborhood Plans
- Design Charrettes
- Neighborhood Participation

Graphics and Geographic Information System (GIS)

- GIS Maps
- 3D Computer Rendering/Conceptual Design/CAD





ENVIRONMENTAL

At CMA, we understand the need to balance development with the protection of natural resources. We work with our clients to identify protected natural resources, including wetlands, coastal/marine resources (mangroves, corals, seagrass), upland trees, and threatened and endangered fauna/flora that may conflict with their proposed infrastructure projects. Our staff includes SWS Professional Wetland Scientists, UF Florida Master Naturalists, and ISA Certified Arborists who can perform quantitative and qualitative assessments of protected natural resources, and who work directly with our civil engineers to design projects to avoid/minimize resource impacts or develop mitigation strategies to offset unavoidable impacts. Mitigation strategies may include habitat restoration design for freshwater wetlands, uplands, coastal wetlands, or marine habitats, and mitigation bank coordination. Our expertise includes the following services:

- Wetland Delineations, Function Evaluation, & Monitoring
- Mitigation Design
- Environmental Resource Permitting
- Protected Wildlife Assessments
- Benthic Resource Surveys
- GPS & GIS Data Collection/Mapping Development
- NEPA/PD&E Document Preparation & Reevaluations
- Certified sUAS/Drone Pilot Services
  - Videography
  - Wetlands Monitoring
- Arborist Services
  - Urban Forest Management Plans
  - GPS Tree Inventories
  - Tree Removal Permitting
  - Tree Value Estimates/Tree Grading
  - Tree Risk Assessment (ISA – TRAQ) & Tree Canopy Assessments
  - Mangrove Trimming Oversight



CONSTRUCTION MANAGEMENT

CMA's focus for every construction project is to bring value and assisting the team to successfully construct a project that meets the expectations of the Owner and the public. The health, safety and welfare of the public is at the forefront of every project CMA designs and serves in the role of construction engineering inspection (CEI) or construction administration. At CMA, our engineers work very closely with the in-house inspectors, allowing a different point of view when interpreting construction documents.

Considerable experience has been gained due to the fact that all engineers involved in infrastructure design have had field experience performing construction management services. The lessons learned in the field are incorporated into each design, and the engineers have the knowledge to make educated decisions about the acceptability of the work. CMA strongly believes in its operational procedures in the field via detailed reports, communications, and technology. This effort is supported by a robust Quality Assurance/Quality Control program. Aside from CEI, CMA offers our constructability review services to identify key concerns for proposed projects and to assist our clients in mitigating risk. Our expertise includes the following services:

- Construction Management
- Program Management
- Construction Administration Services
- Construction Engineering Inspections
- Asset Management (GIS/GPS)
- Bidding Assistance
- Pre-construction Services
- Value Engineering
- Scheduling
- Testing & Construction Monitoring
- Bond Releases
- FEMA Disaster Recovery Services

SELECT ACCOLADES

CMA is very proud of the awards and acknowledgements that we have been bestowed. These have been based on both the projects and services we have performed and the work environment we have established, not only in each office, but also the company as a whole. The following highlights some of our awards for previous similar services.

2025 ENR Top 500 Design Firms
Ranked number 499. The ENR Top 500 Design Firms list is an annual ranking published by Engineering News-Record (ENR), which lists the largest design-specific firms in the U.S. The rankings are based on the revenue generated from design services in the previous year. The list serves as a benchmark for the design industry, highlighting the leading firms in terms of design-related revenue.

2025 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. CMA ranked 29th in the small employer group.

2025 South Florida Business Journal Business of the Year
Awarded Business of the Year in the $25 million - $50 million category. This program recognizes companies that excel in growth, service, quality, innovation, and the execution of an outstanding business strategy.

2024 ASCE Younger Member Employer Recognition Award
CMA was awarded the 2024 Younger Member Employer Recognition Award by the American Society of Civil Engineers' (ASCE) Committee of Younger Members (CYM). This recognition is given to employers who support professionals early in their careers and encourage their involvement in ASCE activities.

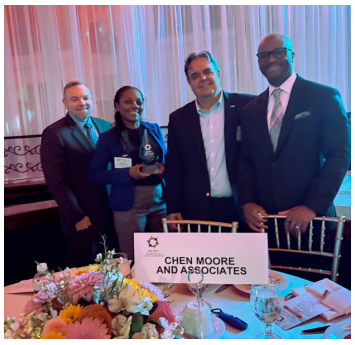
2024 Zweig Group Best Firms to Work For Award & Hot Firm List
Ranked number 32 in the multi-discipline category and 16 for the 100-199 employees category. The award recognizes the top firms leading the way in creating a workplace that inspires, motivates and rewards employees. Ranked number 65 in the Hot Firms List. The list recognizes the 100 fastest-growing engineering, architecture, planning and environmental consulting firms in the U.S. and Canada.

2024 Sun Sentinel South Florida Top Workplace
The awards recognize companies deemed by their employees to be the Top Workplace in South Florida. CMA ranked 38th in the small employer group.

2024 Jacksonville Business Journal Top Engineering Firms List
Ranked number 18. The list includes 42 engineering firms located in Duval, Clay, St. Johns, Nassau, Baker, Putnam and Flagler counties ranked in order by number of licensed engineers.

2024 ACEC-FL Honor Winner
CMA was awarded the 2024 Honor Winner in the Energy Category from The American Council of Engineering Companies of Florida (ACEC-FL) for the Dames Point Bridge Electrical and Lighting project for FDOT District 2 at the 2024 ACEC Florida Engineering Excellence Awards Banquet.







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Experience of Key Personnel and Project Team



Experience & Qualifications of the Specific Local Office Personnel

Over nearly four decades, CMA has become one of Florida's most capable and diverse utility engineering firms over nearly four decades. CMA combines the resources of a statewide organization with the responsiveness of a local partner. As the ***largest engineering firm headquartered in Broward County***, we are deeply rooted in the community we serve, and our reputation has been built on excellence in design, innovation in delivery, and responsiveness to client needs. Our extensive experience enables us to anticipate and address both current and future capital improvement needs. CMA is committed to collaborating with staff, Boards, Committees, and residents to deliver projects that enhance the safety, sustainability, and overall quality of life.

Tim Hogans, will be the Principal-in-Charge providing contract oversight and team leadership. As a longtime resident of Broward County, Mr. Hogans will combine his experience, engineering expertise and key relationships to bring maximum value to the City.

Leading our team as Senior Engineer and Project Manager is ***Jessica Diaz, P.E.*** Ms. Diaz was selected not only for her expertise in project management and design but because of her history with Broward County. City staff are familiar with Ms. Diaz. Ms. Diaz has over 9 years of experience as a Civil Engineer, with the majority of her experience in South Florida projects. Throughout her career she has managed projects that include drainage and hydraulic studies, detailed civil design, regulatory permitting and construction of infrastructure improvements. Her design expertise is in pipeline design and application of trenchless technologies. Ms. Diaz co-leads a dedicated design team in our Broward County office, which has extensive experience delivering projects from the preliminary phase to detailed design, permitting and construction phase. This team will prove to be of great value and benefit to the Town of Pembroke Park.

Aleem Ghany, P.E., ENV SP, CFM, will serve as our QA/QC Manager, applying historical knowledge of City projects and verifying compliance with city standards.

Assisting the project management team are an array of professional staff that have spent most of their careers involved with some aspect of municipal work in Broward County, and they'll bring focus to this contract with consistent on-time, on-budget project delivery as they have on many projects. These key professionals include ***Vincent Locigno, P.E.*** (Civil Engineering), ***Ben Lehr P.E, DBIA*** (Traffic and Transportation Engineering), ***Eric Harrison, PLA*** (Landscape Architecture), ***Nilsa Zacarias (AICP)*** (Planning), ***Brian Coelker, MS, SPWS, CA, CLI*** (Environmental Engineering), ***Brent Whitfield, P.E., ENV SP, F.ASCE*** (Stormwater Engineering), ***Jose McCray (CEI)***, and ***Darren Badore*** (Project Management). CMA will also be supported by the following subconsultants: Longitude Surveyors (Surveying), Pangeo Consultants (Geotechnical Engineering), and Reina Engineering (Utility Engineering).

In summary, CMA combines firmwide expertise, a strong culture of client service, and the responsiveness of our Broward County headquarters. Our team, led by Principal-in-Charge Tim Hogans, Project Manager Jessica Diaz, P.E., and QA/QC Manager Aleem Ghany, P.E., ENV SP, CFM, is well positioned to deliver projects with professionalism, efficiency, and a thorough understanding of the Town's needs.

Our Team

Longtitude Surveyors

Longitude Surveyors was established in 2004 and has been providing comprehensive surveying and mapping services throughout South Florida for more than twenty years. Our firm has built a solid reputation for accuracy, responsiveness, and technical excellence, supporting numerous municipalities, counties, and state agencies, including the Florida Department of Transportation and multiple cities across Broward County.

We offer a full range of professional services encompassing boundary, topographic, right-of-way, and construction surveying, as well as Subsurface Utility Engineering (SUE), GIS mapping, and 3D laser scanning. Our team is composed of experienced Professional Surveyors and Mappers, senior technicians, and field crews who utilize advanced technology and proven quality control procedures to ensure every project is completed with precision and efficiency.

Longitude's long-standing presence in the region and its proven history of delivering timely, high-quality results make us fully capable of supporting the City of Dania Beach with all required surveying services. Our experience with municipal infrastructure, roadway improvements, and right-of-way mapping ensures a complete understanding of the City's standards and expectations.

Pangeo Consultants

With 21 years of experience in the field of geotechnical and structural engineering, Pan Geo Consultants LLC. is a Broward County based consulting firm founded by Paul C. Catledge, P.E. and Angelina López Catledge, BLA, M.S. with a commitment to providing responsive, innovative, and cost effective solutions.

Pan Geo Consultants specializes in the field of geotechnical engineering with a focus on the South Florida region. Our vast experience allows us to more effectively prescribe field studies from which our clients may anticipate and mitigate potential subsurface issues early in the project timeline, thereby avoiding time and cost overruns. Our team can carry projects from concept to completion, from preliminary site feasibility and due diligence studies to detailed geotechnical studies, and forensic studies of existing facilities. Our services include subsurface exploration, foundation design, slope stability, retaining structure design, forensic analysis, and peer review. PGC also offers construction phase inspections of pile installation (auger cast, driven, and sheet piles), groundwork modification and chemical grouting procedures, quality control and quality assurance testing of construction materials, and structural inspections to verify methods of construction comply with the contract documents.

Reina Engineering

Reina Engineering, LLC (RE) is a civil engineering consulting firm based in Florida, specializing in land development, municipal engineering, and governmental services. Established in October 2022, RE offers comprehensive solutions for utility infrastructure improvement projects, including water, sanitary sewer, reclaimed water, and stormwater systems. Their services span master planning, hydraulic modeling, design, permitting, feasibility studies, construction cost estimating, and construction administration. In the governmental sector, RE provides support in CIP project management, FDOT utility coordination, NPDES and CRS compliance, floodplain and engineering reviews, and planning and zoning assessments. The firm is certified as an SBE in multiple Florida jurisdictions and holds DBE certification from the Florida Department of Transportation.

Reina Engineering is led by Francisco Reina, who brings over 18 years of experience managing utility infrastructure projects in South Florida, particularly with Broward County's Water and Wastewater Engineering Division and Miami Dade County. Mr. Reina has overseen more than $500 million in infrastructure projects and has worked closely with state agencies such as FDOT, FDEP, DERM, WASD, Broward County and the Florida Department of Health. His extensive background includes coordination with local governments and public agencies across the region, equipping RE with deep expertise in navigating complex utility and regulatory environments.

Reina Engineering has the technical expertise, local experience, and professional licensing required to provide the full range of civil engineering services described in the Town of Pembroke Park's RFQ 25-02 for Continuing Contracts under CCNA. Our team has successfully delivered site development, drainage, water and wastewater, roadway, and utility design projects throughout South Florida for both public and private clients. We combine a deep understanding of local regulatory processes with innovative design and practical engineering solutions, ensuring responsive, high-quality service aligned with the Town's needs and standards.

SELECT MUNICIPAL CLIENTS

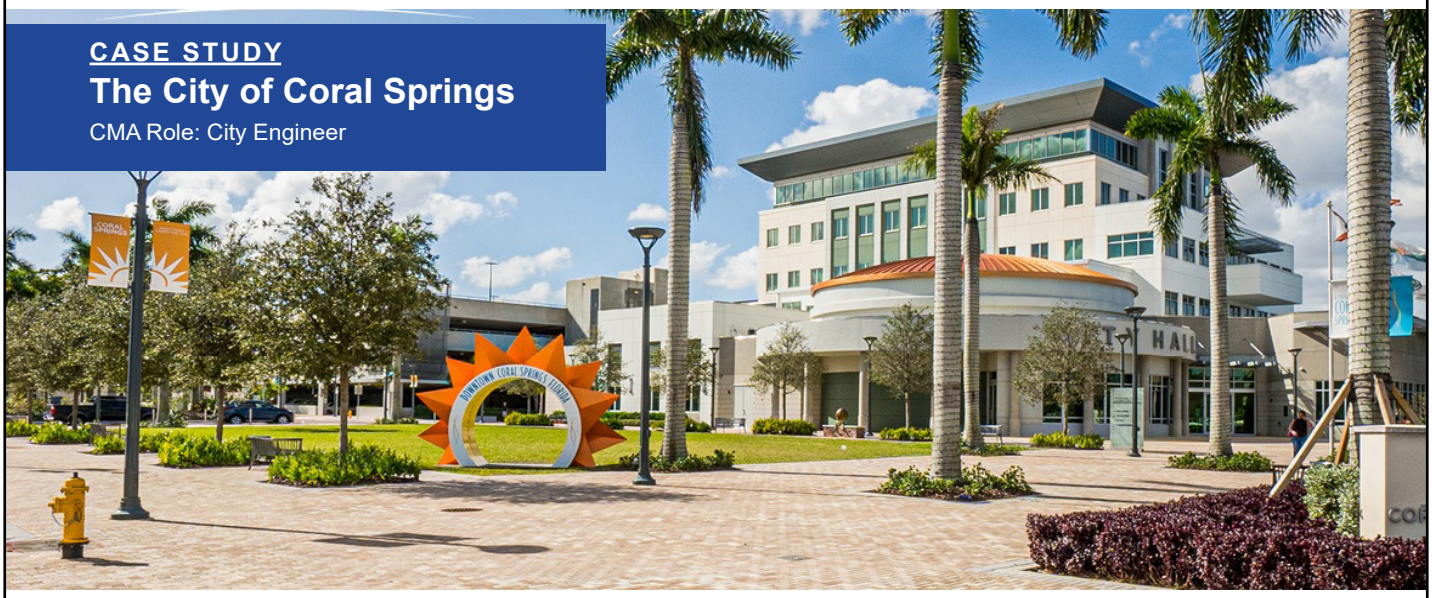
Chen Moore and Associates has established a reputation in Florida for successfully providing professional consulting services for over three decades. CMA has extensive experience providing engineering and landscape architecture continuing services to over 100 public sector governmental entities in Florida (CMA) is the prime consultant for over 75 of them) in which many of these are municipalities. Our services cover the spectrum of transportation and roadway engineering, streetscaping, drainage and stormwater engineering, water resources, electrical engineering, urban/master planning, urban spaces, recreation areas, parks, and water and sewer infrastructure.

Braden River Utilities
Broward College
Broward County
Broward County Aviation Department
Broward County Public Works Department
Broward Metropolitan Planning Organization
Cedar Key Water & Sewer District
City of Boynton Beach
City of Casselberry
City of Coconut Creek
City of Cooper City
City of Coral Gables
City of Coral Springs
City of Dania Beach
City of Deerfield Beach
City of Delray Beach
City of Doral
City of Fort Lauderdale
City of Fort Lauderdale, CRA
City of Gainesville
City of Hallandale Beach
City of High Springs
City of Hollywood
City of Homestead
City of Key West
City of Lake Worth Beach
City of Lauderhill
City of Marathon
City of Margate
City of Melbourne
City of Miami
City of Miami Beach
City of Miami Gardens
City of Miami Springs
City of Miramar
City of North Lauderdale
City of North Miami
City of North Miami Beach
City of Oakland Park
City of Pembroke Pines
City of Plantation
City of Pompano Beach
City of Pompano Beach CRA
City of Riviera Beach Public Works
City of Riviera Beach Utility District
City of Sunny Isles Beach
City of Sunrise
City of West Melbourne
City of West Palm Beach
City of Westlake
City of Wilton Manors
FDOT District 1
FDOT District 2
FDOT District 3
FDOT District 4
FDOT District 5
FDOT District 6
FDOT District 7
Ferncrest Utility
Florida Keys Aqueduct Authority
Florida Turnpike Enterprise
Gainesville Community Redevelopment Agency
Gainesville Housing Authority
Gainesville Regional Utilities (GRU)
Government of the Virgin Islands
Lauderdale-By-The-Sea
Loxahatchee River District
Margate Community Redevelopment Agency
Marion County Board of County Commissioners
Martin County Board of County Commissioners Miami Dade Aviation Department
Miami Dade County
Miami Dade Department of Environmental Resources Management DERM
Miami Dade Parks, Recreation and Open Spaces Department
Miami Dade Public Works Department
Miami Dade Water and Sewer Department
Palm Beach County
Parkland Utilities
Riviera Beach Community Development Agency
Seacoast Utility Authority
Solid Waste Authority of Palm Beach County
South Florida Regional Transit Authority
South Florida Water Management District
Town of Bay Harbor Islands
Town of Davie
Town of Davie Utilities Dept.
Town of Hillsboro Beach
Town of Hypoluxo
Town of Jupiter
Town of Jupiter Island
Town of Lake Park
Town of Medley
Town of Miami Lakes
Town of Palm Beach
Village of Bal Harbour
Village of Islands, Islamorada
Village of Palm Springs
Village of Pinecrest
Village of Tequesta
Village of Wellington

CASE STUDY

The City of Coral Springs

CMA Role: City Engineer



Chen Moore and Associates (CMA) has built a strong and trusted relationship with the City of Coral Springs, serving as a valued partner on a wide range of municipal infrastructure initiatives. Over the past several years, CMA has supported the City through the planning, design, permitting, and construction of projects that enhance essential public services and improve the quality of life for residents and businesses. Our collaboration spans multiple disciplines, including utilities, stormwater management, transportation, landscape architecture, and general engineering, and reflects a shared commitment to innovation, responsiveness, and community-focused design. The following summary highlights CMA's experience and contributions to the City of Coral Springs across these service areas.

Utility Engineering

Chen Moore and Associates (CMA) has provided comprehensive utility engineering services to the City of Coral Springs for multiple projects involving water, reclaimed water, and wastewater systems. Our work has included the design and administration of water mains, reuse mains, gravity sewer, force mains, and lift stations.

CMA has assisted the City in refining its utility standards and details based on operations and maintenance feedback. Our engineers are familiar with the City's infrastructure and have addressed challenges such as high groundwater, limited right-of-way, aging assets, and private encroachments.

CMA has also implemented alternative installation methods, including horizontal directional drilling, pipe bursting, swagelining, and pipeline rehabilitation, to minimize impacts on residents and businesses. For each project, CMA coordinated isolation and temporary service measures to avoid interruptions to water and sewer service during construction.

Stormwater and Drainage

CMA has extensive experience with the City's stormwater management system, having modeled, analyzed, and designed numerous drainage improvements throughout Coral Springs.

Our team understands the City's critical assets, regulatory requirements, and high service expectations.

CMA has evaluated flooding conditions, assessed system performance, and designed stormwater infrastructure improvements in both residential and commercial areas. Our work in Coral Springs has also included combining drainage improvements with water and sewer projects to reduce cost and disruption.

CMA has provided the City with services including:

- Stormwater infrastructure and pump station design
- Exfiltration trench and outfall modification design
- Water quality and quantity modeling (ICPR, SWMM, StormCAD, Cascade)
- MS4 and NPDES permitting, BMP implementation, and compliance support
- Floodplain analysis, GIS mapping, and cost estimating
- Coordination of environmental permitting and mitigation activities with E-Sciences

Water Quality and TMDL Support

For the City of Coral Springs, CMA has developed water quality stormwater models to estimate pollutant loadings and assist in compliance with Total Maximum Daily Load (TMDL) requirements. Using calibrated hydrologic and hydraulic models with GIS integration, CMA has identified pollutant sources, modeled expected loads, and supported the City's planning for BMPs and pollution reduction strategies consistent with State and Federal requirements.

Transportation and Traffic Engineering

CMA, in partnership with via planning,inc., has provided on-call transportation and traffic engineering services to the City of Coral Springs. Our team has completed assignments involving:

- Streetscape and hardscape design
- Traffic calming and pedestrian/bicycle improvements

- Intersection, roundabout, and corridor design
- Parking, lighting, and MOT/TTC plans
- Traffic impact analyses, access management, and operational studies

This ongoing partnership reflects CMA's commitment to delivering context-sensitive transportation solutions that enhance safety, mobility, and aesthetics across the City's corridors and neighborhoods.

GIS Services

CMA integrates GIS technology into all City of Coral Springs projects to support planning, design, permitting, and construction. We have compiled City and County data layers, developed interactive GIS exhibits and web-based mapping, and provided GIS Online training and tools to City staff. This approach allows for efficient coordination, improved data transparency, and streamlined project execution.

Construction Inspection and Administration

CMA has provided construction administration and inspection services for City of Coral Springs utility and drainage projects. Our team has coordinated bid processes, conducted pre-construction conferences, provided daily field inspection and documentation, managed RFIs, change orders, and pay applications, and performed start-up testing, punch list inspections, and permit closeout.

CMA's established procedures ensure accurate record drawings and quality assurance at every phase of construction.

Landscape Architecture

CMA maintains a continuing services contract with the City of Coral Springs for landscape architecture and public space design. Our in-house team has completed projects involving streetscapes, parks, trails, plazas, and recreational facilities, from conceptual design through construction.

CMA's landscape architects coordinate closely with City staff to ensure that designs align with community context, maintenance capacity, and sustainability goals.

Parks and Recreation

For the City of Coral Springs, CMA has provided planning, programming, and design services for park and recreation facilities. Our work includes neighborhood and urban parks, greenways and trails, playgrounds, aquatic facilities, and sports fields.

We have assisted the City in developing master plans and implementing improvements that balance community needs, long-term maintenance considerations, and funding opportunities.

General Professional Engineering Services

CMA has delivered multiple task orders and on-call assignments for the City of Coral Springs involving project scoping, data collection, GIS integration, modeling, detailed design, permitting, bidding, and construction administration.

Our team has coordinated with all relevant regulatory agencies, including the Broward County Health Department, Broward County Environmental Protection and Growth Management Division (BCEPGM), Broward County Highway Construction & Engineering, Broward County Traffic Engineering, South Florida Water Management District (SFWMD), Florida Department of Environmental Proection (FDEP), and Florida Department of Transportation (FDOT), ensuring compliance and timely project delivery.

CMA has also supported the City's public involvement process through mailers, neighborhood meetings, and issue tracking to maintain clear communication with residents and stakeholders throughout project delivery.

Over the past five years, Chen Moore and Associates (CMA) has partnered closely with the City of Coral Springs on a variety of projects encompassing utility, stormwater, transportation, landscape architecture, and general engineering services. Through this continued collaboration, CMA has delivered reliable and cost-effective infrastructure solutions that enhance the City's functionality, sustainability, and long-term growth. Below is a summary of the projects in which we have served the City.

2025	Traffic Management Services
2025	Stormwater Utility Fee Assessment
2025	University Drive Irrigation Modification
2025	University Drive Linear Park
2025	North Community Park Wetland Planting
2025	2025 General Consulting Engineering Services
2024	Traffic Management Services
2024	Vulnerability Assessment Additional Services
2024	Coral Springs Parks Lake Assessments
2023	Engineering Standards
2023	General Consulting Engineering Services
2023	Traffic Management Services
2023	Westchester Stormwater Improvements Phase II
2023	General Consulting Engineering Services

2022	Traffic Management Services
2022	Engineering Standards Preparation
2022	Stormwater Master Plan
2021	Stormwater Master Plan Needs Assessment
2021	Westchester Stormwater Improvements Phase I
2021	Traffic Management Services
2021	Stormwater Utility Fee Services FY22
2021	Stormwater Master Plan Needs Assessment
2020	Coral Springs Kiwanis Park Restoration
2020	Coral Springs Fire Station 64 Replacemeny
2020	Coral Springs Architect/Engineer Design
2020	Traffic Management Services
2020	Westchester Stormwater Improvements Phase I

CASE STUDY
City of Westlake



Client:
City of Westlake
Kenneth Cassel
City Manager
4001 Seminole Pratt Whitney Rd.
Westlake, FL 33470
(561) 530-5880

Description: The City of Westlake, Palm Beach County's 39th municipality, was incorporated on June 20, 2016. Encompassing approximately 38,000 acres of primarily vacant, former agricultural land in western Palm Beach County, the new city is envisioned as a sustainable and vibrant community featuring 4,500 homes and 2.2 million square feet of commercial space. Designed to provide much-needed urban services to the surrounding suburban areas, Westlake represents one of the most significant new city developments in the region.

Chen Moore and Associates (CMA) has served as the City's planning staff since its incorporation, providing comprehensive planning and zoning services. The CMA planning team prepared the first Comprehensive Plan for the City of Westlake, which was adopted in 2018 in full compliance with Florida Statutes. The plan reflects a strong commitment to sustainable growth and a balanced community vision, emphasizing protection of residential neighborhoods, diversity of housing, a vibrant mixed-use district, support for employment hubs, and preservation of parks and open spaces.

To support the City's long-term vision, **CMA also developed the new Zoning Code and Land Development Regulations (LDRs)**, ensuring consistency with the Comprehensive Plan and state requirements. **Each element of the plan including: Administrative, Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, Housing, Capital Improvements, Intergovernmental Coordination, and the "10-Year Water Supply Plan" was revised and updated to promote a sustainable and well-integrated community.**

Under an ongoing consulting contract, CMA provides both long-range and current planning services for the City. These services include **researching, identifying, and recommending amendments to the Comprehensive Plan; reviewing and updating Land Development Regulations; conducting in-depth analyses and drafting code text amendments; and processing site plan and variance applications. CMA also coordinates and conducts Development Review Committee meetings, prepares staff reports and presentations for the Municipal Council and the Local Planning and Zoning Review Board, and manages code compliance activities such as site inspections, complaint processing, and code case presentations.**

CMA continues to play a key role in shaping the community's growth and development, ensuring that Westlake evolves as a model for smart, sustainable urban planning and a high quality of life for its residents.





Principal-in-Charge

Tim Hogans



Project Manager

Jessica Diaz, PE



QA/QC Manager

Aleem Ghany, PE, ENV SP, CFM

Civil Engineering

Vince Locigno, PE *Civil Engineering*	**Richard Tenn** *Project Engineer*

Transportation

Ben Lehr, PE, LEED AP *Director of Transportation*	**Lucas Farfan, EI** *Project Engineer*

Landscape Architecture

Eric Harrison, PLA *Director of Landscape Architecture*	**Peter Salamon, PLA** *Landscape Architect*

Planning/Development

Nilsa Zacarias, AICP *Director of Planning*	**Lance Lilly** *Senior Planner*

Environmental Engineering

Brian Voelker, MS, SPWS, CA, CLI *Senior Environmental Scientist*	**Camille Schillizzi, CA** *Environmental Scientist*

Stormwater Engineering

Brent Whitfield, PE, ENV SP, F.ASCE *Director of Stormwater Engineering*	**Charmaine Emanuels, PE, ENV SP** *Project Engineer*

CEI

Jose McCray *Senior Construction Specialist*	**Matthew O'Rourke** *Senior Construction Specialist*

Project Management

Darren Badore *Construction Management*	**Safiya Brea, PE, LEED AP** *Engineer*

General Consulting Engineering

Longitude Surveyors *Surveyor*	**Pangeo Consultants** *Geotechnical Engineering*	**Reina Engineering** *Utility Engineering*

TIM HOGANS, JR.
Principal-In-Charge



cma
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Tim Hogans is Vice President of External Affairs & Economic Development. He was previously a Project Director of Development at GridLiance, A NextEra Energy Transmission Company, the leading competitive transmission company in North America. He is dedicated to growing and maintaining positive, long-lasting relationships with municipal and cooperatives in Northeast and Mid-Atlantic regions of the US. He also manages key relationships with American Public Power Association & National Rural Electric Cooperative Association. Prior to GridLiance, he was on two nine-month rotations in Marketing & Communications and Regulatory & Political Affairs within NextEra Energy Resources, the world's leader in renewable energy. He managed campaign strategies, relationships with National Association of Counties & American Farm Bureau, and community stakeholders in various regions of the US. In addition, he managed elected officials, city managers, and business stakeholders in External Affairs for 7 years in North Broward County. Tim has served in multiple leadership roles within Customer Service and Power Delivery for 21 years at NextEra Energy, including Small/Medium Business Accounts Regional Manager for Dade and Broward Counties, Engineering Lead, Resource Lead, Production Lead, and Customer Project Manager.

Project Experience:

Experience prior to joining CMA:

Florida Power & Light Company, Major and Governmental Accounts, Customer Project Manager (July 2024 – Nov 2024). Successfully managed a team of ten Customer Service Account Managers serving Miami-Dade County. The team acted as the primary point of contact for all Miami-Dade County hospitals, universities, state colleges, the Port of Miami, Miami International Airport, Miami-Dade County government, and the 34 municipalities within the county, supporting a multi-billion-dollar operation and its facilities. Additionally, managed internal statewide Shore Power initiatives for Port Everglades, the Port of Miami, and Port Canaveral, coordinating stakeholder meetings, presenting project updates to port authorities, and overseeing the development of utility cost and billing recommendations prepared by the account management team.

NextEra Energy Transmission Company, Project Director Development (March 2023 – July 2024). Oversaw Origination Development for the Western United States region and New England territories, working closely with Public Power Associations, municipalities, and electric cooperatives to develop partnerships involving existing transmission facilities. Managed relationships with data centers across the United States to support infrastructure and capacity needs. In the late stages of development, coordinated with the internal Origination Development team to finalize and close external transmission agreements, ensuring alignment between technical, financial, and operational objectives.

NextEra Energy, Next Step Rotation 18-month Program
(September 2021 – March 2023). Selected as one of six employees out of 14,000 to participate in a companywide leadership development program. The first nine-month rotation is within the NEER Regulatory and Political Affairs department, focusing on thirteen southern states outside of Florida. Responsibilities include managing campaign strategies, regulatory and Public Service Commission initiatives, and relationships with elected officials to support the expansion of renewable energy projects in solar, wind, and battery storage across the United States. The second nine-month rotation was within the Marketing and Communications department, where I helped create and execute a groundbreaking electric vehicle (EV) car dealership program and managed the liquefied natural gas (LNG) marketing campaign in Texas and Pennsylvania.

Experience

Years of experience at CMA: 1

Total years of experience: 26

Education

Master of Science, Electrical Engineering, Florida State University, 2002

Bachelor of Science, Electrical Engineering, Florida State University, 2000

Registration

Professional Engineer Florida, 49941, 2000

Professional Affiliations

American Public Power Association (APPA)

Broward 2-1-1

Broward Alliance

Broward Workshop

Coral Springs Coconut Creek Regional Chamber of Commerce

Florida Association of Counties

Florida Chamber

Florida League of Cities

Greater Plantation Chamber of Commerce

Greater Pompano Beach Chamber of Commerce

Kappa Alpha Psi Incorporated

Leadership Florida: Chair, Connect Class 12 (2022-2023); Governance Chair, Executive Committee (2020-2022)

Manchester Who's Who of Executive and Professionals (2004-2005) Registry

National Association of Counties

Sigma Pi Phi Fraternity

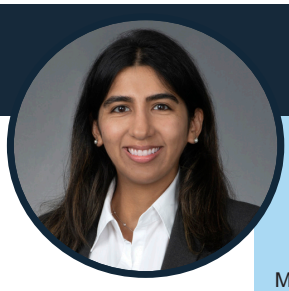
Incorporated Urban League of Broward County

Awards

2020 Coral Springs Coconut Creek Regional Chamber of Commerce President's Award

2021 Coral Springs Business Excellence Awards Honoree

JESSICA DIAZ, P.E.
Project Manager



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Jessica Diaz holds a bachelor's and master's degree in civil engineering from the University of Florida. With extensive experience in civil engineering design and construction oversight, Jessica has managed projects in areas such as utility modeling, water distribution, stormwater management, roadway design, and complete streets. She is committed to delivering excellent customer service by maintaining clear communication and addressing client needs throughout the project lifecycle. Jessica works closely with multidisciplinary teams to ensure projects stay on schedule, within budget, and meet quality standards. As Project Manager, she focuses on efficient project execution and strong client collaboration.

Project Experience:

Phase 1 & 1A Water Main, Improvements. Margate, FL. Phase 1 involved design of approximately 11,500 linear feet of new 6" water main to replace deteriorating 2" galvanized steel and 6" asbestos cement pipes. Phase 1A included the replacement of approximately 12,300 linear feet of asbestos cement pipe, new water services, fire hydrants, and gate valves.

Phase 2B-HDD Water Main Improvements. City of Margate. The City of Margate engaged CMA to provide design services for the Margate Water Main Improvements Phase 2B-HDD project. This phase includes replacing approximately 12,400 linear feet of asbestos cement water main along the eastbound lane of Royal Palm Boulevard and the southbound lanes of US-441. The scope includes installing new water mains, isolation valves, fire hydrants, and service connections, as well as restoring all affected roadway, sidewalk, and landscape areas. CMA is responsible for site investigations, engineering design, permitting, and bidding assistance.

Metropolitan Planning Organization's CSLIP Cycle 8 Application Submission for Winfield Blvd Traffic Calming and Pedestrian Mobility Improvements, Margate, FL. The City of Margate is seeking funding consideration from the Broward County MPO for traffic-calming and pedestrian-mobility improvements along Winfield Boulevard. The CSLIP Cycle 8 application will include proposed roadway and park enhancements along Winfield Boulevard and Firefighters Park, taking into account the FPL easement identified by the City.

Winfield Dr. Water Main Improvements, Margate, FL. The City of Margate requested CMA design a subaqueous water main crossing along Winfield Blvd towards Firefighters Park, approximately 800 linear feet of 10-inch water main. This new water main will provide an interconnection between two separate systems to alleviate customers impacted from water main breaks. CMA is providing engineering services including site investigation, design and permitting.

Broward County District, 3C Wastewater. Pembroke Pines, FL. Design and permitting of a 40 Horsepower Triplex Lift Station with a 1,069 GPM design capacity, and a 12-foot wide precast wetwell. Modification of electrical and controls components, new emergency generator and odor control unit.

UAZ 110/111 & 113 Water Sewer Improvements 113A / UAZ 110/111 & 113 Water Sewer Improvements 113B. Broward County. The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. All projects combined a total area of over 1000 acres within multiple Cities. The existing system replaced consists of approximately 168,100LF of water mains, 122,100 LF of sanitary sewer mains and 23,600 LF force main. The existing water main consists of asbestos cement, cast iron, ductile iron, galvanized steel, polyvinyl chloride pipe ranging from 2" - 24" in diameter size. The sanitary sewer consists of vitrified clay, fold and form liner, cured in place liner and ductile iron pipe ranging from 8" – 15" in diameter size.

Experience

Years of experience at CMA: 9

Total years of experience: 9

Education

Master of Science, Civil Engineering, University of Florida, 2019

Bachelor of Science, Civil Engineering, University of Florida, 2016

Registration

Professional Engineer, Florida, 92130, 2021

Professional Affiliations

American Society of Civil Engineers

Awards

American Society of Civil Engineers Young Engineer of the Year, 2024

ALEEM GHANY, PE, ENV SP, CFM
Principal Engineer



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Mr. Ghany is a seasoned Principal Engineer with three decades of experience in municipal engineering, public works, and infrastructure development across Florida. At CMA, Aleem leads capital infrastructure planning, technical oversight, and municipal client engagement with a focus on resilient, sustainable solutions. Previously, he served as City Manager and Public Works/Utilities Director for the City of North Miami, overseeing 21 divisions and spearheading major capital improvements, infrastructure modernization, and climate adaptation strategies. He also led the city's CRA, advancing redevelopment efforts and organizational performance. Aleem has also directed public works for the Seminole Tribe of Florida, managing water, wastewater, and transportation systems across multiple reservations. In the private sector, he held senior roles at other leading engineering firms driving technical teams and municipal infrastructure initiatives.

A licensed Professional Engineer, Certified Floodplain Manager, and Envision Sustainability Professional, Aleem is active in ASCE, FES, AWWA, and ASFPM. Known for his collaborative style and regulatory expertise, he excels in developing project scopes, budgets, and technical strategies aligned with community goals. His deep understanding of public infrastructure and executive-level insight make him a trusted advisor on design and design-build projects throughout Florida.

Project Experience:

TO-07 - Misc Support for BCT Capital Program Implementation. Broward County. The primary purpose of this task is to conduct condition assessments of Broward County Transit (BCT) assets consistent with Federal Transit Administration (FTA) guidance and requirements for Transit Asset Management (TAM). The Consultant shall provide planning, management and personnel to conduct in-person, in-field inspections of BCT-owned assets, using methodology consistent with FTA requirements. This effort is intended to assist BCT in meeting FTA TAM and National Transit Database (NTD) requirements, as well as provide supplemental information to BCT's maintenance and inspection activities. The consultant shall develop a condition assessment methodology and inspections forms and checklist consistent with Federal Transit Administration Transit Asset Management requirements. Consultant to research and provide a minimum of 10 TAM reports submitted by other transit agencies to the County's Project Manager.

BCT Copans Bus Facility Assessment. Broward County. CMA will assess the existing and the proposed site plan (developed by others) to identify a construction phasing plan that maximizes the on-site storage of buses during construction. .

City of Miami - Edgewater Neighborhood Improvments. City of Miami. Chen Moore and Associates is providing professional services to the City of Miami as the Lead Designer under Ric-Man Construction of Florida on a Design-Build project along NE 4th Avenue, NE 23rd Street, NE 22nd Terrace and NE 22nd Street within the Edgewater neighborhood in the City of Miami, FL. The purpose of this improvement project is to help mitigate existing and projected future flooding conditions wihtin a portion of the neighborhood. Proposed improvements include: a new storm water pump station with deep injection wells, a new storm water collection system, elevated roadway elevations to meet an established minimum level of service, milling and resurfacing, utility coordination, site preparation, harmonization of the intersecting side streets and adjacent properties, reconstruction of driveways and pedestrian accesses, removal of encroachments, signing and pavement markings, a topographic survey of the project, geotechnical exploration and public involvement.

Experience

Years of experience at CMA: 1

Total years of experience: 29

Education

Master 's Degree in Public Administration, Florida International University, 2003

Masters Certificate in Policy and Public Management, Florida International University, 2003

Masters Certificate in Human Resources, Florida International University, 2003

Bachelors Degree in Civil Engineering, Florida International University, 1992

Registration

Professional Engineer - Florida #55408, 2000

Professional Affiliations

Florida Water Environment Federation

American Society of Civil Engineers

AMerican Water Works Association

Association of State Flood Plain Managers

Florida Engineering Leadership Institute

Florida Engineering Society

Florida Water and Environmental Association

Water Environment Federation

Certifications

Certified Floodplain Manager, #CFM00348

State Certified General Contractor/ State Certified Underground Utility Contractor, #CGC1510919

State Certified Sediment and Erosion Control Inspector and Instructor (FDEP)

VINCENT LOCIGNO, P.E.
Civil Engineering



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Vincent's role in this contract will be Civil Engineering Lead. His qualifications include 8 years of delivering civil engineering projects in South Florida. He has a Bachelor of Science in Civil Engineering from Florida Atlantic University and is a professional Engineer licensed in the State of Florida. Vincent has strong technical design skills, exemplified by his onsite field engineering experience working directly with clients and contractors. His experience encompasses successfully designing and implementing various utility projects, guiding them through the design, permitting, and construction phases. Vincent is active in multiple professional engineering societies, including the Florida Engineering Society where he was awarded Young Engineer of the Year for the State of Florida and is currently on the American Council of Engineering Companies' Emerging Leaders Board.

Project Experience:

Melrose Manors Neighborhood Stormwater Improvements. City of Fort Lauderdale. Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including retention areas, weirs, outfalls, re-grading of the roadway, swales and treatment areas. The project also required a stormwater pump station with stormwater force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal.

SW 15th Street Sidewalk CEI. City of North Lauderdale. CMA is providing CEI services for approximately 4,000 linear feet of new sidewalk on 15th Street. The Sidewalk is located in a residential area and included ADA grating, drainage structures relocation, handicap ramps, retaining walls and handrails.

NW 44th Street Bike Path CEI. City of Sunrise. CMA provided construction administration services for the NW 44th Street Bike Path project. The project consisted of a proposed bikeway along both sides of NW 44th Street from NW 117th Avenue to Pine Island Road in Sunrise, FL. The project included pavement restoration, pavement widening, turn lane improvements, and stormwater improvements. The project was funded by FDOT and is identified as LAP Project – FM# 433209-1-58-01. CMA provided general observation of the work and verification of system testing, field reports, responded to requests for information (RFIs), and reviewed pay requests.

Tam O'Shanter Blvd/SW 81st Avenue Traffic Calming and Complete Streets Projects. City of North Lauderdale. CMA provided professional services to evaluate and provide recommendations for modifying the existing roadway cross sections for Tam O'Shanter Boulevard & SW 81st Avenue including the design of traffic calming improvements and two roundabouts. The scope included evaluation and design of neighborhood traffic calming devices including lane reduction, speed humps, traffic circles pedestrian crosswalks and a shared-use path. Total project length is approximately 2.50 miles. This is a County Surtax project, and it has a projected construction budget of 3 million dollars.

Traffic Calming/Complete Streets for Boulevard of Champions. City of North Lauderdale. CMA provided professional civil engineering and landscape architectural services for the design, implementation, and construction administration for traffic calming measures utilizing complete streets strategies for approximately 0.78 miles of roadway located along Boulevard of Champions within the City of North Lauderdale, from SW 64th Terrace to Seaview, including the Boulevard of Champions spur road to Colly Way.

Country Club Ranches CEI Services Phase 1A and Design Phase 2. City of Miramar. CMA is providing professional engineering services during the construction of Phase 1A of the Country Club Ranches Water main Project. CMA will provide bidding assistance and construction engineering services.

Experience

Years of experience at CMA: 8

Total years of experience: 8

Education

Bachelor of Science, Civil Engineering, Florida Atlantic University, 2017

Registration

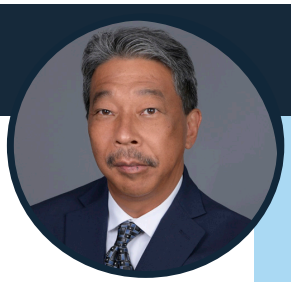
Professional Engineer, Florida, 92216, 2021

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

RICHARD TENN
Civil & Site Design



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Richard Tenn has over three decades of experience in civil engineering, specializing in planning, design, permitting, and construction management/inspection services. He has been involved in all phases of civil engineering projects, including roadway design, drainage systems, water distribution and transmission, as well as wastewater collection and transmission facilities. His expertise spans from the planning and conceptual stages through design, permitting, the preparation of construction documents, and providing constructionrelated services (CEI). Additionally, Richard is well-versed in various computer programs, including Civil 3D, Cascade, StormCad, and Advanced Interconnected Pond Routing (AdiCPR). He has established excellent working relationships with officials in Palm Beach County, Miami-Dade County, the Florida Department of Transportation (Districts Four and Six), and several drainage districts throughout South Florida.

Project Experience:

NE 135 St Emergency WM Replacements. North Miami Public Works Department. The City of North Miami Public Works Department has contracted CMA for the design, permitting, and construction certification of two crossings for a 16-inch water main at the existing pedestrian bridges along NE 135th Street, spanning from Bay Vista Boulevard to NE 151st Street (Florida International University Biscayne Bay Campus). Currently, the 16-inch ductile iron pipe (DIP) water main at these locations is shut down and out of service due to a rupture in one of the bridge crossings. The main is situated on the northern side of the pedestrian walkway bridges. Both crossings are approximately 100 feet long, with a tie-back distance of about 50 feet on either side of the bridges. CMA is treating this as an emergency water main replacement and is prioritizing getting the water main back into service quickly, as it is part of the loop system that services Florida International University, Miami-Dade County Public School K-8, Alonzo Mourning High School, and the Sole Mia (formerly Biscayne Landings) development.

Palm Aire Village East WM Improvements. City of Fort Lauderdale. The project includes the design, permitting, and construction engineering inspections of approximately 10,500 linear feet of new watermain. The Palm Aire East residential neighborhood currently is served by 4-inch and 6-inch CIP watermain. The project will replace the current watermain with 8-inch mains. In addition, the project will require the addition of fire hydrants throughout the neighborhood. P-12899: Design Services for Pumping Station A-5. Pump Station A-7 (PS A-7) is currently experiencing elevated pressures due to wet weather infiltration and increased sewer flows from new residential developments in downtown Fort Lauderdale. As a result, PS A-7 has exceeded its designed capacity. To address this issue, CMA will analyze the existing gravity basin at PS A-7 and identify an optimal location to split the system, diverting approximately half of the flow to Pump Station A-5 (PS A-5). A capacity analysis of the new PS A-5 basin will be performed to size the station for both current and future (ultimate buildout) flows. CMA will develop comprehensive construction documents that cover all structural, civil, mechanical, electrical, and instrumentation components necessary for the new pump station, sewer forcemain, and gravity sewer piping, ensuring compliance with City standards. The design will accommodate both current conditions and future development needs.Additionally, CMA will support the City during the procurement process by attending pre-bid meetings, responding to technical inquiries, and reviewing bids. Throughout the construction phase, CMA will provide assistance as needed to ensure the successful implementation of the project.

Phase II development of the 16-Acre Cutler Bay Legacy Park and Municipal Complex. The Town of Cutler Bay is developing a 14.72-acre Legacy Park and Municipal Complex, featuring a Town Hall, Police Station, parking garage, Community Center, pool, amphitheater, splash pad, trails, and more. CMA is providing civil engineering design, permitting, bidding assistance, and construction administration, with close coordination on environmental concerns.

Experience

Years of experience at CMA: 1

Total years of experience: 31

Education

Bachelor of Science, Civil Engineering, Florida International University, 2016

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

G. BENJAMIN "BEN" LEHR, P.E., LEED AP

Director of Transportation



chen moore and associates

Mr. Lehr is a Principal Engineer and Director of Transportation for CMA, responsible for the oversight and development of CMA's Transportation market. He has 28 years of progressive experience in executive oversight, project management, quality control, and structural design for numerous transportation related projects in Florida and neighboring states. Ben has experience working with some of the nation's leading heavy civil contractors on design-build project delivery. This specialized project experience has educated Ben on how to view project designs from a contractor's perspective, lending a more comprehensive approach to design with constructability in mind.

Project Experience:

Galt Ocean Mile Streetscape Concepts and Improvements. City of Fort Lauderdale. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The scope was based on public engagement and concepts performed and developed by the City of Fort Lauderdale. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement/addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

After designing the conceptual plans for the Galt Mile Streetscape Project, CMA was contracted to provide full contract documents for the design and construction of the corridor. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement and addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

Las Olas Blvd. Andrews to SE 17th Design Services. City of Fort Lauderdale. The project's design entails developing complete streets / streetscape concepts and 30% design for Las Olas Boulevard corridor phase 1 segment from South Andrews Avenue to Southeast 17th Avenue. This work shall be based on the Las Olas Conceptual Design Vision Master Plan (Western and Eastern Corridor) prepared in June 2021. This segment of Las Olas Blvd. is divided into three distinct and unique sections: 1. Downtown (Andrews Avenue to US-1), 2. The Shops (US-1 to 12th Avenue) and 3. Colee Hammock Neighborhood (SE 12th to SE 17th Avenue). The purpose of the project is to expand the sidewalks and elevate the pedestrian and bicycle experience within the corridor while preserving vehicular movements and improving safety for all modes of transportation. The corridor is lined with mature date palm and black olive trees that are at the center of the community's attention with respect to alternative development. CMA is a subconsultant on this project and is providing arborist services and tree disposition plans cataloging the existing trees along the corridor, designing irrigation alternatives for proposed landscaping improvements, and designing proposed pedestrian level lighting.

Experience

Years of experience at CMA: 3

Total years of experience: 28

Education

Master of Engineering, Structural Engineering, University of Florida

Bachelor of Engineering, Civil Engineering, University of Florida

Registrations

Professional Engineer, Florida, 63051, 2005; North Carolina, 040993, 2014; South Carolina, 32610, 2015; Virginia, 0402053102, 2014; Texas, 99583, 2007; Maryland, 45776, 2014; Georgia, PE039083, 2014; West Virginia, 022156, 2017

Professional Affiliations

American Society of Civil Engineers

Design-Build Institute of America

ACEC Florida

American Road and Transportation Builders Association

Florida Engineering Society

Certifications

LEED Accredited Professional, U.S. Green Building Council

Publications

Gary R. Consolazio, G. Benjamin Lehr and Michael C. McVay, "Dynamic Finite Element Analysis of Vessel-Pier-Soil Interaction During Barge Impact Events," 2003

LUCAS FARFAN, EI
Engineer



chen moore and associates

Mr. Farfan is an Engineer whose experience includes stormwater infrastructure research; and enhancing water management efficiency by updating drainage system plans in AutoCAD, analyzing wastewater discharge (COD, BOD, TSS, Oils) for regulatory compliance, and water conservation campaign.

Experience

Years of experience at CMA: 1

Total years of experience: 1

Education

Bachelor of Science, Environmental Engineering, Florida International University, 2025

Registrations

Engineer in Training, Florida, #1100029288, 2025

Project Experience:

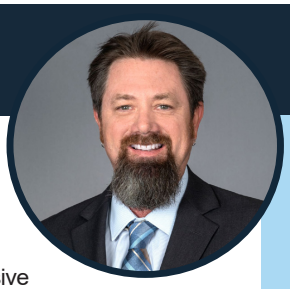
Blue Road Park. City of Miami. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a new neighborhood park serving Coral Gables residents. Building on the City's conceptual plan, CMA is preparing a comprehensive site plan that includes landscape and irrigation design, perimeter fencing, internal pathways, an upland viewing deck, a playground, site furnishings (drinking fountains, picnic tables, benches, waste receptacles, bike racks), and security lighting. The scope also includes site preparation, construction documents, permitting coordination, bid assistance, and support during construction. CMA participated in public engagement with local residents to refine the design and address community needs. As part of the permitting process, regulatory agencies required a benthic survey to assess potential impacts to environmentally sensitive species, including manatees and other protected marine life.

City of Miami - Edgewater Neighborhood I. Chen Moore and Associates is providing professional services to the City of Miami as the Lead Designer under Ric-Man Construction of Florida on a Design-Build project along NE 4th Avenue, NE 23rd Street, NE 22nd Terrace and NE 22nd Street within the Edgewater neighborhood in the City of Miami, FL. The purpose of this improvement project is to help mitigate existing and projected future flooding conditions wihtin a portion of the neighborhood. Proposed improvements include: a new storm water pump station with deep injection wells, a new storm water collection system, elevated roadway elevations to meet an established minimum level of service, milling and resurfacing, utility coordination, site preparation, harmonization of the intersecting side streets and adjacent properties, reconstruction of driveways and pedestrian accesses, removal of encroachments, signing and pavement markings, a topographic survey of the project, geotechnical exploration and public involvement.

MDWASD - E Palm Drive Water Main Replacement: Design of Approx. 10,800 LF of 12 in DIP to Replace Existing. This project is comprsied of the replacement of existing 12" asbestoc concrete (AC) pipe with approximately 10,800LF of new 12" DIP potable water main with new water services and fire hydrants along SW 167th Avenue and SW 360th Street (E Palm Drive) in Miami-Dade County, FL. CMA will be providing Survey/Geotechnical Support Services (to be performed by M-D WASD), Design, Construction Documents. (Plans (at 30%, 60%, 90% and 100%), Technical Specifications, Construction Cost Estimates, permitting, bid & award support services and limited construction administration support services.

Mount Sinai Vulnerability Assessment. City of Miami Beach. CMA will develop a study for the Mt. Sinai Miami Beach campus to include a summary of building usage and their compliance with local, state and federal regulations and development of a hydrologic and hydraulic model of the campus showing sea level rise, storm surge and flood scenarios. CMA will prepare a Vulnerability Assessment based on it's findings to identify the flood risk and develop a mitigation plan.

ERIC HARRISON, PLA
Director of Landscape Architecture



chen moore and associates

Mr. Harrison is the Director of Landscape Architecture for CMA's LA team. He is proficient in Florida's plant palette, local environmental conditions, and site-specific microclimates used to prepare aesthetic and functioning landscape designs. Mr. Harrison is well versed in the use of low-impact development techniques specifically applied to site planning, and has extensive experience with parks and recreation facilities throughout Florida for public and private sector clients, providing design, permitting, and construction observation services for many types of improvements, including urban landscapes; public spaces; corporate campuses; industrial and educational facilities; athletic fields; pedestrian, bicycle, and equestrian trails; site amenities; playgrounds; boating and aquatic facilities; themed wayfinding; amphitheaters; landscape; hardscape; and irrigation. Additionally, Mr. Harrison has acted as an extension of municipal staff in several South Florida Municipalities, reviewing permit plans, performing inspections, and rewriting local ordinances.

Project Experience:

Blue Road Park. City of Coral Gables. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a neighborhood park, to serve residents. The plans will be based on the conceptual plans developed by the City and provided to CMA as an exhibit. The project program includes: site preparation (clearing and grading, removal of existing landscape); development of a site plan based on the provided concept plan to include landscape, irrigation, perimeter fencing, internal pathways, upland viewing deck, playground, site furnishings, and security lighting; attendance at public engagement meeting with the local residents; preparation of construction documents; coordination with permitting agencies; bid assistance; and construction administration services.

Engineering Services. City of Westlake. CMA provides engineering and landscape architecture services to the City of Westlake. The scope includes reviewing permit applications, reviewing plans for development within the entire city limits, coordinating with the City's planner, coordinating with the City's staff members, and coordinating with the Seminole Improvement District, whose jurisdictional boundary coincides with the City.

Bay of Pigs Memorial Park Site Improvements. City of Miami. CMA provided professional engineering and landscape architecture services for the design, permitting and construction services for site improvements at the Bay of Pigs Memorial Park. This City of Miami Office of Capital Improvements project included the expansion of the existing playground, new pedestrian walking paths, accessible fitness equipment, seating areas, site lighting, and a monument plaza. CMA's civil engineering and landscape architecture team partnered with surveying, structural engineering, and electrical engineering subconsultants to design this project in the heart of the Flagami neighborhood. The project evolved to also include Right-of-Way improvements which proposed new curb and gutters, roadway drainage system, parallel parking spaces, and sidewalks. The project now serves as a revitalized meeting place for the adjacent residents. **This project recently won the President's Choice Award at the Cuban American Association of Civil Engineers (CAACE) Annual Gala.**

Carter Woodson Park and Community Garden. City of Oakland Park. The project consists proposed improvements at Dr. Carter G. Woodson Park, located at 3490 NE 3rd Avenue, Oakland Park, Fl. The park is approximately 1.41 acres. The proposed improvements include a new asphalt parking lot, new on-street parking, a new community garden, basketball court removal and replacement, playground surface upgrades with potential new playground equipment, and site lighting improvements. CMA shall be the civil engineer and landscape architect of record and shall design the site lighting. Geotechnical exploration and structural engineering shall be performed via subconsultant.

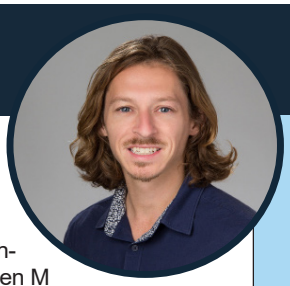
Experience
Years of experience at CMA: 12
Total years of experience: 22

Education
Bachelor Landscape Architecture, University of Florida, 2002
Associate of Arts, Palm Beach Community College, 1996

Registrations
Registered Landscape Architect, Florida, LA6667129, 2012; North Carolina, 2547, 2015

Professional Affiliations
American Society of Landscape Architects, 775964
International Society of Arboriculture

PETER SALAMON, PLA,
Associate Landscape Architect



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Mr. Salamon is an Associate Landscape Architect for CMA's landscape architecture team. His previous experience includes serving as a principal landscape architect for another firm where he worked on high-end residential, hotel, and streetscaping projects. He has worked on design teams for high-end luxury properties such as the 1 Hotel Beach Club and Citizen M Hotel roof decks, as well as public parks and streetscapes with the cities of Miami Beach and Coral Gables. Peter possesses technical expertise in coordinating with arborists for tree evaluation, mitigation, and replacement strategies and is deeply familiar with the permitting process in municipalities across Florida.

Previous Experience:

6840 Indian Creek Dr. Parking Improvements. City of Miami Beach. CMA is providing civil engineering services for the reconstruction of the southern parking lot with associated drainage and replacement of the electrical ATV charging stations. The project limits include the parking lot, driveway and directly adjacent landscape strips ans path connections to the police station.

Mr. Salamon's experience prior to joining CMA:

Ponce Circle Park. City of Coral Gables. Assembled the winning RFQ team and bid to design this unique public space at the center of an elliptical traffic circle. Safety concerns such as speed, roadway elevation, and signage were crucial in achieving a safe boundary with which to enter the park. The park itself was designed to be the jewel at the heart of Coral Gables, unifying a new mixed-use development with the rest of the historic downtown.

Belmont, Cramerton. Brevard, NC. As planning consultants, we recognized that Main Street was a common thread upon which these towns were built. We worked alongside these small rural municipalities to forge an identity for their future, rooted in historic preservation to help grow the tourism sector, with infill development as a secondary strategy for instilling new industries and housing typologies. We developed urban planning code documents and standards for these nearby cities in North Carolina.

The 1 Hotel Beach Club. City of Miami Beach. We were tasked with reimagining the beach club behind the 1 Hotel, a site that already contained many existing trees and palms. Our team did a thorough evaluation of their health, size, and type, relevant to their preservation and relocation in the final layout. The overall aesthetic was to mimic a Tulum resort experience, while being sensitive to native plants, flora and fauna, such as lighting for sea turtles.

South Beach Citizen M Hotel. City of Miami Beach. Designer for the streetscape and two separate levels of roof deck. The streetscape plans required concurrent permitting processes with the City of Miami Beach and Florida Department of Transportation (FDOT,) as the location was an FDOT roadway. We also worked closely with the hotel's internal design team to ensure their branding meshed with the local spirit and feel of South Beach architecture.

WOW Center. City of Miami. The WOW Center is an adult day training facility for developmentally disabled individuals. A grassroots initiative brought them a new building, parking lot, and landscape, to be completed in 2025. We developed permit ready landscape plans with the architecture team as well as members of the WOW community. We created spaces that enhance the day-to-day programs, as well as more passive space for relaxation. Another factor in the project was working around the adjacent Natural Forest Community (NFC).

Experience

Years of experience at CMA: 1

Total years of experience: 10

Education

Master of Urban Design, Urban Design, Savannah College of Art and Design, 2015

Bachelor of Science, Landscape Architecture, The Ohio State University, 2012

Registration

Registered Landscape Architect

Florida, LA6667574, 2021

Professional Affiliations

American Society of Landscape Architects (ASLA)

ASLA Urban Design Professional Practice Network

Urban Land Institute (ULI)

Presentations at Conferences

Congress for New Urbanism Conference Savannah (2018)

Presented thesis "Dredge Neutral: Savannah GA" at Walk the Walk

Open Innovation session focused on environmental issues

ASLA Conference Presentation Los Angeles (2017)

Presented thesis "Dredge Neutral: Savannah GA" at Urban Design PPN Live and hosted education session "Supernatural Shorelines"

NILSA ZACARIAS, AICP
Principal Planner



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Nilsa Zacarias, AICP is CMA's Principal Planner. She is a nationally and internationally recognized professional and Fulbright Scholar with over 25 years of experience working on challenging and complex planning initiatives including Comprehensive Planning, Public Engagement, Land Development Regulations, Annexations, Corridor and Neighborhood Plans. She has an in-depth knowledge of Florida Statutes and required process to transmit and adopt a Comprehensive Plan.

Project Experience:

Design Guidelines, Public Participation and Zoning Code Amendment. Village of Tequesta. The Beach Road corridor was facing challenges because of aging condominium buildings, and active redevelopment initiatives. Prepared Design Guidelines CMA and Zoning Code Text Amendments based on the Community input to protect the small village charm, natural resources, and provide clear direction to developers. The Design Guidelines included building aesthetics, site planning, landscaping, public streetscape, and a detail checklist. The Design Guidelines is a rich graphic driven document with 3D renderings showcasing the vision for the Beach Road corridors, and photographic display of examples of massing, articulations and architectural elevations.

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). Town of Palm Beach. CMA updated the Town of Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The proposed scope includes a detail review of all the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the Town's trends, vision and demographics.

EAR based Comprehensive Plan Update. City of Dania Beach. CMA was contracted by the City of Dania Beach to update the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163 Florida Statutes (F.S.). The proposed scope includes a detail review of the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.); and, updates to reflect changes in the City's trends, vision and demographics.

Urban Design, LDRs, EAR- based Comprehensive Plan Text Amendments, and Neighborhood Plans. City of Lake Worth Beach. Since 2015 CMA is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, CMA has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the CMA team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

Visioning, Comprehensive Plan, LDRs, and Development Processing. City of Westlake. Palm Beach County's new 39th City was incorporated on June 20, 2016. The 38,000 acres of mostly vacant, previously agricultural land in western Palm Beach County will be the site of 4,500 homes and 2.2 million square feet of commercial space. Since its incorporation in 2016, CMA professionals serve as the planning department of the City responsible for preparing the first comprehensive plan adopted in 2018, and writing the Land Development Regulations to be consistent with the City's Comprehensive Plan Vision. CMA is also in charge of site plan reviews and processing development applications including staff reports, presentations to the Boards and City Council.

Experience

Years of experience at CMA: 16

Total years of experience: 27

Education

Master of Science, Master of Community and Regional Planning, Iowa State University

Bachelor of Architecture, Catholic University Asuncion, Paraguay

Registrations

Certified Planner by the American Institute of Certified Planners (AICP), 022455

Professional Affiliations

CTM, Toastmasters International

Fulbright Alumni Association

Historical Preservation Board, Town of Jupiter

Palm Beach Planning Congress

Planning & Zoning Commission, Town of Jupiter

Awards

Urban Planning and Public Participation. Lecture at the Catholic University, Paraguay, South America, March 2022

Our Cities Post Pandemic Reality: How Land Use and Design Are Defining Our "New Normal." American Planning Association Florida Chapter Conference (FAPA), Miami, Florida – September 2021

The Critical Role of Land Use Compatibility: Amazon Distribution Center in Village of Golf. Planning Challenges Seminar. The Palm Beach County Planning Congress, July 2021

LANCE LILLY
Senior Planner



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Mr. Lilly has experience in comprehensive planning, zoning review and site plan development review in municipal planning. Mr. Lilly has represented the Community Development Department at public hearings.

Experience

Years of experience at CMA: 9

Total years of experience: 9

Education

Master of Science, Master of Urban and Regional Planning, Florida Atlantic University

Professional Affiliations

Palm Beach Planning Congress

Project Experience:

General Planning Services, Land Development Regulations, Comprehensive Plan Amendments, Village of Tequesta. Since 2010 provided planning services including EAR-based Comprehensive Plan Amendments, LDR amendments (writing code language to create overlays, Parking regulations, updating definitions, and others); Site Plan Reviews (DRC Meetings, Staff Reports, meetings with developers); presentations at workshops, hearings at P&Z Board and Village Council meetings; Annexations studies and analysis with public outreach; community outreach and vision for a Parks Master Plan and Design Guidelines.

General Planning Services, Urban Design, LDRs, EAR- based Comprehensive Plan Text Amendments, Neighborhood Plans, Zoning Code amendments. City of Lake Worth Beach. Since 2015 CMA is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, CMA has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the CMA team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR), Town of Palm Beach. CMA will update the Town of Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The proposed scope includes a detail review of all the elements including Policy (Goals, Objectives, and Policies) and Data and Analysis ensuring compliance with current Florida Statutes F.S and updates to reflect changes in the Town's trends, vision and demographics.

Comprehensive Plan Update, Village of North Palm Beach. CMA is assisting the Village of North Palm Beach in updating its Comprehensive Plan per Chapter 163.3191, Florida Statutes F.S. The proposed scope includes updating two (2) groups (People and Places and Efficient and Well-Maintained Infrastructure) of the Comprehensive Plan, which contains six (6) elements (Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure). The update will amend the document's existing Comprehensive Plan's policy section (Goals, Objectives, and Policies) and Data and Analysis to ensure compliance with current Florida Statutes F.S and to reflect changes in the Village's 20-year planning horizon, trends, and demographics.

Design Guidelines, Public Participation and Zoning Code Amendment, Village of Tequesta. The Beach Road corridor was facing challenges because of aging condominium buildings, and active redevelopment initiatives. prepared Design Guidelines CMA and Zoning Code Text Amendments based on the Community input to protect the small village charm, natural resources, and provide clear direction to developers. The Design Guidelines included building aesthetics, site planning, landscaping, public streetscape, and a detail checklist. The Design Guidelines is a rich graphic driven document with 3D renderings showcasing the vision for the Beach Road corridors, and photographic display of examples of massing, articulations and architectural elevations.

BRIAN VOELKER, M.S., SPWS, C.A., CLI
Senior Environmental Scientist



chen moore and associates

Brian Voelker is a Senior Environmental Scientist specializing in natural resource assessments and permitting, as well as certified arborist services. He provides numerous ecological services to clients, including the following: wetland delineation, function evaluation, mitigation design, monitoring, and permitting; upland habitat assessments; coastal habitat assessments and permitting; marine and estuarine habitat assessments and permitting; protected wildlife assessments and permitting; GPS data collection/mapping and GIS database development; NEPA document preparation and oversight; sediment and erosion control monitoring.

As an ISA Certified Arborist, Mr. Voelker provides numerous consulting arborist services to both public and private sector clients, including the following: GPS tree inventories and GIS tree database development; destroyed/damaged tree assessments; tree value estimates; tree grading; tree/utility conflict identification; hazard tree evaluations (risk assessment); analysis of tree canopy cover and ecological/monetary benefits; urban forest management plans; planting and maintenance bid packages, mangrove trimming oversight; tree removal permitting.

Project Experience:

Blue Road Park. City of Coral Gables. CMA is providing design, permitting, and construction administration services for the development of Blue Road Park, a neighborhood park, to serve residents. The plans will be based on the conceptual plans developed by the City and provided to CMA as an exhibit. The project program includes: site preparation (clearing and grading, removal of existing landscape); development of a site plan based on the provided concept plan to include landscape, irrigation, perimeter fencing, internal pathways, upland viewing deck, playground, site furnishings (i.e. drinking fountains, picnic tables, benches, waste receptacles, bike racks, etc.), and security lighting; attendance at public engagement meeting with the local residents; preparation of construction documents; coordination with permitting agencies; bid assistance; and construction administration services. Through the permitting efforts, the regulatory agencies required a benthic survey to be performed to identify any environmentally sensitive species (including observations for manatees and other protected marine species) that could be impacted by the project.

Wetland Impacts and Mitigation Assessments for White Rock Quarry, Hialeah, FL. White Rock Quarries. White Rock Quarry is interested in clearing and filling two contiguous sites (112 acres total) to create a truck parking facility. The two potential impact sites consist of a mix of dense forested areas (melaleuca), cleared pasture areas, and remnant agricultural areas with alternating ridges and furrow; each of these areas is anticipated to contain jurisdictional wetlands with variable functional values. CMA will determine the approximate extent (acreage) of each wetland type and perform qualitative assessments of each wetland type using the Uniform Mitigation Assessment Method (UMAM) scoring matrix. In addition to the two impact sites, CMA will determine the approximate acreage of wetlands and perform a UMAM analysis for a nearby littoral shelf mitigation area known as “Section 13”. CMA shall compare the current size of the mitigation area to the permitted size to determine if excess wetland acreage may be present, which could potentially be used to offset wetland filling at the two impact sites.

SR 528 Brightline Landscape Buffer Phase II at Industry Road Interchange, Orlando, FL. This project was to provide landscape buffers and beautification along the new Brightline corridor in Brevard County. CMA provided irrigation and electrical design for this project. The electrical portion of the project included irrigation pump stations, solar irrigation controllers, electrical equipment, and a power system analysis.

Experience
Years of experience at CMA: 3

Total years of experience: 27

Education
Bachelor of Science, Environmental Studies, State University of New York, 1996

Master of Science, Coastal Zone Management, Marine Biology, Nova Southeastern University, 2000

Professional Affiliations
Florida Urban Forestry Council Board of Directors

Florida Urban Forestry Council Member

International Society of Arboriculture

Landscape Inspectors Association of Florida (LIAF)

Society of Wetland Scientists

South Florida Association of Environmental Professionals (SFAEP)

Certifications
Society of Wetlands Scientists (SWS) Professional Wetland Scientist #1355 (2002)

LIAF Certified Landscape Inspector #2012-125 (2012)

Federal Aviation Administration (FAA) Drone Remote Pilot #4253470 (2019)

ISA Tree Risk Assessment Qualification (TRAQ) (2014)

LIAF Certified Landscape Inspector #2012-125 (2012)

ISA Certified Arborist #FL-5378A (2006)

FAA Safety Course Team Aviation Learning Center Online Part 107 Small UAS Recurrent Part 61 Pilots

CAMILLE SCHILLIZZI, C.A.
Project Environmental Scientist



chen moore and associates

Camille Schillizzi is a Tree Risk Assessment Qualified ISA Certified Arborist with fmore than five years of experience in planning and executing tree inventories, vegetation management plans, risk assessments and protected species surveys. She has experience with environmental science, urban forestry and vegetation management, tree protection plans and protected species surveys. Camille is dedicated to protecting the environment through local codes, industry standards and consistent management.

Project Experience:

Ft. Pierce Inlet State Park Improvements. State Parks System. Ft. Pierce Inlet State Park is in need of roadway and drainage improvements at their entrance off of A1A. CMA is performing site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

Environmental Permitting Services-Riverwalk Seawall Replacement. City of Fort Lauderdale. Field work and permitting for a new seawall, in the new river between the Andrews Avenue bridge, and extending west to the FXE Railroad Right of Way. CMA performed a benthic survey, report and permitting for this project.

Tamiami Blvd. and SW 3rd Street, Roadway and Drainage. City of Miami. The District Commissioner's Office has requested that road reconstruction and drainage improvements along Tamiami Blvd. SW 3rd Street and SW 71st Avenue be completed as part of the scope along Tamiami Blvd., SW 3rd St and SW 71st Avenue. This work shall be split into two separate phases. Phase II is comprised of SW 3 St., from SW 72nd Avenue to SW 71st Avenue, and Tamiami Blvd, from the roundabout at SW 72nd Avenue to SW 71st Avenue. The Civil related improvements shall include roadway reconstruction and/or milling and resurfacing, a new drainage system, sidewalks, valley gutters, curbs and gutters, driveway approaches, ADA ramps, pedestrian refuge islands and signage and pavement markings.

Open Space and Recreation Master Plan. City of Lake Worth Beach. CMA is assisting the City of Lake Worth Beach creating an Open Space & Recreation Master Plan that will include (1) Review of Existing Conditions; (2) Analysis of Needs and Preferences; (3) Develop Plan and Implementation Phases; (4) Adopt and Execute Plan.

Avalon State Park Improvements. State Parks System. The state wishes to make improvements at Avalon State Park consisting of addition of parking spaces, replacement of the entrance gate, and paving of approximately 2,500 LF of roadway at the entrance. CMA is responsible for performing site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

HUD (EA) for Independence Lane Extension. City of Maitland. On behalf of the City, CMA is preparing an environmental report in support of a Housing and Urban Development (HUD) grant for the above-referenced project. The project consists of the construction of new, ±620-ft. segment of Independence Lane between East Horatio Avenue to the south and George Avenue to the north (hereinafter referred to as the "subject site"). The roadway cross section will include 10-ft. wide travel lanes (one in each direction), 6-8 ft. wide concrete sidewalks, and "Type D" curbs with valley gutters for stormwater management. The City has already obtained the right-of-way (ROW) necessary to construct the roadway segment.

Consulting Arborist Services. City of Cooper City. CMA is assisting with the review of plans, tree permits and inspections as the City works to fill the vacant position, which is anticipated to last three (3) months. This duration may be altered (extended/ shortened) based on the City's personnel and ability to fill this full-time position.

Experience

Years of experience at CMA: 1

Total years of experience: 5

Education

Bachelor of Science, Biology, Nova Southeastern University, 2019

Certifications

Tree Risk Assessment Qualified

Certified Arborist

BRENT WHITFIELD, P.E., ENV SP, F.ASCE
Stormwater Engineer



chen moore and associates

Brent Whitfield is the Director of Water Resources for CMA. With 20 years of professional experience, Mr. Whitfield has worked for a variety of public sector clients at the City, County and State level. His experience includes tasks as varied as hydrologic and hydraulic modeling related to environmental and flood protection studies and detailed engineering design and construction oversight for roadway, water, sewer, and stormwater infrastructure. Mr. Whitfield has provided infrastructure solutions in various settings from residential neighborhoods to commercial airports. As a life-long resident of Florida, Mr. Whitfield has maintained a commitment to serving the community both professionally and personally serving as an appointed board member for a municipal advisory board with maintaining involvement in the American Society of Civil Engineers (ASCE), the Florida Engineering Society (FES) and Leadership Florida. Mr. Whitfield holds Bachelor's and Master's Degrees in Civil Engineering from the University of Florida.

Project Experience:

Flood Protection Level of Services (FPLOS) analysis for the C2, C3W, C4, C5, and C6 watersheds in central Miami-Dade County. South Florida Water Management. On behalf of the District, CMA prepared a FPLOS analysis for the C2, C3W, C4, C5, and C6 watersheds in central Miami-Dade County. This effort involved developing a calibrated and validated hydrologic and hydraulic (H&H) model of the subject watersheds, while considering the interconnectivity of the canal network. Overall, the FPLOS analysis included five (5) separate tasks. Task 1 consisted of selecting a model and collecting data. Task 2 consisted of developing an integrated, groundwater-surfacewater modeling tool. Task 3 consisted of calibrating and validating the model for the roughly 200 square mile model domain. Task 4 consisted of simulating the design storm events for existing conditions and determining the FPLOS. Task 5 consisted of simulating future sea level rise conditions and determining the FPLOS. The primary tool used for analysis was the MIKE-SHE software which provides an integrated surfacewater-groundwater model of the region. This information was used by local governments, the SFWMD, and other state and federal agencies to identify areas where improvements to the design, construction and operation or upgrade of water management facilities were required. Due to the insightfulness of the results and the overall success of the FPLOS program CMA has presented the findings of this project at the following conferences: Greater Everglades Ecosystem Restoration Conference 2023; Florida Stormwater Association Annual Conference 2023; ASCE Florida Section Annual Conference 2023; AWRA National Conference 2023 (Raleigh, NC)

Homestead Watershed Management Plan. City of Homestead. The City's Public Works and Engineering Department is seeking to protect the health, safety, and welfare of the City of Homestead's residents and create saving on flood insurance premiums for policyholders by producing a Watershed Master Plan (WMP) for credit under Community Rating System (CRS) of the National Flood Insurance Program (NFIP). This effort is also expected to highlight opportunities to improve the resilience of the City's infrastructure. CMA were selected to prepare the WMP which consists of the following activities: (1) Evaluation of the watershed's runoff response from specific design storms under current and predicted future conditions; (2) Assessment of the impacts of sea level rise and climate change; (3) Identification of wetlands and other natural areas throughout the watershed; (4) Protection of natural channels; (5) Implementation of regulatory standards for new development such that peak flows and volumes are sufficiently controlled; (6) Specific mitigation recommendations to ensure that communities are resilient in the future; (7) A dedicated funding source to implement the mitigation strategies recommended by the plan.

Experience

Years of experience at CMA: 8

Total years of experience: 21

Education

Master of Science, Civil Engineering, University of Florida, 2003

Bachelor of Science, Civil Engineering, University of Florida, 2001

Registration

Professional Engineer, Florida, 65720, 2007

Professional Affiliations

American Council of Engineering Companies

American Society of Civil Engineers

American Water Resources Association

Environment and Water Resources Institute

Florida Engineering Society

Florida Stormwater Association

Certifications

Florida Stormwater Association (FSA) Stormwater Operator Certification Level 2

Envision Sustainability Professional

Civic Organizations

Leadership Florida

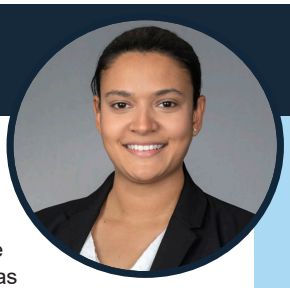
Leadership Palm Beach County

Awards

ASCE Region 5 Engineer of the Year Award - 2019

CHARMAINE EMANUELS, P.E., ENV SP

Stormwater & Resiliency Design



chen moore and associates

Charmaine Emanuels is a Project Engineer for CMA's engineering team, specializing in GIS and hydraulic and hydrologic modeling. Her experience encompasses developing and analyzing hydraulic and hydrologic models, conducting floodplain and watershed studies, performing stormwater drainage analysis, and designing stormwater management systems. She has worked extensively with GIS to support data collection, spatial analysis, and model integration. Additional expertise includes utility coordination, site grading, water distribution and sanitary sewer system design, lift station design, roadway drainage, and erosion control measures. She has also contributed to plan preparation, permitting efforts, construction oversight, and project phasing.

Project Experience:

SW 34th Terrace Stormwater Improvement, The City of Dania Beach. The City of Dania Beach retained CMA to design stormwater improvements along SW 52nd Street between SW 40th Avenue and US 441 to address recurring flooding during typical rainfall events. The flooding was attributed to low ground elevations, a high water table, and the absence of a stormwater management system. CMA's design includes new stormwater inlets, interconnected piping, and modified exfiltration trenches and swales to enhance drainage capacity and connect to existing and future systems on adjacent streets. Services provided include surveying, subsurface utility verification, geotechnical investigation, document review, site visits, civil design, stormwater modeling, and regulatory permitting.

Stormwater Master Plan. City of Coral Springs. CMA is conducting a Citywide Stormwater Master Plan for the City of Coral Springs to identify areas of concern related to stormwater flooding throughout the City limits and to identify and prioritize future capital improvement projects related to stormwater infrastructure. CMA will compile, review, and evaluate all available information on the City's existing stormwater infrastructure. Based on information collected, CMA will prepare a stormwater model for the purpose of evaluating the level of service provided by City's existing stormwater infrastructure. The stormwater model will also be used to assess various alternatives for drainage improvements required to meet the level of service criteria for various storm events. The stormwater model will be used to run rainfall scenarios for the comparison of existing conditions versus future build out conditions from both a water quantity (runoff) and water quality (storage) perspective. Based on the result of the stormwater model, CMA will prepare the stormwater master plan, which will define the analysis of the existing stormwater infrastructure, identify and prioritize "problem areas" within the City limits, and recommend any improvements to the existing stormwater system. CMA will develop a Capital Improvement Plan for the overall stormwater management system in ranking. In addition, CMA will review and enhance the City's compliance efforts under the CRS Program and the NPDES MS4 Permit.

Westchester Stormwater Improvements. City of Coral Springs. The implementation of stormwater improvements within Westchester has been phased into two separate projects. Phase 1 included the design and construction services for culvert replacements under NW 24th Street which has been completed. Phase 2 improvements will consist of upsizing 21 outfalls throughout the project area that were identified as undersized, consisting of either 12-inch or 15-inch diameter. Based on the model analysis, upsizing of outfalls that are less than 18-inches in diameter to a minimum diameter of 18-inches is projected to reduce the peak flood stages by an average of 0.16 feet per basin and decrease of flooding duration in with an average decrease of 1.68 hours per basin. This alternative consists of removing the older, undersized pipes and installing new 18-inch diameter pipes. Construction of this alternative can be done through multiple methods: open cut installation with RCP, HDPE or PVC, or via threnchless technologies with HDPE. CMA is responsible for the site investigation, design, permitting, bidding and construction services for this stormwater improvement project.

Experience

Years of experience at CMA: 6

Total years of experience: 6

Education

Bachelor of Science, Civil Engineering, Florida International University, 2019

Registration

Engineer In Training, 2019

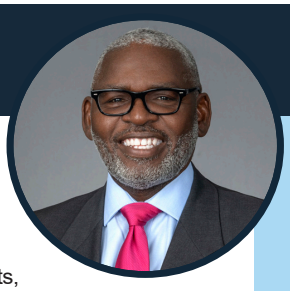
Professional Engineer, Florida, 96867, 2023

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Society

JOSE MCCRAY
Construction Engineering Services



Jose McCray serves as CMA's Construction Project Administrator and Senior Construction Specialist with extensive experience with engineering construction projects. His responsibilities include coordination and monitoring of construction activities for public and private sectors, site development for residential, commercial, and industrial use projects, and serves as liaison to owners, contractors, subcontractors, residents, and governmental agencies. Additional responsibilities include the review and processing of change orders, progress payments and construction related reports, and representing the owners and engineers at pre-construction and various other meetings. He provides construction site observation, analyze and approve any deviations from construction documents requested by the contractor to minimize potential delays, review as-builts for accuracy, prepare punch list items, attend final walk-throughs, and assist in project closeout. Additional responsibilities include constructability review and value engineering.

Project Experience:

Miami Beach Sunset Islands 3 & 4 ROW Improvement Program. Ric-Man International. CMA provided civil engineering and landscape architecture services for the Sunset Islands 3 and 4 Infrastructure Improvement Project, a multi award-winning design-build project funded by the City of Miami Beach. The work included complete roadway reconstruction, new pavement and curbs, replacement of 8-inch potable water mains, lining of existing sanitary sewer mains, and installation of a new stormwater drainage system with discharge pumps and outfalls. Additional improvements included undergrounding all overhead utilities, new service connections, landscaping, signage, and pavement markings. The project featured two new duplex submersible axial flow stormwater pump stations—110-hp and 90-hp units operating at approximately 23,000 gpm and 18,000 gpm, respectively. Coordination involved multiple agencies, including the City of Miami Beach, M-D WASD, Miami-Dade Public Works, USACE, and RER. **The Sunset Islands 3 and 4 project received Project of the Year honors from both the Cuban-American Association of Civil Engineers (CAACE) and the American Society of Civil Engineers (ASCE) Florida Section in 2018.**

City Center Right-of-Way and Utility Improvement Project. City of Miami Beach. CMA was the prime consultant and was responsible for providing surveying, planning, geotechnical investigation, design, permitting, preparation of construction documents, bid and award and construction engineering and inspection (CEI) services for infrastructure improvements within the public right-of-way (ROW) areas of the City Center neighborhood of Miami Beach. The project encompasses approximately 24,000 LF of ROW infrastructure improvements including: 8,700 LF of 8-inch water main replacements; sewer improvements, stormwater drainage improvements; paving & grading; roadway/traffic improvements (streets, sidewalks, curb and gutter, drainage, traffic control devices including striping, signing and channelization); streetscaping and landscaping enhancements; decorative, landscape and roadway lighting improvements; and roadway reconstruction. Additionally, due to existing listed contaminated sites within the proximity of the ROW improvements, environmental coordination, including site analysis and consideration of the radius of influence, was necessary for coordinating dewatering operations. Due to the existing mixed residential and commercial environment of this neighborhood, special design efforts were made to incorporate walkable community elements including meeting all ADA requirements, providing street furniture, providing bicycle paths, upgrading sidewalks, incorporating specialty treatments at crosswalks, landscaping improvements with specialized tree wells to provide a walkable surface and bulb outs to increase pedestrian friendliness and safety. This project also required extensive coordination with the public, adjacent CRAs, historic districts and various regulatory agencies.

cma
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Experience

Years of experience at CMA: 13

Total years of experience: 44

Certifications

IMSA Traffic Signal Inspector

FEC Railroad Contractor Safety

Florida Stormwater and Sedimentation Control Inspector

PSMJ Project Management Bootcamp

OSHA 8 Hour Trench Safety Course

Troxler Nuclear Density Gauge Operator

Troxler Radiation Safety Officer

FDOT – CTQP Asphalt Level 1

MATTHEW O'ROURKE
Construction Engineering Services



Matthew "Matt" O'Rourke serves as CMA's Senior Construction Specialist with extensive experience with engineering construction projects in Florida. His responsibilities include coordination and monitoring of construction activities for public and private sectors, and serves as liaison to owners, contractors, subcontractors, residents, and governmental agencies. Additional responsibilities include the review and processing of change orders, progress payments and construction related reports, and representing the owners and engineers at pre-construction and various other meetings. He provides construction site observation. He also analyzes and approves any deviations from construction documents requested by the contractor to minimize potential delays. In addition, he reviews as-builts for accuracy, prepares punch list items, attends final walk-throughs, and assists in project closeouts. Additional responsibilities include constructability review and value engineering. Mr. O'Rourke will serve as a construction specialist for this contract.

Project Experience:

Master Pump Station 224 Screening and Generator. Broward County. BCWWS has requested a fee proposal from CMA to provide engineering services for the conceptual planning, design and presentation of screening options for the MPS and generator. The City of Lighthouse Point has voiced concerns to mask the station and improve the site appearance to the surrounding community. After final selection of the desired option, CMA will prepare design, permit and provide construction services for the site work. The engineering services shall also include optional engineering services to design and permit a generator for MPS 224 which is expected to be located at 4115 NE 22nd Avenue in Lighthouse Point. Master Pump Station 224 (MPS 224) was completed on a previous project, however Florida Department of Environmental Protection (FDEP) then indicated that a permanent generator is required.

Construction Management Services for C-43 Canal Water Quality Treatment and Testing Project. South Florida Water Management District. The District engaged CMA to provide construction management services for the C-43 Canal Water Quality Treatment and Testing Project in Glades County. The project involves building an above-ground test cell to demonstrate wetland-based strategies for reducing nutrient discharges, particularly nitrogen, to the C-43 Canal, Caloosahatchee River, and Estuary. CMA provides on-site oversight, inspections, and coordination with subconsultants for geotechnical and materials testing to ensure compliance with project drawings and specifications.

Melrose Manors Neighborhood Stormwater Improvements. City of Fort Lauderdale. Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including retention areas, weirs, outfalls, regrading of the road, swales and treatment areas. The project includes two stormwater pump stations and force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal. The force mains require easements on private properties. Relevant Highlights:

- Project includes over 60,000 linear feet of new drainage system with pipes of up to 72-inches in diameter
- Field verification of existing utilities and incorporation into GIS database
- The GIS database was used to generate initial AutoCAD base drawings
- Pipe sizing modeling

NE 24th Street Stormwater Improvement Project. City of Wilton Manors. CMA will provide professional civil engineering services for the coordination, investigation, design, regulatory permitting, and construction administration of stormwater improvements along NE 24th Street in the City of Wilton Manors.

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Experience

Years of experience at CMA: 6

Total years of experience: 17

Certifications

FDOT Maintenance of Traffic – Advanced Level

FDOT CTQP – Concrete, Earthwork, Aggregate, LBR Technician

A.C.I. – Concrete & Aggregate Testing Technician

Nuclear Safety HAZMAT Certificate

Radiation Safety Officer

U.S.A.C.E. – Contractor Quality Control Manager

FDOT Project Administrators Construction Academy 2011

DARREN BADORE
Construction Specialist



chen moore and associates

As a Senior Project Manager of the firm, Darren Badore has over 29 years of experience providing Project Management, Design Services and Construction Administration Services for infrastructure projects for municipal clients throughout Florida. His project experience includes gravity sewer system planning and design, lift station design and rehabilitation, force main planning and design, pavement condition assessments, various aviation related projects, FEMA grants, value engineering, infrastructure valuation studies, peer review reports, land planning, platting, parcel dedications, permitting and construction inspection and contract administration. Mr. Badore's Broward County experience includes preparation of Master Plans, Design and Permitting Services and Construction Administration of fourteen (19) large phased neighborhood redevelopment projects totaling close to $200 million in construction value. He has experience working in Broward County, Miami Beach, North Miami Beach, Hallandale Beach, Town of Davie, Pembroke Pines, Cooper City, Plantation, Coconut Creek, Pompano Beach, and Oakland Park. Mr. Badore has dedicated countless volunteer hours to serve the communities that he lives in such as serving as President of his Homeowners Association and serving as President of the Jacaranda at Central Park Master Association as well as working as a volunteer for Habitat for Humanity and Rebuilding Together of Broward County. Most recently he has been serving on the City of Plantation's Planning & Zoning Board. Mr. Badore has been serving on the Board since 2011.

Project Experience:

Broward County UAZ Water and Sewer Improvements 113B. City of Lauderdale Lakes. CMA provided CEI services for water distribution and sanitary sewer improvements across a 350-acre area. The project included 42,700 linear feet of gravity sewer, 1,500 feet of forcemain, and 66,200 feet of water main, installed along City, County, and FDOT roadways. CMA also managed lift station rehabilitation and coordinated full surface restoration. The project is currently in the close-out phase.

Broward County UAZ Water and Sewer Improvements 113A. City of Lauderdale Lakes. CMA is providing construction administration services for a 207-acre utility improvement project that includes 22,000 linear feet of gravity sewer, 5,800 feet of forcemain, and 29,800 feet of water main. Work occurs along local and FDOT roadways, including West Oakland Park Boulevard and US 441. The project includes lift station rehabilitation and full surface restoration.

South Bermuda–Parkway Reuse Interconnect and Judge Farms Pipeline Project, Phase II. Tohopekaliga Water Authority. CMA is providing surveying, geotechnical, design, permitting, and construction services for 8,000 linear feet of 20-inch reuse water main connecting the South Bermuda and Parkway Water Reclamation Facilities. This work follows a prior routing study that identified the preferred alignment.

Phase 2B HDD Water Main Improvements. City of Margate. CMA is providing design services for replacement of approximately 12,400 linear feet of asbestos cement water main along Royal Palm Boulevard and US 441. The project includes new water mains, isolation valves, fire hydrants, and service connections, with full restoration of impacted roadway and landscape areas.

UAZ 245 Water Main Replacement. Broward County. CMA is providing design, permitting, and construction services for 6,500 linear feet of new water main to replace existing infrastructure within the City of Pompano Beach, on behalf of Broward County Water and Wastewater Services.

Experience

Years of experience at CMA: 2

Total years of experience: 30

Professional Affiliations

City of Plantation, Planning & Zoning Board

City of Plantation, Volunteer Firefighters' Retirement Board

Rebuilding Together of Broward County

Smart Growth Partnership

Certifications

CTQP, Asphalt Paving Technician Level 1

MOT Intermediate Course #22829

SAFIYA BREA, P.E., LEED AP
Principal Engineer



chen moore and associates

Ms. Brea is Principal Engineer and Fort Lauderdale Officer leader for CMA, with over 24 years of experience with large neighborhood improvement projects, including the design of roadways, sidewalks, drainage, water and wastewater infrastructure. She was the Project Manager and main client contact for the Broward County UAZ 110/111 & 113 Water Sewer Improvements (an estimated $60 million infrastructure improvement project). In addition, she has managed projects ranging from thousands of dollars to multi-million-dollar, large-scale neighborhood improvement programs. Ms. Brea has managed and designed streetscape improvements, roundabouts, lift station, stormwater improvements and master plans, basis of design reports and more than 7 Utility Analysis Zone Water and Sewer Projects. Her duties also include construction management, managing GIS and Autocad design work, sewer modeling, and report preparation for municipalities throughout South Florida. She is currently on the board for the Florida Engineering Management Corporation and is a graduate of Leadership Florida Connect Class 8.

Project Experience:

Category No. 2: Septic Tank Elimination Step Area 3A-Y and 3A-O: Project 2 (3A-O) - PO WWE2300066. Broward County. For projects 3A-Y and 3A-O, CMA will provide Broward County with comprehensive engineering and design services through all phases of project delivery. Scope includes route and hydraulic analysis, site investigations, surveying, permitting, coordination with municipalities and regulatory agencies, easement acquisition, design documentation, bidding assistance, and construction-phase support, ensuring successful completion of both contracts.

PNC2123898P1 - Category No. 2: Septic Tank Elimination Step Area 3A-Y and 3A-0. For both Project 1 and Project 2, CMA shall provide Broward County a full range of services in all disciplines necessary to deliver a complete design, prepare related reports, obtain all necessary permits, prepare construction contract documents, assist with bidding and award, and provide services during construction for two separate contracts. Services provided by CMA shall include, but are not limited to, preliminary route analysis, hydraulic analysis, site investigations, surveying, coordination with municipalities, coordination and negotiation with regulatory agencies, coordination with the public, coordination to obtain necessary easements, preparation of design reports, preparation of design drawings and contract technical specifications, preparation of easement sketch and legal descriptions, permitting, assistance during construction procurement, assistance to contractor during permitting, testing, inspection, and services during construction

Category 1 Utility Analysis Zone Eng Serv for Water and Wastewater. Broward County. Chen Moore and Associates, Inc. shall provide professional engineering services for surveying, engineering design of water and wastewater improvements, permitting, bidding and award, engineering services during construction including construction inspections and administration services, along with Construction Documents for the following recommended water and wastewater improvements for this project. The improvements will include the replacement of approximately 25,000 linear feet of water main, replacement or lining of approximately 17,600 linear feet of sanitary sewer and replacement of approximately 2,220 linear feet of force main, relocation or rehabilitation of Lift Station 22A, as well as restoration of sidewalks, roadway, drainage and landscaping.

Experience

Years of experience at CMA: 23

Total years of experience: 24

Education

Bachelor of Science, Civil Engineering, University of Florida, 2002

Registration

Professional Engineer, Florida, 66388, 2007

Professional Affiliations

American Society of Civil Engineers

Florida Engineering Leadership Institute

Florida Engineering Society

Leadership Florida

Women of Tomorrow

Certifications

OSHA Certification

Qualified Stormwater Management Inspector

LEED AP

Advanced Work Zone Traffic Control Certification

Awards

Florida Engineering Society Most Active Member Award 2006

Florida Engineering Society Presidents Award 2005

Florida Engineering Society Young Engineer of the Year 2011

PANGEO CONSULTANTS
GEOTECHNICAL ENGINEERING AND INSPECTIONS

Years of Experience:

- 21

Education:

- Louisiana State University-Baton Rouge
- BS in Civil Engineering –2003

Registrations:

- Professional Engineer State of Florida #68448

Professional Memberships:

- FES - Florida Engineering Society-Broward Chapter Past President
- ASCE

Awards:

- Outstanding Technical Achievement by the Florida Engineering Society Broward Chapter 2014

PAUL C. CATLEDGE, P.E.
PRINCIPAL 2017 - Present

Mr. Catledge is a graduate of Louisiana State University with a B.S. in Civil Engineering, with over twenty-one (21) years of engineering experience including geotechnical analysis, design and inspection of deep and shallow foundation systems, and structural design. Mr. Catledge also has sixteen (16) years of experience overseeing and performing construction materials testing and structural inspections. He is registered in multiple states including Florida, New York, Indiana, Texas, Kentucky, Michigan and Louisiana. He is a member of ASCE and a past President of the Broward Chapter of the Florida Engineering Society. He is a founding principal of PanGeo Consultants.

The following is a partial listing of his project experience.

RELATED EXPERIENCE

Terminal 4 Expansion, Port Everglades, Fort Lauderdale, FL
Plans called for the construction of new mooring bollards within the apron between Terminal 4 and Slip 2, a new canopy at the southwest side of Terminal 4 between the terminal and the parking garage, an approximately 30 ft tall arch at the parking garage northside driveway entrance, and a new tower structure at the southeast corner of Terminal 4. The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, and review of the Broward County Soil Survey Map. Pan Geo Consultants, LLC was requested to perform a total of seven (7) Standard Penetration Test (SPT) borings (ASTM D-1586) in order to evaluate the subsurface soil conditions within the footprint of the proposed structure. The borings were performed to depths of forty to eighty feet below the ground surface.

Key West Ferry Terminal Expansion
Performed barge based borings for a 121 foot long extension to an existing 180 foot long dock. Expansion was supported by square pre-cast concrete piles.

Floating Docks at Key West Bight, Key West, FL
Performed barge based borings, analysis and design for the construction of a 164 ft long floating dock system with 35 ft extensions along Trumbo Road in Key West. Piles were HSS 18 and 20 x 0.5 inch steel pipe. Lateral, uplift, and compressive capacities were analyzed.

New Redundant Bypass Line, Fort Lauderdale, FL
This project called for the installation of a new sewage line. The sewage line was installed via directional drilling and open cut. Upon completion of Standard Penetration Test borings in general accordance with ASTM D-1586 specifications to depths of 80 ft., and at the completion of the on-site work, an engineering report including a description of findings and general site preparation recommendations for support of the proposed construction was provided.



GREG BOUIE, PSM
Project Manager

Greg Bouie, PSM, is a professional surveyor with 19 years of experience in the surveying and mapping field. He began his career in Dallas, Georgia, focusing on subdivision design and large boundary surveying projects around the Metropolitan Atlanta area. Greg started as an instrument person while studying surveying and mapping at Southern Polytechnic State University, gaining valuable field experience alongside his education in survey theory. Over the years, Greg has worked with well-known firms on a variety of projects, steadily growing his expertise. In 2018, he became a licensed surveyor in Florida, a key milestone in his career. In 2024, Greg joined the Longitude Surveyors team, where he continues to contribute to the industry and excel in his profession.

INDUSTRY TENURE
19 years

LONGITUDE TENURE
1 year

EDUCATION
BS, History
Florida Int'l University (2005)

Surveying and Mapping Certificate
Southern Polytechnic State University
(2008)

REGISTRATIONS
Professional Surveyor and Mapper
FL License No. LS7169

AFFILIATIONS
Florida Surveying and Mapping Society
Member

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Beachwalk Apartments311 E Sheridan St, Dania Beach, FL
- Dania Point - Burger King 1800 Stirling Rd, Dania Beach, FL
- Christ the King Church - Set Southern Boundary Corners
- SE corner of Marina Village DR and Fishing Village DR Key Largo, FL 33037 - Marina Village, Grayvik Animal Hospital
- Baptist Health Main Campus, 8900 North Kendall Drive, Miami, FL
- Mount Sinai Medical Center, FDOT Easements - 4300 Alton RD Miami Beach, FL
- Country Club Plaza - 18454 NW 67 Avenue, Miami Gardens, FL
- North Bay Village ADA Sidewalk Easement, North Bay Village, FL
- Central Subdivision, 'Aura' at North Miami Beach – Final Plat Review City of North Miami Beach, FL
- Biscayne Beach Elementary School Pathway - Specific Purpose Survey with Title Search
- 3360 Condominium Association 3360 S. Ocean Blvd. Palm Beach, FL
- The Galleria at Ft. LauderdaleVault Room 2414 E Sunrise Blvd, Ft Lauderdale, FL - Sketch & Description
- Presidential Place Senior Housing 3880 South Circle Drive Hollywood, FL
- Plantation Schools - Plantation Middle School, Ben Gamla and Plantation High School
- FDOT Parcel 900 NW 6th Avenue and NW 151st Streetm FDOT D6, Miami, FL
- Traffic Circle at North Bayshore: N. Bayshore Drive from NE 15 Street to NE 17 Terrace, City of Miami, Miami, FL
- NW 44th Street Improvements, City of Sunrise, Sunrise, FL
- Prospect Road Right-of-Way, City of Oakland Park, Oakland Park, FL
- Topographic Survey of Roadways in Golden Isles, City of Hallandale Beach, Hallandale Beach, FL
- Roadway Redevelopment Plan - Construction Phase Indian Creek Village, FL
- Broward County - Project Design Services of Adaptive Traffic Control Systems and Fiber Optic Network.
- North Dixie Right-of-Way, City of Oakland Park, Oakland Park, FL
- Homestead Gardens - GPR Services, 1501 SW 6th Street, Homestead, FL
- South Bayshore Drive - Pump Station and Outfall Locations, Miami-Dade Water and Sewer, Miami, FL
- Pump Station 22 Discharge Force Main Replacement (South Shore Drive 12" FM Replacement), City of Miami Beach, FL
- Water Main Replacement - SUE Soft Digs Holiday Drive, City of Hallandale Beach, Hallandale Beach, FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations City of Hallandale Beach, Hallandale Beach, FL
- City of Ft. Lauderdale FTL - Force Main Project, City of Ft. Lauderdale, FL
- Indian Creek Drive & 69 Street Pump Station, City of Miami Beach, Miami Beach, FL



John H. Adler, III, PSM

Senior Surveyor / SUE Specialist

John H. Adler, III, PSM is a highly skilled Surveyor with a specialized focus on Subsurface Utility Engineering (SUE) techniques, offering 45 years of expertise in the field. As a dedicated professional, he has demonstrated a proven track record in leading surveying projects, specializing in the accurate identification, mapping, and assessment of subsurface utilities. With an in-depth understanding of geospatial technologies and industry best practices. John a keen eye for detail and a meticulous approach to data analysis, ensuring the precise documentation of subsurface utilities. By leveraging his knowledge of SUE standards, he has consistently delivered high-quality, reliable, and safe surveying solutions to a diverse range of clients. As a dedicated Senior Surveyor, he is committed to delivering innovative solutions and contributing significantly to the success of any project he undertakes.

INDUSTRY TENURE
45 years

LONGITUDE TENURE
12 years

EDUCATION
AA, Miami Dade College (1994)

REGISTRATIONS
Professional Surveyor and Mapper
FL License No. LS4693

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Pinecrest Community Center/Library Property and Park, City of Pinecrest, Pinecrest, FL
- Hammocks Community Park, Miami-Dade County Parks, Recreation and Open Spaces Department, Miami, FL
- Chapman Field Park, Miami-Dade County Parks, Recreation and Open Spaces Department, Miami, FL
- Curtis Park, City of Miami, Miami, FL
- Bunche Park, City of Miami Gardens, Miami Gardens, FL
- Five Y - Oakland Park; Folio #4942-22-39-0010 3400-3448 NE 2 Avenue, Oak land Park & Folio #4942-22-39-0020 - 201 NE 33 Street, City of Oakland Park, Oakland Park, FL
- Design Services for Prospect Road from Commercial Blvd. (SR 870) to Dixie Hwy. (SR 811), FDOT District 4, Broward, FL
- Foster Road, between NW 10 Avenue and NW 4 Avenue. Along with a portion of NW 8 Avenue, between Foster Road and NW 9 Street. NW 9 Street, between NW 9 Avenue and NW 8 Avenue, City of Hallandale, FL
- City of Parkland Along Lox Road from Nob Hill Road to Riverside Drive Ext, Parkland, FL
- Surveying Services along all the streets North of the centerline of SW 27th Street between SW 27th Court to SW 31st Place (11 Streets total), City of Mami, Miami, FL
- SW 152 Avenue from SW 312 Street to US-1, Miami-Dade County Transportation Department, Miami, FL
- SR 710/ Passing Lanes, FDOT District 4, Martin County, FL
- FPL West Dade 84th Street Corridor; 30-3015-001-0450 (9.4 acres) and 30-3015-001-0350 (5.6 acres); NW Corner of NW 62nd Street & NW 84th Ave., Miami, FL
- B-50314 - NW 6 Street between NW 11 Avenue and NW 10 Avenue, Survey extended up the centerline of both NW 11 Avenue and NW 10 Avenue from right of way to right of way. The survey extended 5 feet beyond the rights of way whenever possible. The corridor was approximately 690 linear feet, Miami, FL
- East West Corridor Phase 1-SR 836, Miami-Dade County, Miami, FL
- 41 Street Corridor Improvements, City of Miami Beach, Miami Beach, FL
- Baptist Health South Florida Parking Garage MP-G7, Baptist Hospital,
- Miami FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations, City of Hallandale Beach, Hallandale Beach, FL
- Venetian Causeway Water and Sewer Main Upgrades, City of Miami Beach, Miami Beach, FL



Telva Morejon, CST, SIT

Senior Survey Technician / Right-of-Way Specialist

INDUSTRY TENURE
36 years

LONGITUDE TENURE
9 years

EDUCATION
BS, Civil Engineering
University of Cienfuegos, Cuba (1994)

Professional Surveyor and Training Survey Technician
CST No. 0617-5709

Telva Morejon, CST, SIT is a highly skilled Senior Survey Technician with a wealth of experience in the field of surveying for 36 years. Possessing a Surveyor and Training Survey Technician CST certificate, she brings a comprehensive understanding of surveying principles, methodologies, and cutting-edge technologies. Telva is a Surveying right-of-way specialist with a proven track record in facilitating seamless land acquisition processes for various projects. Possessing extensive expertise in interpreting property records, understanding legal descriptions, and navigating intricate land tenure systems, she excels in identifying, negotiating, and securing rights of way efficiently. Telva has also served as Project Manager Surveyor on multiple Florida Department of Transportation (FDOT) Contracts. Her extensive experience allows her to remain intimately familiar with FDOT standards, policies, and department procedures.

Below is a list of projects for which Longitude Surveyors provided professional surveying and mapping services, including topographical surveying and mapping, land surveying, parcel mapping and platting, utility system mapping, legal descriptions, digital terrain modeling, aerial survey and mapping, and other professional surveying services.

- Pinecrest Community Center/Library Property and Park, City of Pinecrest, Pinecrest, FL
- Landmark at Doral Traffic Calming, City of Doral, Doral, FL
- NE 35 Avenue from NE 163 Street to NE 171 Street, City of North Miami Beach, North Miami Beach, FL
- Surveying Services along all the streets North of the centerline of SW 27th Street between SW 27th Court to SW 31st Place (11 Streets total), City of Miami, Miami, FL
- SW 152 Avenue from SW 312 Street to US-1, Miami-Dade County Transportation Department, Miami, FL
- SR 710/ Passing Lanes, FDOT District 4, Martin County, FL
- East West Corridor Phase 1-SR 836, Miami-Dade County, Miami, FL
- 41 Street Corridor Improvements, City of Miami Beach, Miami Beach, FL
- Baptist Health South Florida Parking Garage MP-G7, Baptist Hospital, Miami FL
- Fire Station No. 6, 701 NW 36 Street, City of Miami, Miami, FL
- Fire Station No. 9, 69 NE 62 Street, City of Miami, Miami, FL
- Fire Station No. 11, 5920 West Flagler Street Miami, City of Miami, Miami, FL
- City of Miami Beach Fire Station, Miami Beach, FL
- North Bay Village Fire Station and City Hall, North Bay Village, FL
- Harbor Inlet Drive Force Main upside from D-36 to D-35, City of Ft. Lauderdale, FL
- Collect Drainage and Gravity Sewers Rim and Invert Elevations, City of Hallandale Beach, Hallandale Beach, FL
- Venetian Causeway Water and Sewer Main Upgrades, City of Miami Beach, Miami Beach, FL
- SW 69 Street & SW 63 Avenue Drainage Improvements, City of South Miami, South Miami, FL
- Drainage Improvements for Annex Area, City of Miami Gardens, Miami Gardens, FL
- Drainage Sub-Basin 44, located South of SW 164 Street and SW 74 Court, extending ten feet (10') beyond the Right-of-Way, Miami-Dade Water and Sewer Department, Miami, FL
- Drainage Improvements along SW 71 Avenue, Village of Pinecrest, Pinecrest, FL
- Cutler Bay D3 Drainage Improvements Cutler Bay Montego Bay Drive and Along Blue Water Road, Cutler Bay, FL
- Pump Station 0344 and Emergency Generator 20173 East Country Club Drive, City of Aventura, Aventura, FL

PANGEO CONSULTANTS
GEOTECHNICAL ENGINEERING AND INSPECTIONS

Years of Experience:

- 21

Education:

- Louisiana State University-Baton Rouge
- BS in Civil Engineering –2003

Registrations:

- Professional Engineer State of Florida #68448

Professional Memberships:

- FES - Florida Engineering Society-Broward Chapter Past President
- ASCE

Awards:

- Outstanding Technical Achievement by the Florida Engineering Society Broward Chapter 2014

PAUL C. CATLEDGE, P.E.
PRINCIPAL 2017 - Present

Mr. Catledge is a graduate of Louisiana State University with a B.S. in Civil Engineering, with over twenty-one (21) years of engineering experience including geotechnical analysis, design and inspection of deep and shallow foundation systems, and structural design. Mr. Catledge also has sixteen (16) years of experience overseeing and performing construction materials testing and structural inspections. He is registered in multiple states including Florida, New York, Indiana, Texas, Kentucky, Michigan and Louisiana. He is a member of ASCE and a past President of the Broward Chapter of the Florida Engineering Society. He is a founding principal of PanGeo Consultants.

The following is a partial listing of his project experience.

RELATED EXPERIENCE

Terminal 4 Expansion, Port Everglades, Fort Lauderdale, FL
Plans called for the construction of new mooring bollards within the apron between Terminal 4 and Slip 2, a new canopy at the southwest side of Terminal 4 between the terminal and the parking garage, an approximately 30 ft tall arch at the parking garage northside driveway entrance, and a new tower structure at the southeast corner of Terminal 4. The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, and review of the Broward County Soil Survey Map. Pan Geo Consultants, LLC was requested to perform a total of seven (7) Standard Penetration Test (SPT) borings (ASTM D-1586) in order to evaluate the subsurface soil conditions within the footprint of the proposed structure. The borings were performed to depths of forty to eighty feet below the ground surface.

Key West Ferry Terminal Expansion
Performed barge based borings for a 121 foot long extension to an existing 180 foot long dock. Expansion was supported by square pre-cast concrete piles.

Floating Docks at Key West Bight, Key West, FL
Performed barge based borings, analysis and design for the construction of a 164 ft long floating dock system with 35 ft extensions along Trumbo Road in Key West. Piles were HSS 18 and 20 x 0.5 inch steel pipe. Lateral, uplift, and compressive capacities were analyzed.

New Redundant Bypass Line, Fort Lauderdale, FL
This project called for the installation of a new sewage line. The sewage line was installed via directional drilling and open cut. Upon completion of Standard Penetration Test borings in general accordance with ASTM D-1586 specifications to depths of 80 ft., and at the completion of the on-site work, an engineering report including a description of findings and general site preparation recommendations for support of the proposed construction was provided.

REINA ENGINEERING



Francisco Reina, P.E.

Civil Engineer

Education
Bachelor of Science, Agricultural and Biological Engineering, University of Florida.

Affiliations
FES Broward-USA, AWWA-USA, ASCE-USA, EWB-USA, SAI-Colombia

Summary

Francisco Reina, P.E., has worked in South Florida since 2007 on civil engineering projects related to municipal utility, roadways, land development, master planning, FRS grants, FEMA grants, value engineering, basis of design studies, open channel and closed conduit hydraulic modeling. Mr. Reina's municipal experience includes project management experience of large scaled utility projects totaling over one billion dollars. Mr. Reina's experience in both the public and private sectors results in a unique understanding of teamwork and collaboration between all team members in order to achieve project results.

Registrations

Registered PE, Florida #95150
Register PE, Tennessee #127440

Experience

City of Pembroke Pines (2022-2025): Managed and supervised staff overseeing developer-driven projects, engineering inspections, and CIP/surtax-funded initiatives. Directed right-of-way permitting and projects involving public infrastructure improvements, including utility directional drilling reviews. Supported the City's NPDES and CRS programs, mentoring staff and ensuring technical accuracy and compliance. Conducted plan reviews, technical analyses, and prepared detailed engineering reports. Assisted the Floodplain Manager with reviews and training, and managed MPO and other grant-funded projects, ensuring timely delivery and regulatory compliance.

Broward County WWS Planning & Development Supervisor (2021-2023): Managed developer water and wastewater expansion projects, supervised staff responsible for managing developer projects, coordinated engineering inspections, managed and mentored staff, reviewed staff work and performed analysis and generated technical reports. Coordinated and managed utility connection permits for developer projects. Managed hydraulic modeling efforts for the utility.

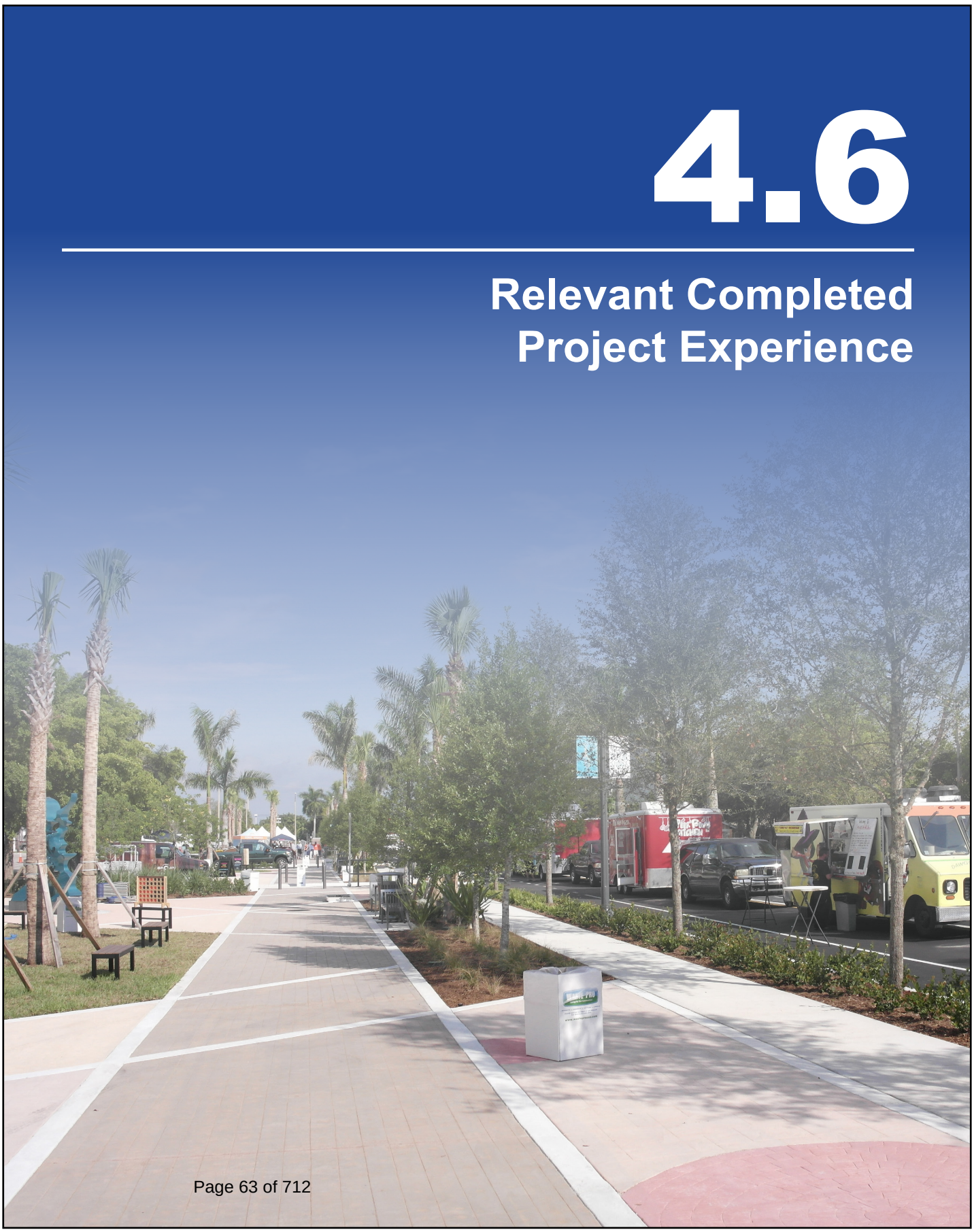
Broward County Basin 224 Improvements (2023): Project manager for the evaluation of an existing sanitary sewer collection and transmission system. Scope consisted of the development of basis of design report for all proposed improvements.

Broward County UAZ 110, 111, 113, 122 (2015-2022): Construction project manager for approximately five hundred million dollars' worth of infrastructure improvements. Improvements consisted of the replacements of the entire sanitary sewer collection system, existing water distribution replacement, sanitary sewer lift station rehabilitations and sanitary sewer transmission improvements. Review directional drill plans for subaqueous crossings. Review both exist and entry pits for drilling equipment.

Broward County Retail Master Plan (2014-2015): County project manager. Responsible for managing County consultants during the development of County's Retail Master Plan.

4.6

Relevant Completed Project Experience



SELECTED CATEGORIES

We are submitting qualifications for the ***Civil Engineering***, ***Transportation Planning and Engineering***, ***Environmental Engineering***, ***Landscape Architecture***, and ***General Consulting Engineering*** Categories. Our team possesses the professional licenses, experience, and technical expertise necessary to perform all services within these disciplines. We have extensive municipal experience throughout South Florida and are fully capable of providing comprehensive planning, design, engineering, permitting, construction administration, and project management support. Our multidisciplinary team is well-versed in delivering high-quality, cost-effective solutions for complex infrastructure, environmental, and beautification projects. We are committed to maintaining sound financial practices, adhering to project budgets and schedules, and ensuring full compliance with all applicable regulations and professional standards. Please see below for select relevant experience. Projects sheets with references to follow.

Civil Engineering

1. Lauderdale Lakes | Lift Station 50M Rehabilitation
2. Broward County | UAZ Water Sewer Improvements 110/111/113B
3. City of Ft. Lauderdale | Design Services for Pumping Station A-5

Transportation Engineering

1. City of Ft. Lauderdale | Galt Ocean Mile Streetscape Improvement
2. City of North Lauderdale | Traffic Calming/Complete Streets for Boulevard of Champions
3. Town of Miami Lakes | Park West Bicycle and Pedestrian Improvements

Landscape Architecture

1. City of Miami | Bay of Pigs Park
2. City of Oakland Park | Master Planning and Visioning City Park

Planning/Development

1. City of Lake Worth | 2025 Lake Worth Beach open space and Recreation Master Plan
2. City of Dania Beach | 2024 Dania Beach Comprehensive Plan Update

Environmental Engineering

1. Village of Tequesta | Dover Ditch Water Quality Improvement Project
2. Broward County | WA-09 Port Everglades Drainage Ditch System Analysis
3. St. Lucie County | Avalon State Park Improvements

Stormwater Engineering

1. Broward County | Melrose Manors Neighborhood Stormwater Improvements
2. City of Coral Springs | Stormwater Master Plan (ICPR4) and Vulnerability Assessment
3. City of Hollywood | Phase I - Mitigation: Hollywood North Beach Park Tidal Flood Resiliency

CEI

1. City of Margate | Park Drive Phase 2A
2. City of Ft. Lauderdale | New River Water Main Phase II
3. City of Ft. Lauderdale | Prospect WTP Enabling Project

Project Management

1. City of Hollywood | Hollywood Tidal/Shoreline Flood Mitigation Project
2. City of Southwest Ranches | Due Diligence Report

Lift Station 50M Rehabilitation

Lauderdale Lakes, FL

Client:
Broward County
Michael Hagerty
Engineering Unit Supervisor, Water and Wastewater
2555 West Copans Boulevard
Pompano Beach, Florida 33069
(954) 831-3217
mhagerty@broward.org

Description: Lift Station #50M is owned and operated by Broward County Water and Wastewater Services (BCWWS) and is located within the UAZ113 area in the City of Lauderdale Lakes. The existing Lift Station #50M had previously encountered flow issues during rainfall events due to undersized pumps, which were unable to overcome the increased system pressures during these events. CMA was retained for design, permitting, and construction services for the rehabilitation of the existing Lift Station #50M. CMA was also responsible for conducting a hydraulic analysis of the sanitary force main network to select appropriate pumps and to recommend force main improvements downstream of Lift Station #50M. The improvements include the rehabilitation of the existing wet well, installing new submersible pumps, a new valve vault, new valves, new bypass piping connections, new instrumentation, new control panels, new telemetry, and associated sanitary piping to connect to the existing gravity sewer and existing force main. CMA provided site investigation, design services, regulatory permitting, and construction services on behalf of Broward County Water and Wastewater Services (BCWWS) on this project.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

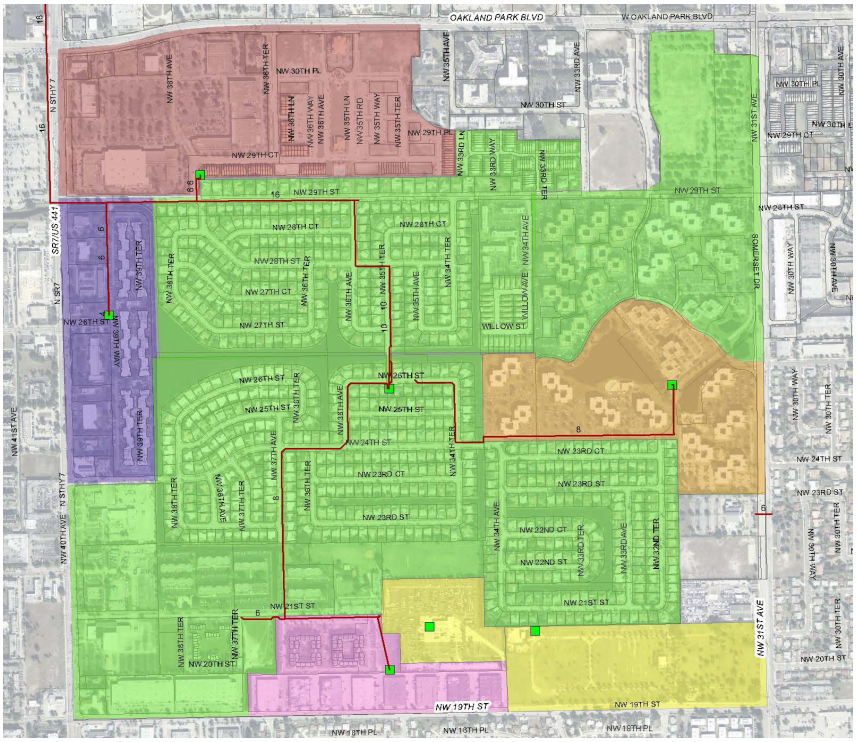
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $590,000

Total CMA Fee: $77,648

Dates: 2020 - 2021





UAZ Water Sewer Improvements 110/111/113B

Broward County, FL

Client:
Broward County
Michael Hagerty, PE, LEED AP
Engineering Unit Supervisor, Water and Wastewater
2555 West Copans Rpad
Pompano Beach, FL 33069
mhagerty@broward.org
(954) 831-3217

Description: The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. All projects combined a total area of over 1000 acres within multiple Cities. The existing system that was replaced consisted of approximately 168,100 LF of water mains, 122,100 LF of sanitary sewer mains, and 11,700 LF force main. The existing water main consisted of asbestos cement, cast iron, ductile iron, galvanized steel, and polyvinyl chloride pipe ranging from 2" - 24" in diameter size. The sanitary sewer consisted of vitrified clay, fold and form liner, cured in place liner, and ductile iron pipe ranging from 8" – 15" in diameter size. The force main consisted of asbestos cement, cured in place liner, ductile iron, and polyvinyl chloride pipe ranging from 6" – 16" in diameter size. There were 8 Broward County lift stations in these UAZ areas and 1 private lift station which sanitary sewer systems needed to connect to. Two of these stations needed rehabilitation/ replacement. The restoration of roadways, sidewalks, driveways, and landscape areas needed to be performed as needed for water and sanitary sewer improvement construction.

The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project included the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. CMA provided CEI services for the project. This project was broken down into 3 phases as follows:

Broward County UAZ 113A: The project included the installation of 22,000 linear feet of gravity sewer, 5,800 linear feet of force main, and 29,800 linear feet of water main. The total project included 57,600 linear feet of pipe.

Broward County UAZ 113B: The project included the installation of 42,700 linear feet of gravity sewer, 1,500 linear feet of force main, and 66,200 linear feet of water main. The total project included 110,400 linear feet of pipe.

Broward County UAZ 110/111: The project included the installation of 57,400 linear feet of gravity sewer, 4,400 linear feet of force main, and 72,100 linear feet of water main. The total project included 133,900 linear feet of pipe.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: Amend 1 + 2

Total Value of Change Orders: $1,021,812

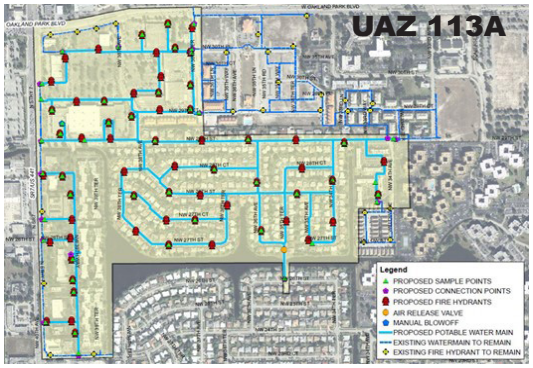
Initial Design Fees: n/a

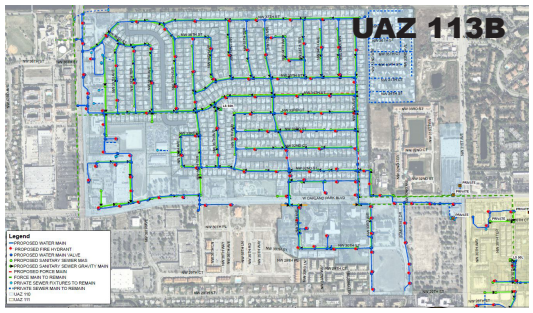
Change Orders To Design Contract And Dollar Value: n/a

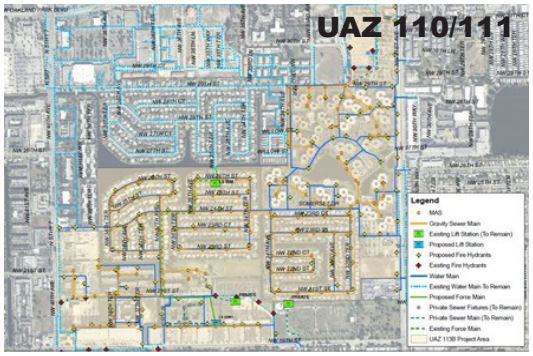
Total Project Cost: $4,472,564

Total CMA Fee: $2,989,986

Dates: 2016 - 2024







Design Services for Pumping Station A-5

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Monica Spitery
100 N Andrews Avenue, 21st Floor
Ft. Lauderdale, FL, 33301
mspitery@fortlauderdale.gov
(954) 828-5064

Description: Downtown Fort Lauderdale sewer system was experiencing significant sewer overflows. CMA analyzed the existing PS A-7 gravity sewer basin and determined a location to split the system, diverting approximately half of the flow to a new Pump Station A-5 (PS A-5). A capacity analysis of the new PS A-5 was conducted to size the existing and future (ultimate buildout) flows. The new PS A-5 is a triplex station and includes approximately 8,200 linear feet of 16-inch force main going through the heart of downtown Fort Lauderdale crossing US-1, Andrews Avenue and Broward Boulevard. CMA is also developing detailed construction documents covering all structural, civil, mechanical, electrical, and instrumentation components necessary for the new pump station, sewer force main, and gravity sewer piping.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $1,212,515

Total CMA Fee: $547,282

Dates: 2025 - Ongoing



The Galt Ocean Mile Corridor Streetscape Concepts and Improvement

Ft. Lauderdale, FL

Client:
The City of Ft. Lauderdale
Gary Foster
Construction Manager, Sr. Project Manager
100 N Andrews Avenue, 21st Floor
Ft. Lauderdale, FL, 33301
gfoster@fortlauderdale.gov
(954) 828-5064

Description: The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The scope was based on public engagement and concepts performed and developed by the City of Fort Lauderdale. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement/addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

After designing the conceptual plans for the Galt Mile Streetscape Project, CMA was contracted to provide full contract documents for the design and construction of the corridor. The purpose of this project was to develop a conceptual design and opinion of probable cost to upgrade and beautify the Galt Ocean Mile corridor, emphasizing traffic calming and bicyclist and pedestrian improvements. The proposed upgrades included milling and resurfacing of roadway; re-striping; bike lanes; sidewalk widening; relocation of existing trees; replacement and addition of landscape material; new streetlight fixtures; decorative paver hardscape incorporated into sidewalks, unloading areas, & crosswalks; raised crosswalks and/or raised intersections; and landscape lighting.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: CO-01

Total Value of Change Orders: $61,435

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $460,197

Total CMA Fee: $301,225

Dates: 2021 (Concepts), 2022 (Design), 2023 - Ongoing





Traffic Calming/Complete Streets for Boulevard of Champions

North Lauderdale, FL

Client:
City of North Lauderdale
Sam May
Public Works Director
701 SW 71st Avenue
North Lauderdale, FL 33068
smay@nlauderdale.org
(954) 724-7070

Description: Back in 2017, CMA provided engineering services to the Boulevard of Champions street improvement concepts, incorporating traffic calming measures and improving the safety of the neighborhood. CMA evaluated the existing street conditions and provided design concepts that would discourage drivers from speeding and provide a safer road. In addition, the proposed road section incorporated the City's proposed Noise Reduction Sound Wall which would be constructed along Boulevard of Champions to mitigate noise into the adjacent neighborhoods. CMA conducted field visits and prepared schematic concepts to the City showing street cross sections at the conceptual level.

In 2020, the City retained CMA to provide professional civil engineering and landscape architectural services for the design, implementation, and construction administration for traffic calming measures utilizing complete streets. The strategies for approximately .78 miles of roadway were located along Boulevard of Champions within the City of North Lauderdale, from SW 64th Terrace to Seaview, including the Boulevard of Champions Spur Road to Colly Way.

In addition, CMA also provided design services for pedestrian crosswalks improvements at a 3-way intersection at Boulevard of Champions with San Remo Blvd. The improvements required pavement markings, stop bars, advance warning signs, sidewalk and ADA ramp improvements.

Lastly, CMA provided engineering and landscape architecture services for the design and installation of approximately 4,300 linear feet of prefabricated sound walls, sidewalk enhancement, tree/landscape disposition and landscape restoration for approximately 0.78 miles of roadway located along Boulevard of Champions located within the City of North Lauderdale.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

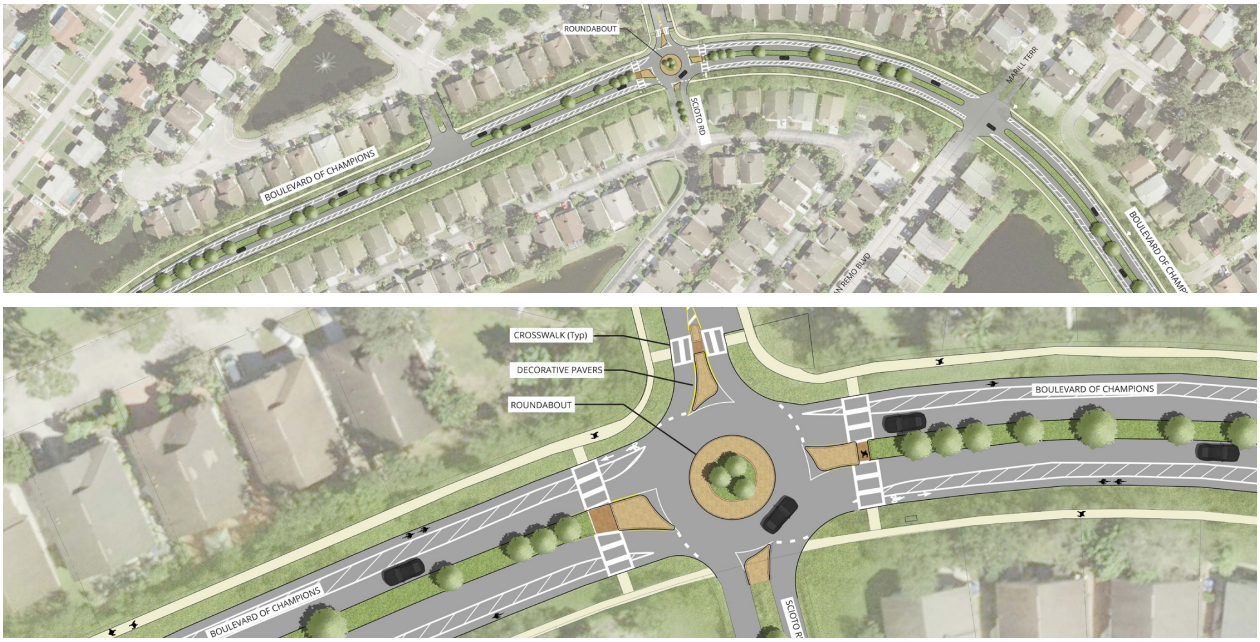
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $240,119

Total CMA Fee: $191,169

Dates: 2020 - 2024



Park West Pedestrian and Bicycle Improvements Project (FDOT D6 LAP)

Miami Lakes, FL

Client:
Town of Miami Lakes
Stanley Merantus, Public Works Engineer
Miami Lakes Government Center, Miami Lakes, FL 33014
(305) 364-6100 ext. 1179

Description: This Federally funded FDOT LAP project is located along Montrose (NW 82nd Avenue) and Balgowan Roads from Miami Lakes Drive (NW 154th Street) to Ardoch Road, approximately 0.7 miles. The project consists of narrowing existing travel lanes, providing bike lanes, enhancing the existing crosswalks, updating the safety-related signing and pavement marking of the existing crosswalk connections, adding ADA connectivity and ramps, and speed tables. The work on Balgowan Road consists of narrowing the travels lanes and providing protected bicycle lanes on each side of the road. On Montrose Road, the work consists of adding a bike lane on the west side of the road, enhancing the existing crosswalks, updating the safety-related signing and pavement marking of the existing crosswalk connections.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $175,212

Total CMA Fee: $138,030

Dates: 2023 - Ongoing



LANDSCAPE

Bay of Pigs Memorial Park Site Improvements

Miami, FL

Client:
City of Miami
Lidice Bordon
Project Manager
444 SW 2nd Avenue, 8th Floor
Miami, FL 33180
lborodon@miamigov.com
(305) 416-1281

Description: CMA provided professional engineering and landscape architecture services for site improvements at Bay of Pigs Memorial Park through the City of Miami Office of Capital Improvements. The project scope included the expansion of the existing playground, new pedestrian walking paths, accessible fitness equipment, seating areas, site lighting, and a monument plaza. CMA partnered with surveying, structural, and electrical engineering subconsultants to deliver a coordinated design in the heart of the Flagami neighborhood. The project later expanded to include Right-of-Way improvements such as new curb and gutters, roadway drainage systems, parallel parking spaces, and sidewalks, enhancing connectivity and accessibility.

The project was completed using a phased approach to minimize disruption to the community while delivering new amenities including outdoor fitness stations, lighting, on-street parking, drainage, and enhanced pedestrian infrastructure. Public engagement was integral to the process, with initiatives such as a Call to Artists for integrated artwork, community meetings, and a ribbon-cutting ceremony for the unveiling of the new monument. The park now serves as a revitalized gathering place for the Flagami neighborhood and was recognized with the President's Choice Award by the Cuban American Association of Civil Engineers (CAACE) Annual Gala.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $240,119

Total CMA Fee: $191,169

Dates: 2019 - 2023







Oakland Park Master Planning and Visioning

Oakland Park, FL

Client:
City of Oakland Park
Lisa BIshop
Project Manager
3650 NE 12th Avenue
Oackland Park, FL 33334

Description: Description of Work: CMA is a subconsultant to Zyscovich Architects for civil engineering and landscape architecture services for the City Park master plan. The site is approximately 20 acres and includes parks and municipal facilities, such as a community center, public works operations center, and a fire station. The master planning effort will evaluate reconfiguration of these facilities and the locating of a splash pad and other amenities to promote pedestrian and park connectivity.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

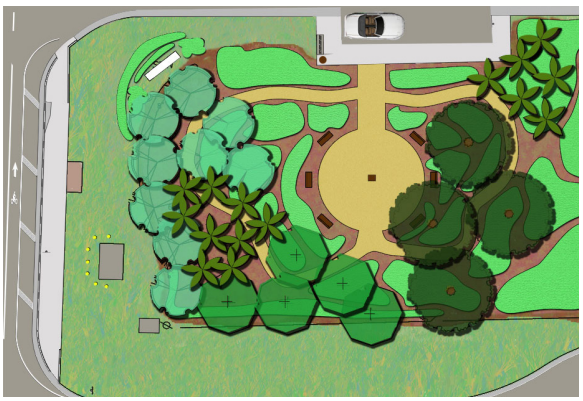
Total Project Cost: $25,000

Total CMA Fee: $25,000

Dates: 2019 - 2022







City of Dania Beach EAR Based Comprehensive Plan Update

Dania Beach, FL

Client:
City of Dania Beach
Eleanor Norena
Community Development Director
1201 Stirling Rd
Dania Beach, FL 33004
(954) 924-6800

Description: CMA is assisting the City of Dania Beach in updating the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163.3191, Florida Statutes (F.S.). The proposed scope includes a detailed review of the elements, including Policy (Goals, Objectives, and Policies) and Data and Analysis, ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the City's trends, vision, and demographics.

As a city with a strong economic foundation built on tourism, trade, and diverse industries, the Comprehensive Plan seeks to strike a delicate balance between preserving the City's natural beauty, fostering responsible growth, and promoting economic prosperity. The Comprehensive Plan aims to create a sustainable environment, address challenges posed by climate change and sea-level rise, and protect the City's unique ecosystems. It envisions a city with well-connected transportation networks, encouraging alternative modes of travel and reducing congestion to improve mobility and accessibility.

CMA prepared this Plan, which was transmitted to the State in February 2024. The State and all reviewing agencies found the Plan in compliance with Florida Statutes and offered No objections or recommendations.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $25,000

Total CMA Fee: $25,000

Dates: 2023 - 2024





PLANNING/DEVELOPMENT

Open Space and Recreation Master Plan for Lake Worth Beach

Lake Worth Beach, FL

Client:
City of Lake Worth Beach
William Waters, AIA
Community Sustainability Director
1900 2nd Avenue North
Lake Worth Beach, FL, 33461
wwaters@lakeworthbeachfl.gov
(561) 586-1798

Description: CMA prepared the First Open Space and Recreation Master Plan for the City of Lake Worth Beach. There are many benefits to creating a citywide Open Space and Recreation Master Plan: The proposed Master Plan is based on extensive community input and will serve as a long-term strategic roadmap for improving the City's open space and recreation programs and facilities. Investing in parks enhances the quality of life for all residents—from children to seniors—and strengthens the City's sense of community. Open spaces promote physical activity, improve mental well-being, increase real estate values, and help reduce air pollution.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $225,000

Total CMA Fee: $184,920

Dates: 2024 - Ongoing



Dover Ditch Water Quality Improvement Plan

Palm Beach, FL

Client:
Village of Tequesta
Marjorie Craig
Utilities Director
345 Tequesta Drive
Tequesta, Florida 33469
(561) 584 - 8200

Description: CMA is developing plans and permitting documents for a living shoreline within a drainage basin that discharges into the Loxahatchee River estuary through the Dover Ditch, a half-mile drainage canal along the municipal boundary of Tequesta and Jupiter. The project will stabilize canal banks, modify the canal cross-section to introduce a meandering alignment, and create planting areas for wetland and upland vegetation. These improvements will enhance aesthetics, improve water quality, and provide flood protection for adjacent residential areas.

The completed living shoreline will stabilize collapsing embankments and establish new littoral zones that support intertidal mangrove and salt marsh habitats, as well as maritime hammock communities. Ranked first by the Loxahatchee River Preservation Initiative, the project received legislative funding in 2023. CMA's services include civil engineering and design, GIS database evaluations, GPS wetland delineations and tree inventories, and preparation of permit applications to the South Florida Water Management District and the U.S. Army Corps of Engineers.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

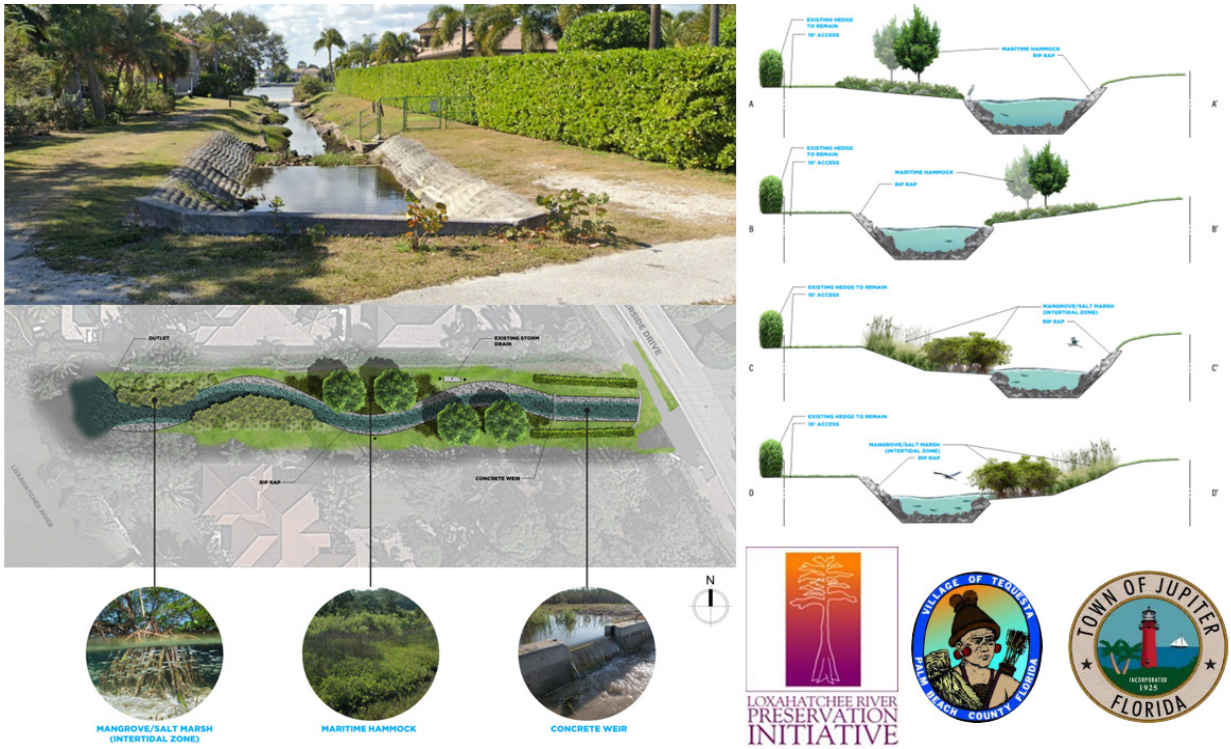
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $24,890

Total CMA Fee: $23,650

Dates: 2022



ENVIRONMENTAL ENGINEERING

WA-09 Port Everglades Drainage Ditch System Analysis

Broward County, FL

Client:
Broward County Seaport
Kile Alford, PE
Assistant Director SECD
1850 Eller Drive
Ft. Lauderdale, FL 33316
(954) 468-0198

Description: Port Everglades has experienced flooding issues impacting petroleum delivery in Southeast Florida. This area within Port Everglades is primarily comprised of privately owned petroleum tank farms that have bermed containment areas. Stormwater from these sites discharging along with the roadways into a system of interconnected drainage ditches with ultimate outfall into the FPL Canal.

CMA is providing Professional Engineering Services to analyze this area within the Port including performing a hydraulic and hydrologic modeling to recommend the most sensible improvements to the system, adhering to all regulatory requirements. In addition, CMA is providing design services for the replacement and upsizing of a known undersized culvert located on 32nd Street within the Port limits.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

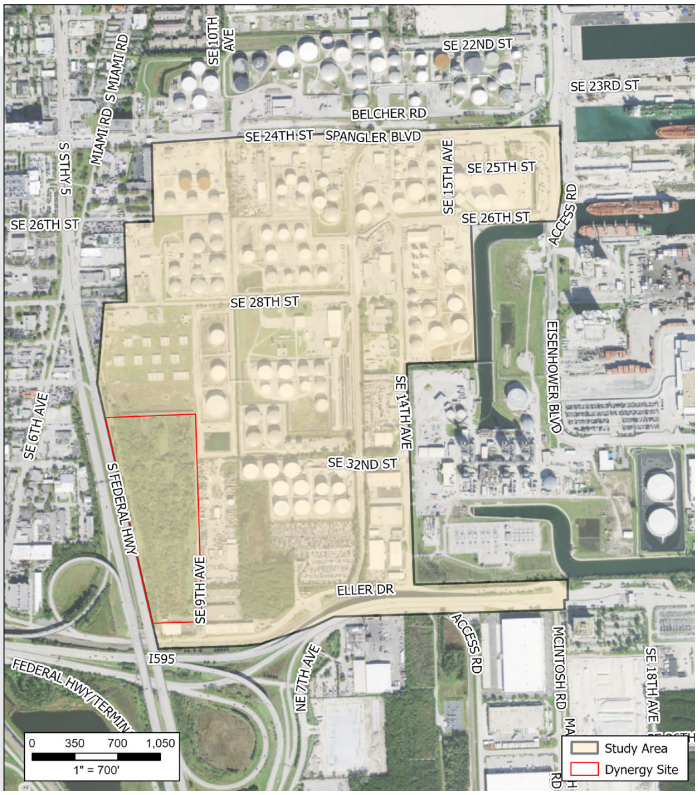
Total Project Cost: $183,050

Total CMA Fee: $183,050

Dates: 2025 - Ongoing







ENVIRONMENTAL ENGINEERING

Avalon State Park Improvements

West Palm Beach, FL

Client:
Florida Department of Environmental Protection, Division of Recreation & Parks Bureau of Design and Construction
Teri Carron
Project Manager
3900 Commonwealth Blvd.
Tallahassee, FL 32399
(850) 245-2721

Description: The State Parks System wants to make improvements at Avalon State Park. These tasks include addition of parking spaces, replacement of the entrance gate, and paving of approximately 2,500 LF of roadway at the entrance. CMA will perform site investigation, design, permitting, bidding assistance and construction administration services for the improvements.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $52,202

Total CMA Fee: $52,202

Dates: 2023 - 2025



Melrose Manors Neighborhood Stormwater Improvements

Ft. Lauderdale, FL

Client:
City of Fort Lauderdale
Project Manager II
Juan Carlos Samuel, EI
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
jsamuel@fortlauderdale.gov
(954) 828-6323

Description: Description of Work: Complete stormwater improvements for a 640-acre residential neighborhood. The project includes the design of the drainage system, including control structures, outfalls, regrading of the road, swales and treatment areas. The project entails over 60,000 LF of pipe of up to 72 inches in diameter, two stormwater pump stations and force mains that cross Broward Boulevard via Horizontal Directional Drilling. The project outfall is on the North Folk of the New River Canal. The project also requires obtaining easement to install infrastructure within private property and permitting to work within FDOT and Broward County right of way.

Task Order 2 of the project includes 60% construction documents for the gravity drainage pipeline, outfall and horizontal directional drilling (HDD) components of Collection System A (western basin of Melrose Manors. The improvements include stormwater collection, treatment and conveyance systems. Complete stormwater improvements for a 320-acre residential neighborhood.

Task Order 3 of the project includes full plans for the gravity drainage pipeline, outfall and horizontal directional drilling (HDD) Melrose Manors neighborhood. The improvements include stormwater collection, treatment and conveyance systems. Complete stormwater improvements for a 640-acre residential neighborhood.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

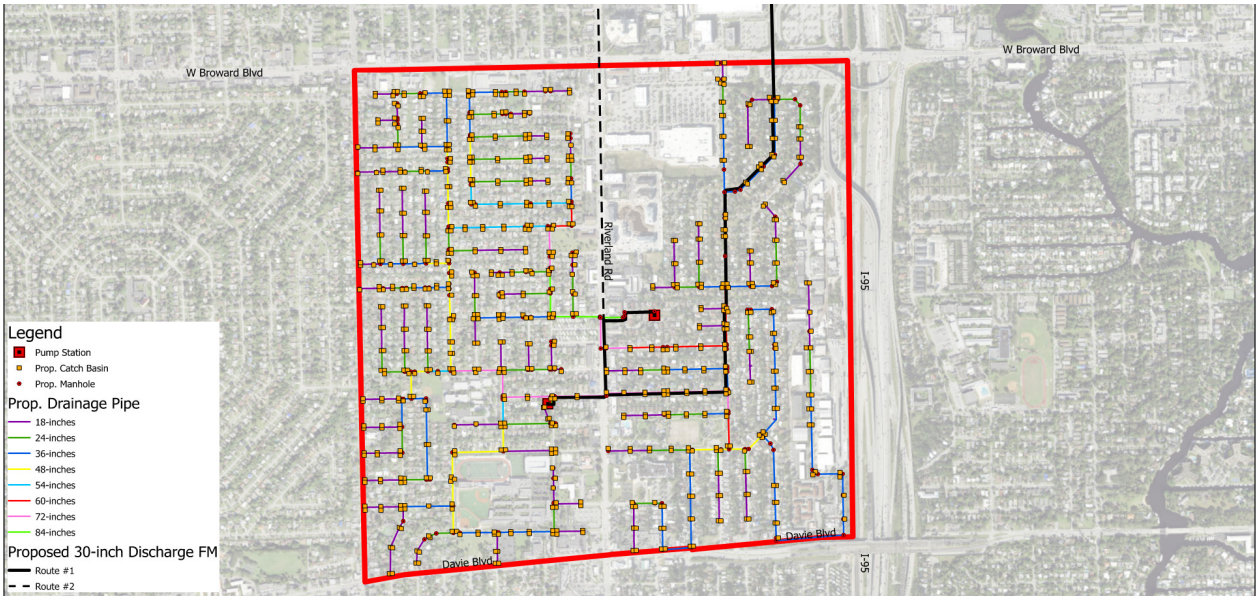
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $822,910

Total CMA Fee: $817,910

Dates: 2024 - Ongoing



City of Coral Springs Stormwater Master Plan (ICPR4) and Vulnerability Assessment

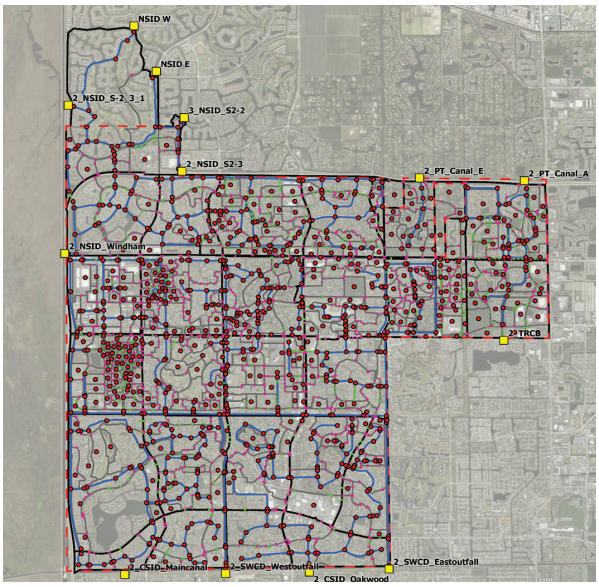
Coral Springs, FL

Client:
Najla Zerrouki, P.E., Assistant Director of Public Works; 9500 W Sample Rd., Coral Springs, FL 33065; (954) 345-2188; nzerrouki@coralsprings.gov

Description: CMA is conducting a Citywide Stormwater Master Plan for the City of Coral Springs to identify areas of concern related to stormwater flooding throughout the City limits and to identify and prioritize future capital improvement projects related to stormwater infrastructure. CMA will compile, review, and evaluate all available information on the City's existing stormwater infrastructure. Based on information collected, CMA will prepare a stormwater model for the purpose of evaluating the level of service provided by City's existing stormwater infrastructure. The stormwater model will also be used to assess various alternatives for drainage improvements required to meet the level of service criteria for various storm events. The stormwater model will be used to run rainfall scenarios for the comparison of existing conditions versus future build out conditions from both a water quantity (runoff) and water quality (storage) perspective. Based on the result of the stormwater model, CMA will prepare the stormwater master plan, which will define the analysis of the existing stormwater infrastructure, identify and prioritize "problem areas" within the City limits, and recommend any improvements to the existing stormwater system. CMA will develop a Capital Improvement Plan for the overall stormwater management system in ranking. In addition, CMA will review and enhance the City's compliance efforts under the CRS Program and the NPDES MS4 Permit.

CMA also teamed with Brizaga to prepare a Vulnerability Assessment for the City of Coral Springs. Initial vulnerability assessment tasks were completed though a recent stormwater master plan project for the City of Coral Springs. This scope of work will ensure the vulnerability assessment is completed per Resilient Florida Grant Requirements. Work shall include acquiring background data, an exposure analysis, sensitivity analysis and final vulnerability assessment report.





Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: AS-01

Total Value of Change Orders: $15,000

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $604,451

Total CMA Fee: $501,216

Dates: 2022 - 2024

Phase I - Mitigation: Hollywood North Beach Park Tidal Flood Resiliency

Hollywood, FL

Client:
Broward County
Martin Gross
Engineer IV
110 NE 3rd, Suite 300
Ft. Lauderdale, FL, 33301
mgross@broward.org
(954) 357-7002

Description: CMA is designing a series of structures to harden properties of Broward County Hollywood North Beach Park along the east shoreline of the Intracoastal Waterway with either seawall structures or limestone boulder riprap embankments to mitigate for flooding that presently occurs along these park properties and into the adjacent State Road AIA. Shoreline elevations will be constructed to a level that exceeds the projected fifty-year intermediate- high tide elevation as determined by procedures specified in Chapter 62S-7.012 Florida Administrative Code. The Project includes compensation for impacts to natural resources by creating both living shorelines with intertidal zones for mangroves and near shore sea grass mitigation areas.

The Broward County Parks and Recreation Division operates and maintains five pocket park sites, along the west side of State Road A1A and north of Sheridan Street. These sites are situated between State Road A1A and the Intracoastal Waterway and include amenities such as parking, picnic areas, Intracoastal boardwalks, and restrooms. The southernmost Loggerhead Park site also includes a future mooring field facility and associated upland amenities. To mitigate for natural resource impacts that the Project will impose, it is recognized that these pocket park sites may need to be either partially or completely repurposed to provide the required mitigation. The redevelopment designs of the pocket parks will continue to provide recreational opportunities with picnic areas and continuous interconnecting multipurpose pathways that interact with the natural environment.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $2,053,107

Total CMA Fee: $838,079

Dates: 2024 - Ongoing



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CEI

Park Drive Watermain Improvements

Margate, FL

Client:
City of Margate
Paula Fonseca
901 NW 66th Avenue, Suite A
Margate, FL 33063
pfonseca@margatefl.com
(954) 972-0828 ext. 209

Description: The City of Margate requested CMA to separate proposed improvements on Park Drive top expedite the construction to alleviate and minimize watermain break concerns. Park Drive was originally designed within the Phase 2A watermain improvements project. Park Drive is located between SR-7/US-441 and East River Drive, south of Margate Boulevard. Scope includes construction administration and engineering inspection services.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: 1 + 2

Total Value of Change Orders: $17,040

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $61,775

Total CMA Fee: $61,275

Dates: 2024 - Ongoing





CEI

New River Water Main Phase II

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Jose Colmenares
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
jcolmenares@fortlauderdale.gov
(954) 828-6998

Description: CMA played a key role in the City of Fort Lauderdale's critical infrastructure upgrade along NW 1st Avenue, from North River Drive to Broward Boulevard. The project, executed under a design-build contract using open-cut installation methods, involved installing approximately 1,600 linear feet of new 10-inch and 16-inch PVC DR 18 watermains. CMA's team ensured seamless integration with existing infrastructure by connecting new and existing service lines, fire lines, and hydrants, as well as tying into the city's 16-inch pressure pipe system. All areas affected by construction were restored to their original condition, maintaining the integrity of the surrounding community.

CMA provided full construction administration support, delivering proactive project management and on-site oversight that kept the work on schedule and aligned with quality standards. Our team led submittal reviews, coordinated payment applications and change orders, and facilitated stakeholder communication while managing public awareness to minimize community disruption. By guiding the project from initial construction through final closeout, CMA ensured a smooth, efficient, and high-quality delivery that met all regulatory and contractual requirements.

This project underscores CMA's expertise in leading complex municipal infrastructure initiatives, highlighting our commitment to safety, quality, and community-focused solutions.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $215,050

Total CMA Fee: $215,020

Dates: 2023 - Ongoing



CEI

Prospect WTP Enabling Project

Ft. Lauderdale, FL

Client:
City of Ft. Lauderdale
Daniel Fisher
Senior Project Manager
100 N. Andrews Avenue, 21st Floor
Ft. Lauderdale, FL 33301
dfisher@fortlauderdale.gov
(954) 828-5850

Description: The Scope of Services under this Task Order includes the design, permitting, bidding assistance and construction observation of the water, sewer and instrumentation needs for the new Prospect Lake Water Treatment Plant for the City of Fort Lauderdale. As part of the services CMA will evaluate the WTP sewer flows, and the impact to Pump Stations E-10 and E-7. The scope include upgrades to Pump Station E-7 as required to take on more flow. Improvements also include gravity sewer and approximately 4,200 linear feet of 12" watermain to provide a new loop system for the water treatment plant. CMA is also providing SCADA / instrumentation connections from the East Generation Building in the Prospect Wellfield to the new WTP.

Initial Construction Estimate Of Project Cost: n/a

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $648,027

Total CMA Fee: $553,160

Dates: 2023 - Ongoing



Hollywood Tidal/Shoreline Flood Mitigation Project

Hollywood, FL

Client:
City of Hollywood
Jose Cortes
DCM Program Manager
2200 Raleigh Street
Hollywood, Florida 33020
954-921-3410
JCORTES@hollywoodfl.org

Description: The project includes the implementation of tidal barrier improvements within Holland Park along the southern end of West Lake and the western bank of the Intracoastal Waterway that will consist of hybrid green/gray shoreline stabilization solutions, such as elevated berms, elevated boardwalk rock revetments, permeable pavement, and bioretention areas. CMA is responsible for the design of any proposed stormwater infrastructure and pavement within Holland Park along with any site grading, retention pond sizing, and outfall layout/upgrades required due to the tidal barrier improvements.

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

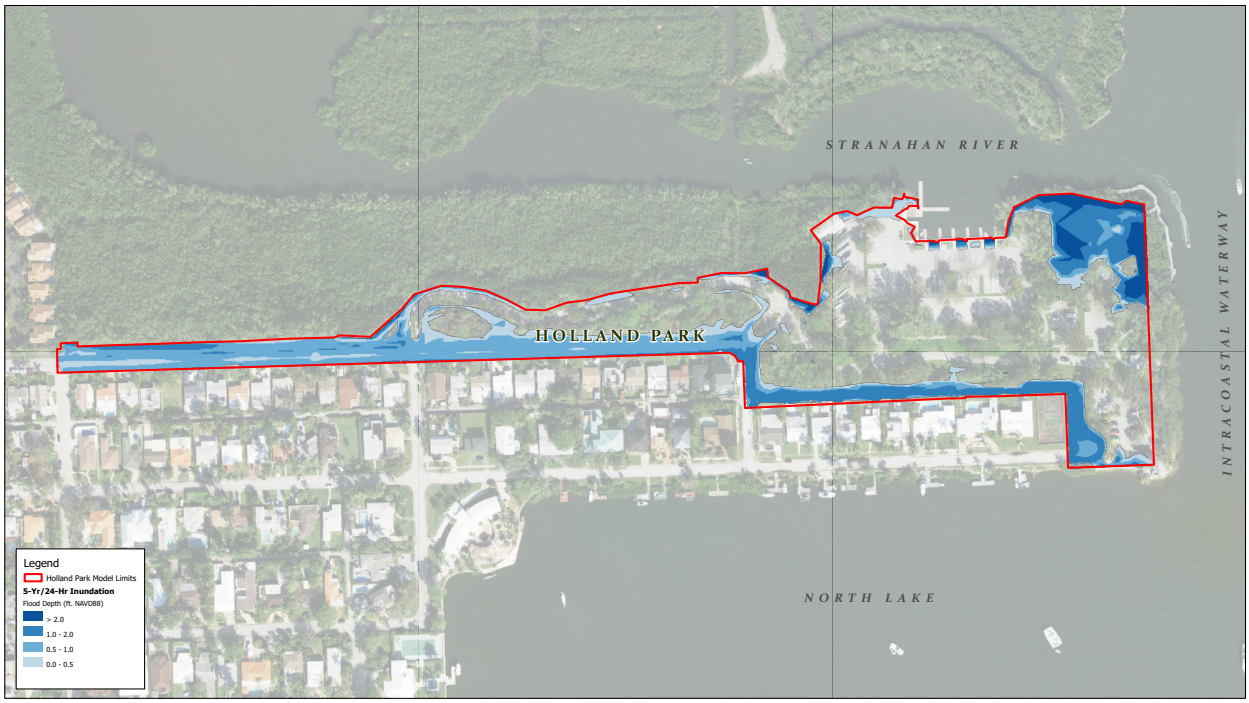
Initial Design Fees: n/a

Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $108,650

Total CMA Fee: $108,650

Dates: 2023 - Ongoing



City of Hollywood
Tidal Flooding Mitigation and Shoreline Protection for Holland Park
5-Year/1-Day Storm Event Proposed Conditions Inundation

0 95 190 US Feet

N W E S

Due Diligence Report
Southwest Ranches, FL

Client:
Escondido Estates, LLC
Silva Fernandez
2600 NW 87th Avenue
Doral, FL 33172
(954) 816-8016

Description: Chen Moore and Associates (CMA) is performing the due diligence associated with a proposed residential development located on two currently undeveloped parcels in the town of Southwest Ranches, located at the theoretical intersection of SW 54th Street and SW 170th Avenue, with folio IDs of 5040-32-02-0200 and 5040-32-17-0010. The site is approximately 17.84 acres and currently undeveloped. CMA shall perform a Natural Resources Assessment, Conduct civil engineering and site planning due diligence, and prepare a conceptual site plans for residential lot layouts.

Initial Contract Award: n/a

Number of Change Orders: n/a

Total Value of Change Orders: n/a

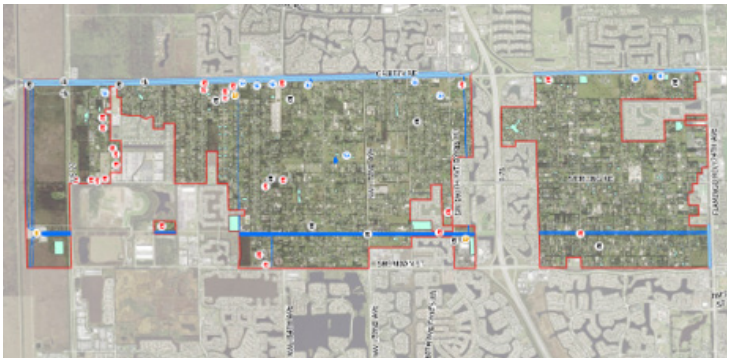
Initial Design Fees: n/a

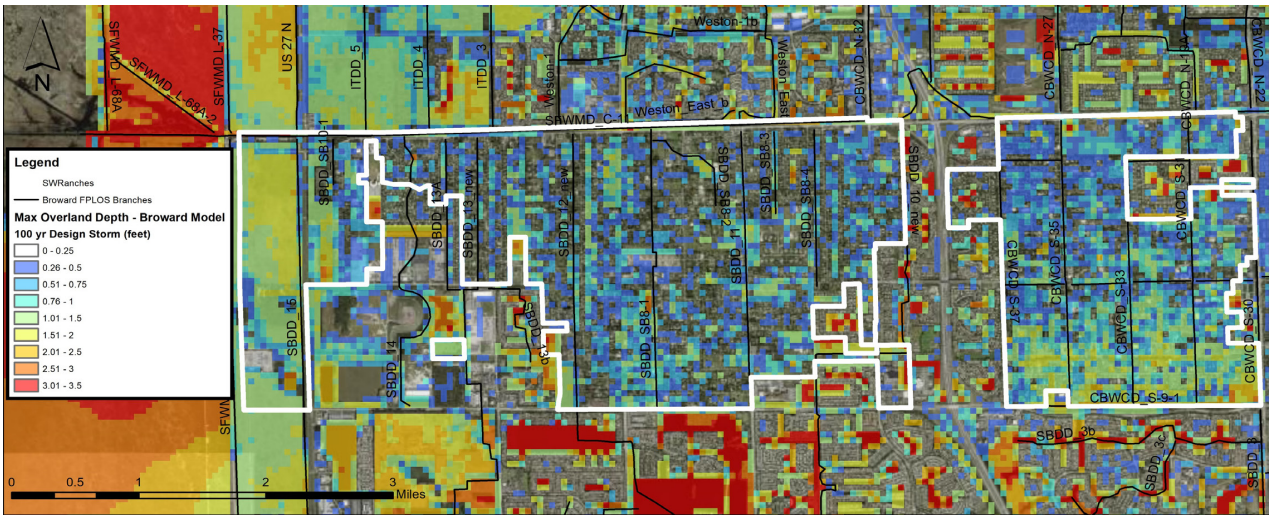
Change Orders To Design Contract And Dollar Value: n/a

Total Project Cost: $39,000

Total CMA Fee: $39,000

Dates: 2023 - 2035





4.7

Project Implementation Strategy and Approach



Approach & Technical Capabilities

Background

CMA offers a comprehensive suite of in-house capabilities designed to support every phase of municipal infrastructure planning, design, and implementation. Our multidisciplinary team integrates technical expertise, innovative technology, and a deep understanding of local priorities to deliver solutions that are efficient, resilient, and sustainable. From concept development to construction oversight, CMA's experienced professionals provide the full range of services necessary to advance the Town's goals and maximize the value of each public investment.

Our in-house capabilities include:

- ***Civil and Utility Engineering:*** Water, wastewater, reclaimed water, stormwater, and roadway systems, including pump station and control panel design and upgrades.
- ***Hydraulic and Hydrologic Modeling:*** Design and analysis using ICPR, SWMM, and WaterCAD to address drainage performance, flooding concerns, and resiliency planning.
- ***Transportation Engineering: I***ntersection design, traffic studies, pavement design, lighting systems, and complete streets solutions that enhance safety, connectivity, and accessibility.
- ***Environmental and Permitting Services:*** Drainage design, wetland assessments, NPDES compliance, and sustainable permitting strategies that support climate adaptation and environmental protection.
- ***Parks and Landscape Architecture:*** Park planning, open space design, and green infrastructure integration that enhance community livability and promote environmental stewardship.
- ***Planning and Code Compliance:*** Comprehensive planning support, zoning and land development code analysis, and regulatory coordination to ensure projects align with municipal goals and requirements.
- ***Sustainability and Resiliency Planning:*** Implementation of sustainable design practices, resiliency assessments, and infrastructure hardening strategies to prepare for future environmental challenges.
- ***Construction Administration and Inspection:*** Field representation, submittal review, RFI management, and quality assurance to ensure projects are delivered efficiently and within budget.

This comprehensive expertise enables CMA to provide end-to-end services for municipal infrastructure—from concept to closeout—under a single coordinated management structure.

CMA Project Management Philosophy

CMA's management approach is designed to ensure that all Town projects are delivered on scope, on schedule, on budget, and with full quality assurance.

We apply the following four guiding principles to every task order:

1. Complete each project within defined scope through clear task



definition and early coordination with Town staff.

2. Deliver projects on schedule using detailed milestone planning, critical path tracking, and proactive issue resolution.
3. Maintain projects within budget through accurate estimating, disciplined cost tracking, and continuous value engineering.
4. Provide superior quality and service by embedding quality control at every design stage.

Our management philosophy is rooted in proactive planning, clear accountability, and transparency. CMA begins each assignment by meeting with Town staff to confirm priorities, success metrics, and coordination protocols. These early discussions establish alignment, prevent misunderstandings, and promote mutual accountability throughout the project lifecycle.

Project Organization and Management Structure

Each task order will be managed by Jessica Diaz, P.E., who serves as the Town's single point of contact from project initiation through closeout. The Principal-in-Charge, Tim Hogans, provides executive oversight and ensures the project team has the necessary resources to maintain schedule and quality performance.

Project Leadership Roles

- ***Principal-in-Charge – Tim Hogans:*** Provides senior-level oversight, ensures responsiveness to the Town, and approves all contractual decisions.
- ***Project Manager – Jessica Diaz, P.E.:*** Directs all daily operations, maintains budget and schedule control, leads progress meetings, and coordinates with Town staff and subconsultants.
- ***QA/QC Lead – Aleem Ghany, P.E.:*** Oversees all quality reviews to ensure compliance with Town standards and professional codes.
- ***Discipline Leads:*** Manage design within their respective areas, civil, stormwater, utilities, landscape architecture, and transportation, and conduct interdisciplinary coordination.
- ***Construction Coordinator/Inspector:*** Supports field coordination, conducts progress verification, and documents contractor compliance with approved plans.

This tiered structure guarantees executive oversight, technical accountability, and direct accessibility for the Town's project managers.

1. Manpower Planning, Scheduling, and Resource Allocation

CMA's resource planning begins at task order assignment. The Project Manager evaluates the project's scope, complexity, and timeline, then selects team members based on technical specialization, workload availability, and municipal experience.

- ***Staff Allocation Tools:*** CMA uses Deltek Ajera and Microsoft Project to monitor resource availability across disciplines and reassign personnel as needed to maintain workload balance.
- ***Resource Flexibility:*** Staff levels are reviewed weekly, and secondary engineers are pre-assigned as back-ups to ensure schedule continuity.
- ***Subconsultant Integration:*** Subconsultants are brought on early, given defined scopes and schedules, and managed through the same QA/QC framework as CMA's internal staff.





This disciplined manpower planning ensures the Town receives the right expertise at the right time without schedule interruptions or resource bottlenecks.

2. Ensuring Timely Completion of Projects

CMA recognizes that timely delivery is a key performance metric for municipal clients. To maintain schedule control, we implement the following measures:

- ***Baseline Schedule Development:*** A detailed project schedule is established within five business days of Notice to Proceed.
- ***Critical Path Tracking:*** All design tasks, review cycles, and permitting activities are linked to identify schedule-critical elements.
- ***Progress Monitoring:*** The Project Manager conducts weekly internal reviews and biweekly coordination with Town staff to track progress and address potential delays.
- ***Parallel Workstreams:*** When feasible, design and permitting efforts run concurrently to reduce overall project duration.
- ***Early Coordination:*** Pre-application meetings with regulatory agencies and utility providers reduce review times and prevent rework.

By maintaining a proactive stance on scheduling, CMA ensures no idle time and minimizes risks that could extend project delivery.

3 & 7. Quality Control and Quality Assurance Procedures

CMA's Quality Assurance/Quality Control (QA/QC) program is an established, multi-tiered system that ensures all deliverables meet Town, state, and professional standards.

Key QA/QC Procedures:

- Three-Stage Review Process:
  1. Discipline engineer self-check.
  2. Peer review by a senior engineer not involved in design.
  3. Final review by the Project Manager and QA/QC Lead.
- ***Checklists and Templates:*** CMA uses standardized checklists tailored to civil, utility, drainage, and roadway disciplines to ensure consistency.
- ***Interdisciplinary Reviews:*** Civil, landscape, and utility teams conduct joint review sessions to identify and resolve conflicts before submittal.
- ***Document Control:*** All review comments, revisions, and sign-offs are logged in a centralized Quality Assurance folder maintained by the PM.
- ***Continuous Improvement:*** Lessons learned are compiled at project closeout and integrated into future QA/QC updates.

This process reduces the likelihood of change orders and enhances the Town's confidence in design accuracy.

4. Timely Reporting and Communication

Effective reporting is essential for transparency and coordination.

CMA provides regular progress updates that include:

- Schedule status and milestone tracking
- Budget and expenditure reports
- Pending actions, issues, and resolutions
- Summary of QA/QC progress and deliverable status

Reports are typically issued biweekly or monthly, depending on project complexity. All correspondence, meeting minutes, and technical memos are maintained in the project's electronic file for easy access by Town staff.

Our Project Manager maintains an open-door communication policy and Town staff can contact CMA leadership directly at any stage for immediate issue resolution.

5. Reviewing Pay Applications and Change Orders

CMA supports the Town in managing contractor pay applications and change orders with precision and fairness.

Review Process:

1. ***Verification of Quantities:*** Field inspectors confirm quantities and materials installed.
2. ***Cost Validation:*** Unit prices and total values are checked against bid schedules and contract terms.
3. ***Change Order Evaluation:*** CMA reviews proposed changes for necessity, scope alignment, and cost reasonableness.
4. ***Documentation:*** All approvals and recommendations are logged in a Change Management Log, which tracks status and impact on schedule and budget.

QC STEP	ACTION
ORIGINATION	PRINT, CHECK, REVISE, ADHERE TRACKING STAMP
CHECKED	YELLOW HIGHLIGHT - CORRECT BLUE – INFORMATIONAL, DO NOT INCLUDE ON PLAN RED – CHANGE/ADD INFORMATION AS PRESENTED PINK HIGHLIGHT- DELETE/REMOVE
CONCURRENCE	GREEN CHECKMARK (✓) – AGREE WITH COMMENT, INCORPORATE GREEN X-OUT (×) – DISAGREE WITH COMMENT, EXCLUDE
CHANGES MADE	GREEN OUTLINE - INCORPORATED
CHANGES VERIFIED	RED CHECKMARK (✓) – COMPLETED, APPROVED





This structured process helps the Town maintain fiscal control and ensures payment certifications are consistent with actual progress.

6. Capacity for On-Call Services and Emergency Response

CMA's local presence in Fort Lauderdale enables us to provide rapid response for on-call and emergency assignments. Our standard response protocol allows for:

- ***Mobilization within 24 hours*** of notification for urgent needs such as water main breaks, flooding, or roadway failures.
- ***Dedicated On-Call Team:*** A standby group of engineers and inspectors are pre-assigned for emergency response, equipped with inspection vehicles, field technology, and safety gear.
- ***24/7 Availability:*** The Project Manager and key staff maintain after-hours contact lines for critical events.

This capacity ensures the Town can rely on CMA for immediate technical support during unplanned or time-sensitive situations.

8. Coordination Between Design Disciplines

Interdisciplinary coordination is managed through structured processes at each design milestone.

- ***Design Coordination Meetings:*** Held at 30%, 60%, 90%, and final design stages to review cross-discipline dependencies.
- ***Shared Digital Environment:*** All teams operate within AutoCAD Civil 3D and ProjectWise, ensuring version control and consistent base data.
- ***Conflict Resolution:*** Potential design conflicts—such as utility crossings or grading mismatches—are flagged early using 3D modeling and clash detection.
- ***Subconsultant Integration***: External partners are required to submit designs using CMA's file structure and QA/QC templates.

This process ensures fully coordinated, constructible designs and smooth transitions from design to construction.

9. Compliance with Program Requirements and Industry Standards

CMA's designs are developed in full compliance with the Town of Pembroke Park Engineering Standards, FDOT Design Manual, Florida Building Code, DEP regulations, and other applicable professional and industry standards.

All engineers and designers assigned to Town projects maintain active Florida licenses and receive ongoing technical training in the latest design and regulatory requirements. Our internal procedures require verification of:

- Permitting requirements and submittal tracking
- Environmental and stormwater compliance (NPDES, ERP, FDEP)
- ADA accessibility and roadway safety standards
- CMA ensures every deliverable meets the Town's programmatic, regulatory, and professional requirements before submittal.

10. Conformance with Code Requirements

- ***Code compliance*** is verified throughout the design process, not only at project completion.
- ***Design Checklists:*** Each submittal undergoes review against applicable local, state, and federal codes.
- ***Environmental and Safety Standards:*** Compliance with ADA, EPA, OSHA, and FDEP criteria is incorporated into design templates.
- ***Permit Documentation:*** CMA prepares and maintains all required permit applications and correspondence to ensure regulatory consistency.
- ***Audit and Recordkeeping:*** Compliance checklists and approvals are archived in the project file for audit readiness.

This systematic approach ensures all designs meet the legal and technical standards expected for public infrastructure projects.

Summary

Through disciplined organization, technical expertise, and proactive management, Chen Moore and Associates ensures that all Town of Pembroke Park task orders are completed within scope, schedule, budget, and quality expectations.

Our approach emphasizes clear communication, verified quality, strong fiscal oversight, and readiness for on-call support. CMA's four decades of experience managing CCNA contracts across Florida's municipalities provide the Town with a dependable, knowledgeable, and responsive engineering partner.

The same principles that have guided CMA including, leadership, teamwork, integrity, and accountability, will continue to define our service to the Town of Pembroke Park.

4.8

Professional Licensure



State of Florida
Department of State

I certify from the records of this office that CHEN MOORE AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on November 7, 1986.

The document number of this corporation is J41454.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 9, 2025, and that its status is active.

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

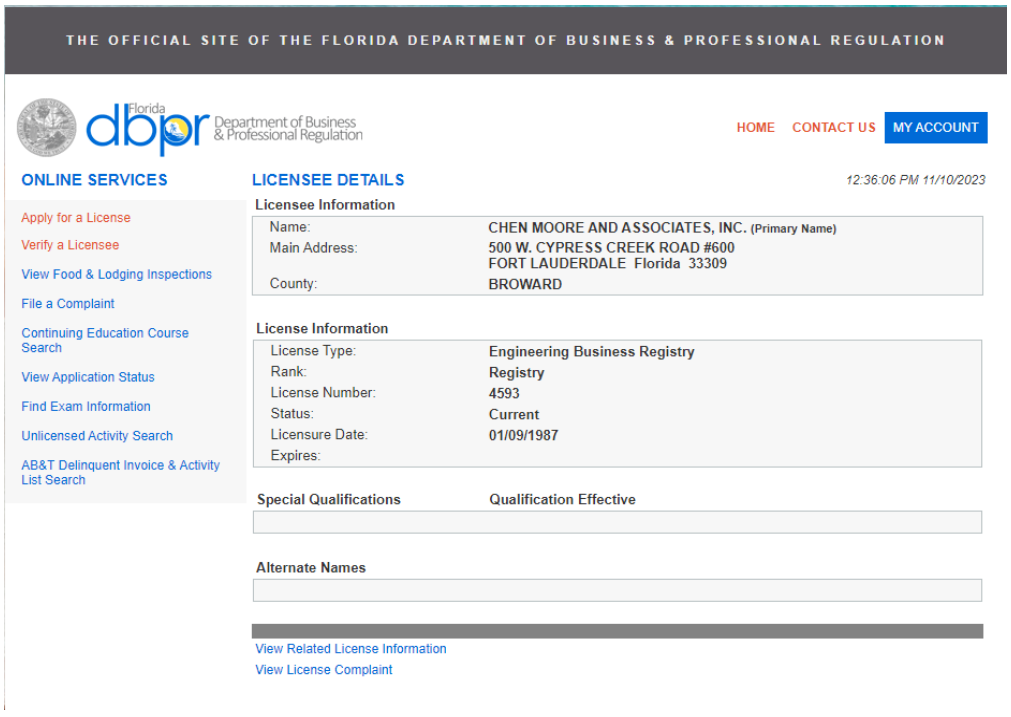
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of January, 2025

Secretary of State

Tracking Number: 5404794539CC

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

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



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

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- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

12:36:06 PM 11/10/2023

Licensee Information

Name:	CHEN MOORE AND ASSOCIATES, INC. (Primary Name)
Main Address:	500 W. CYPRESS CREEK ROAD #600 FORT LAUDERDALE Florida 33309
County:	BROWARD

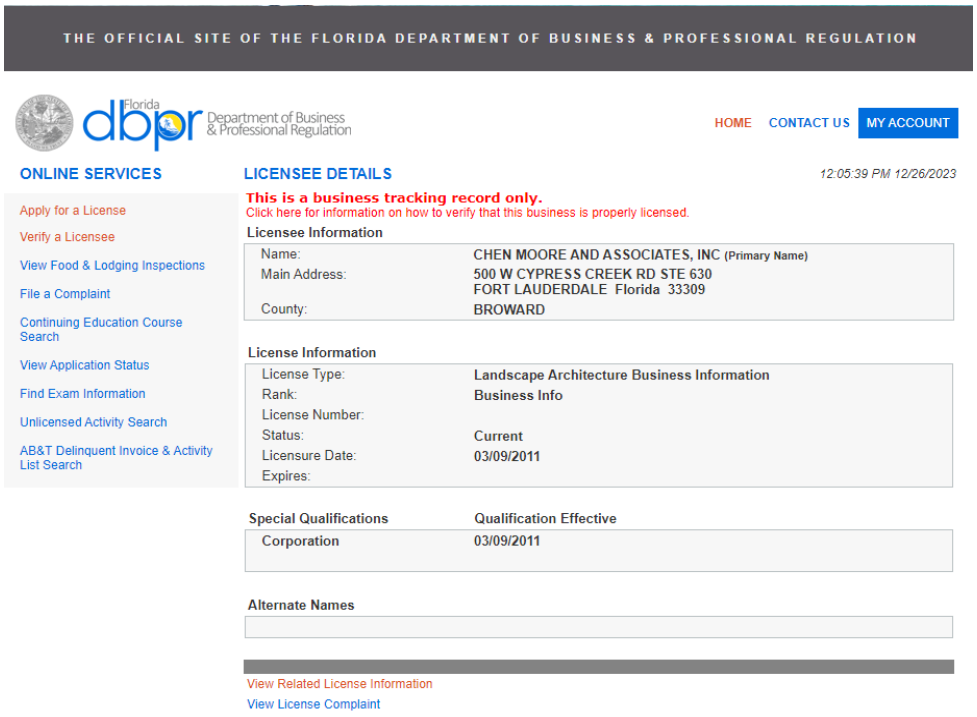
License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	4593
Status:	Current
Licensure Date:	01/09/1987
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint



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LICENSEE DETAILS

12:05:39 PM 12/26/2023

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	CHEN MOORE AND ASSOCIATES, INC (Primary Name)
Main Address:	500 W CYPRESS CREEK RD STE 630 FORT LAUDERDALE Florida 33309
County:	BROWARD

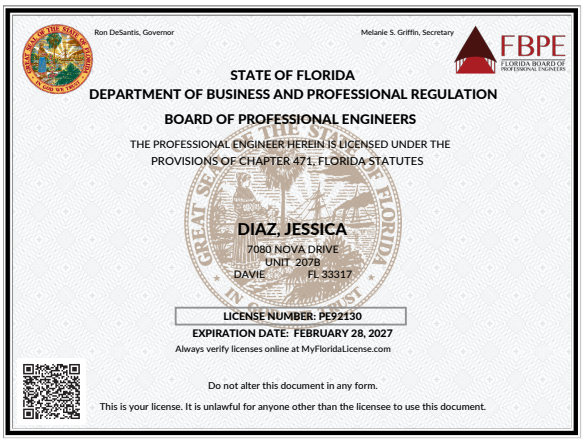
License Information

License Type:	Landscape Architecture Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	03/09/2011
Expires:	

Special Qualifications	Qualification Effective
Corporation	03/09/2011

Alternate Names

View Related License Information
View License Complaint



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

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

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

DIAZ, JESSICA
7080 NOVA DRIVE
UNIT 207B
DAVIE FL 33317

LICENSE NUMBER: PE92130
EXPIRATION DATE: FEBRUARY 28, 2027
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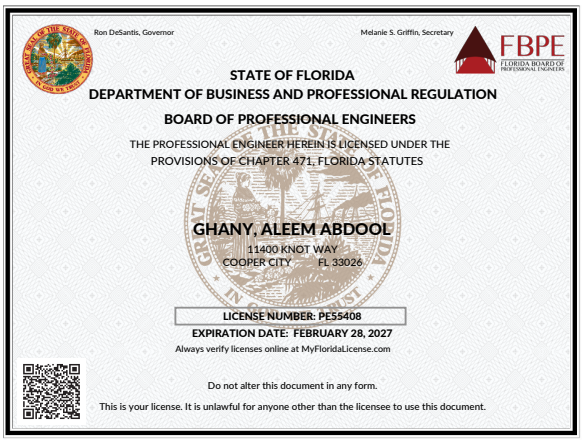

Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

GHANY, ALEEM ABDOOL
11400 KNOT WAY
COOPER CITY FL 33026

LICENSE NUMBER: PE55408
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LOCIGNO, VINCENT WESLEY
869 PERIWINKLE STREET
BOCA RATON FL 33486

LICENSE NUMBER: PE92216
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LEHR, GREGORY BENJAMIN
2238 CYPRESS HOLLOW CT.
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE63051
EXPIRATION DATE: FEBRUARY 28, 2027
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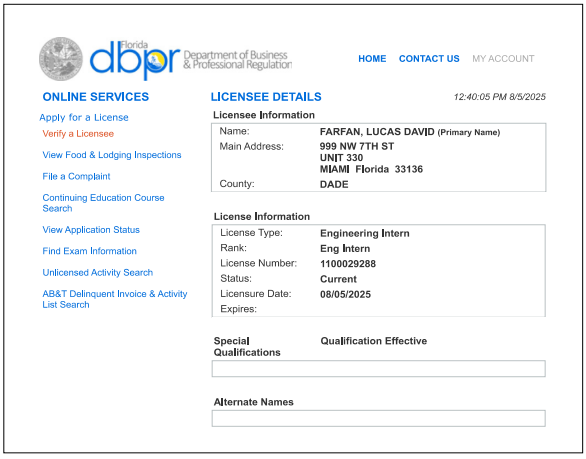

Florida dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS
12:40:05 PM 8/5/2025

Licensee Information

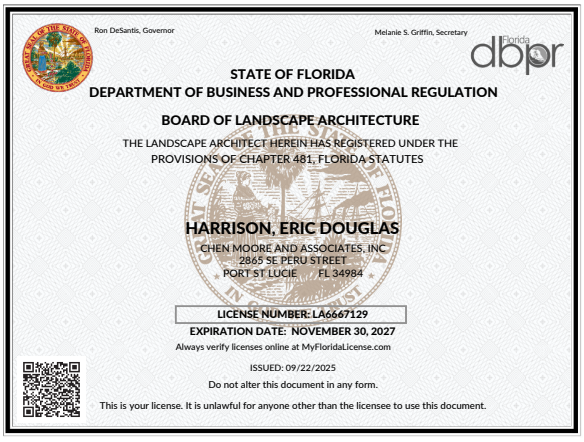
Name:	FARFAN, LUCAS DAVID (Primary Name)
Main Address:	999 NW 7TH ST UNIT 330 MIAMI Florida 33136
County:	DADE

License Information

License Type:	Engineering Intern
Rank:	Eng Intern
License Number:	1100029288
Status:	Current
Licensure Date:	08/05/2025
Expires:	

Special Qualifications | Qualification Effective

Alternate Names



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HARRISON, ERIC DOUGLAS
CHEN MOORE AND ASSOCIATES, INC
2865 SE PERU STREET
PORT ST LUCIE FL 34984

LICENSE NUMBER: LA667129
EXPIRATION DATE: NOVEMBER 30, 2027
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ISSUED: 09/22/2025
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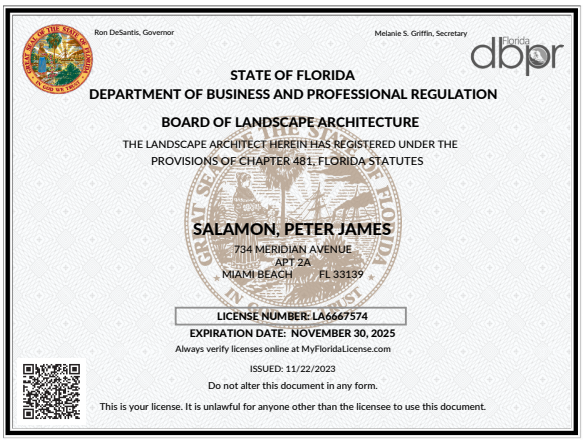

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SALAMON, PETER JAMES
734 MERIDIAN AVENUE
APT 2A
MIAMI BEACH FL 33139

LICENSE NUMBER: LA6667574
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 11/22/2023

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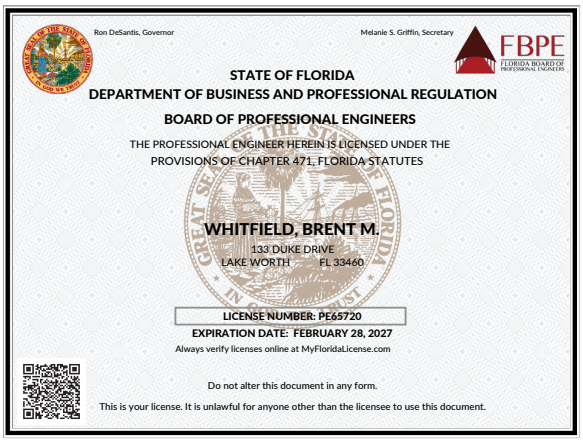

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

WHITFIELD, BRENT M.
133 DUKE DRIVE
LAKE WORTH FL 33460

LICENSE NUMBER: PE65720
EXPIRATION DATE: FEBRUARY 28, 2027
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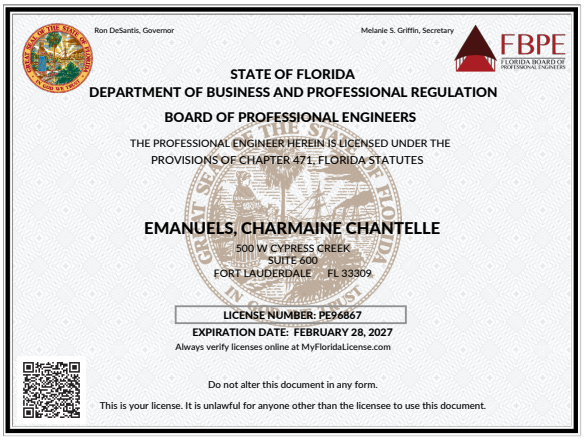

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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EMANUELS, CHARMAINE CHANTELLE
500 W CYPRESS CREEK
SUITE 600
FORT LAUDERDALE FL 33309

LICENSE NUMBER: PE96867
EXPIRATION DATE: FEBRUARY 28, 2027
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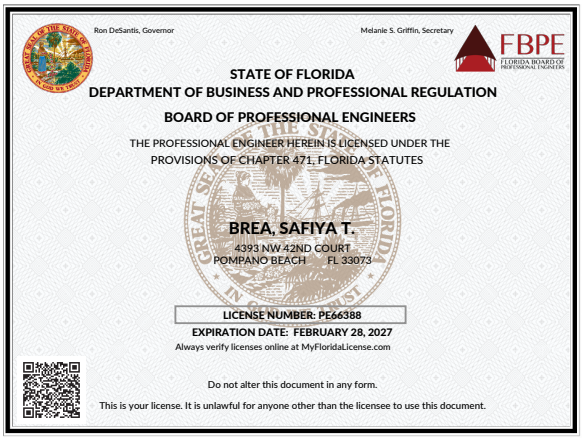

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BOARD OF PROFESSIONAL ENGINEERS

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BREA, SAFIYA T.
4393 NW 42ND COURT
POMPANO BEACH FL 33073

LICENSE NUMBER: PE66388
EXPIRATION DATE: FEBRUARY 28, 2027
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CHENMOO-01 SROBERTSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/5/2025

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

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

PRODUCER	CONTACT NAME: Shelia Robertson
Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg, FL 34748	PHONE (A/C, No, Ext): (800) 845-8437 FAX (A/C, No): E-MAIL ADDRESS: SRobertson@acrisure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Travelers Indemnity Company	25658
INSURER B : Travelers Casualty and Surety Company of America	31194
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : American Interstate Insurance Company	31895
INSURER E : Crum & Forster Specialty Insurance Company	44520
INSURER F :	

INSURED
Chen Moore & Associates, Inc.
500 W. Cypress Creek Road
Suite 600
Fort Lauderdale, FL 33309

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			660A365479A	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BA2W150087-25-47-G	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ 10,000
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUPA7921917	1/1/2025	1/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		AVWCFL3335872025	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	Professional Liab			PKC-116934	1/1/2025	1/1/2026	Aggregate	5,000,000
E	Contractor Pollution			PKC-116934	1/1/2025	1/1/2026	Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Comprehensive Deductible $1,000 / Collision Deductible $1,000

CERTIFICATE HOLDER

~Evidence of Insurance c/o Chen Moore and Associates, Inc.
500 W. Cypress Creek Road
Suite 600
Fort Lauderdale, FL 33309

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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State of Florida
Department of State

I certify from the records of this office that LONGITUDE SURVEYORS, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 12, 2004.

The document number of this limited liability company is L04000019574.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 6, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 0971349537CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 319-316384

Business Name: LONGITUDE SURVEYORS LLC **Business Type:** ALL OTHERS (LAND SURVEYORS)

Owner Name: EDUARDO M SUAREZ **Business Opened:** 03/12/2004

Business Location: 800 WEST CREEK ROAD SUITE 340 FT LAUDERDALE **State/County/Cert/Reg:**

Exemption Code:

Business Phone: 305.463.0912

Rooms	Seats	Employees	Machines	Professionals
		5		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	3.00	0.00	0.00	33.00

Receipt Fee 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

EDUARDO M SUAREZC/O: LONGITUDE SUR
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

Receipt #WWW-25-00004517
Paid 10/27/2025 33.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 319-316384

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Exemption Code:

Business Phone: 305.463.0912

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	3.00	0.00	0.00	33.00

Receipt #WWW-25-00004517
Paid 10/27/2025 33.00

CITY OF FORT LAUDERDALE
BUSINESS TAX YEAR 2025-26

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-25010052 **Business Name:** LONGITUDE SURVEYORS, LLC

Business Address: 800 NW 62 ST # 340

EDUARDO M SUAREZ
LONGITUDE SURVEYORS, LLC
800 NW 62 ST # 340
FORT LAUDERDALE FL 33309

TAX CATEGORIES
508000 PROFESSIONAL SERVICES SUPERGROUP

Contact: EDUARDO M SUAREZ
Business Email: Kgarzon@Longitudefl.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than $3.00, no more than $25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than $3.00, no more than $25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

Longitude Surveyors, LLC

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE)

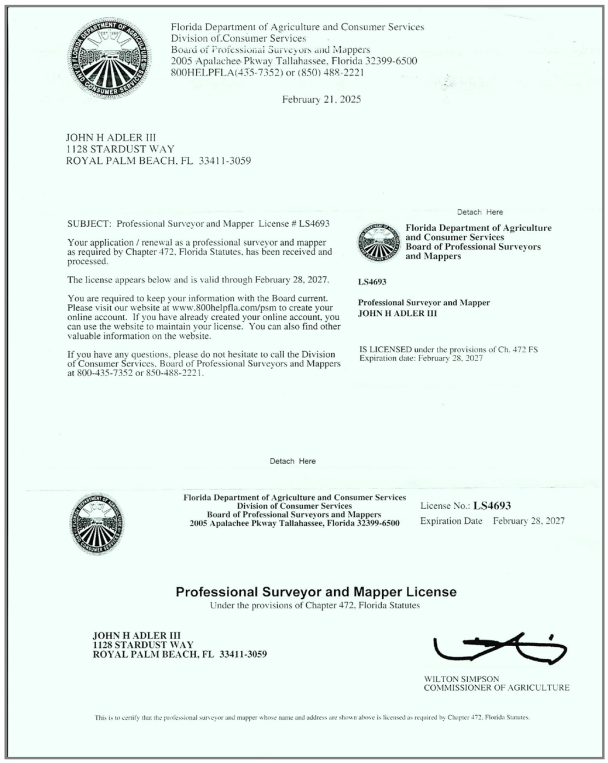
SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2025.01.16 17:23:54 -05'00'

Anniversary Date: January 16th

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.
A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 21, 2025

JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

SUBJECT: Professional Surveyor and Mapper License # LS4693

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS4693

Professional Surveyor and Mapper
JOHN H ADLER III

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: LS4693
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

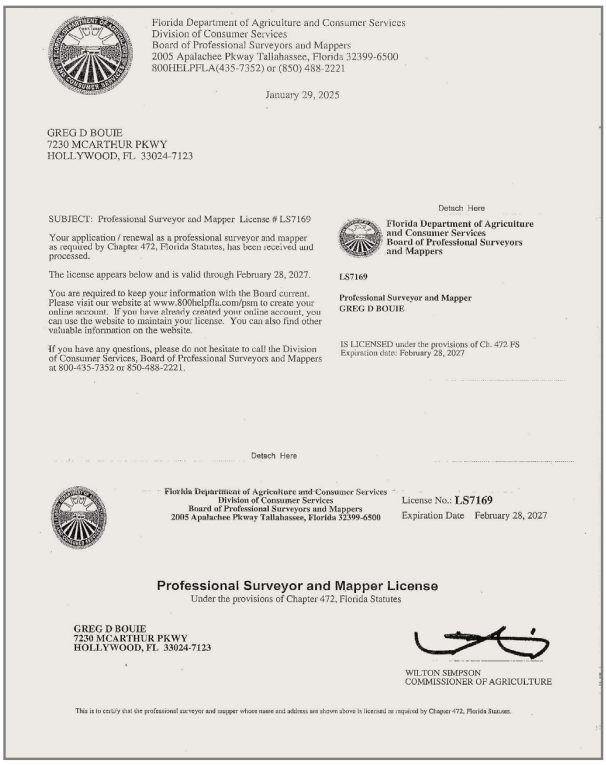
JOHN H ADLER III
1128 STARDUST WAY
ROYAL PALM BEACH, FL 33411-3059

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

John H. Adler, PSM
Professional Surveyor and Mapper
License # LS4693/ February 28, 2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 29, 2025

GREG D BOUIE
7230 MCARTHUR PKWY
HOLLYWOOD, FL 33024-7123

SUBJECT: Professional Surveyor and Mapper License # LS7169

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS7169

Professional Surveyor and Mapper
GREG D BOUIE

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

Detach Here

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

License No.: LS7169
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

GREG D BOUIE
7230 MCARTHUR PKWY
HOLLYWOOD, FL 33024-7123

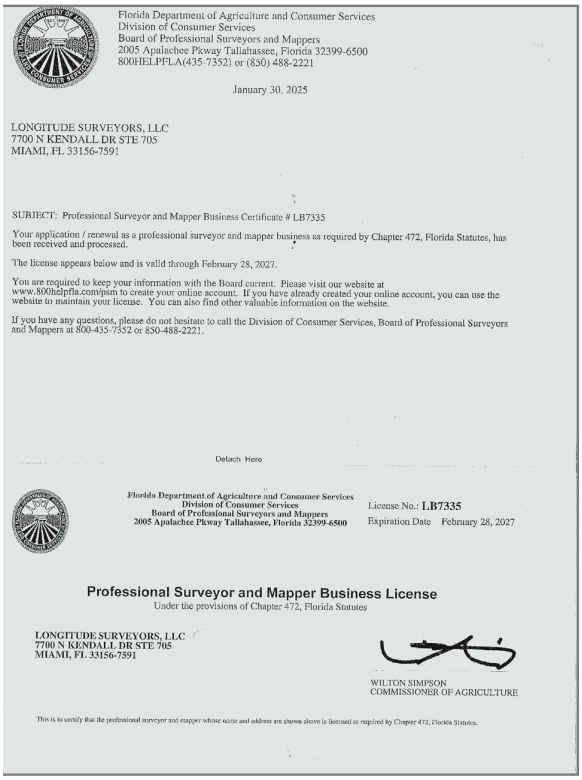
WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Greg D. Bouie, PSM
Professional Surveyor and Mapper
License # LS7169/ February 28, 2027





Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

January 30, 2025

LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB7335

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: LB7335
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

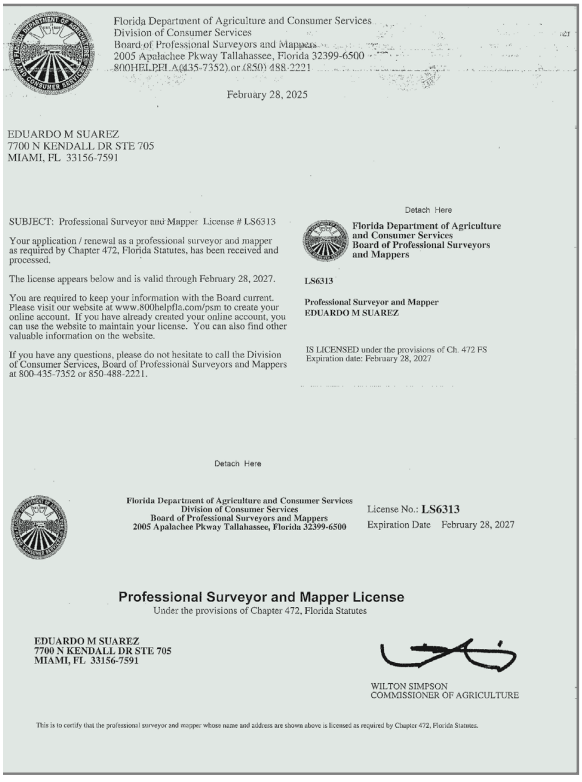
LONGITUDE SURVEYORS, LLC
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Longitude Surveyors, LLC
Board of Professional Surveyors and Mappe
Professional Surveyor and Mapper Business
License # LB7335 / February 28, 2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 28, 2025

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

SUBJECT: Professional Surveyor and Mapper License # LS6313

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS6313

Professional Surveyor and Mapper
EDUARDO M SUAREZ

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2027

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

License No.: LS6313
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

EDUARDO M SUAREZ
7700 N KENDALL DR STE 705
MIAMI, FL 33156-7591

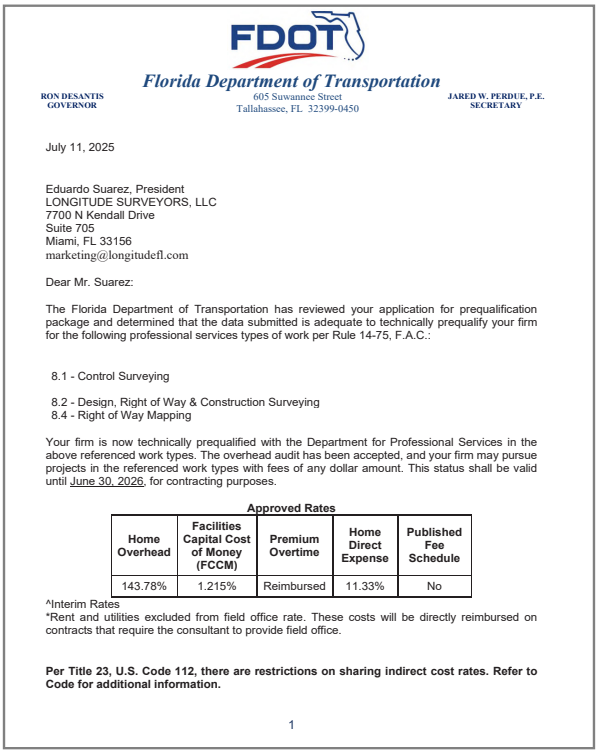
WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Florida Department of Agriculture and Consumer Services

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper
License # LS6313/ February 28, 2027





FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 11, 2025

Eduardo Suarez, President
LONGITUDE SURVEYORS, LLC
7700 N Kendall Drive
Suite 705
Miami, FL 33156
marketing@longitudefl.com

Dear Mr. Suarez:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying

8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
143.78%	1.215%	Reimbursed	11.33%	No

^Interim Rates
*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

1

Florida Department of Transportation
Pre-Qualification for Technical Categories:

- 8.1 Control Surveying
- 8.2 Design, Right-of-Way & Construction Surveying
- 8.4 Right-of-Way Mapping

June 30, 2026

FDOT



State of Florida

Minority Business Certification

Longitude Surveyors, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/30/2024 to 07/30/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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

State of Florida
Minority Business Certification
July 30, 2026

Department of
MANAGEMENT
SERVICES

State of Florida
Department of State

I certify from the records of this office that PAN GEO CONSULTANTS, LLC is a limited liability company organized under the laws of the State of Florida, filed on February 6, 2017, effective February 6, 2017.

The document number of this limited liability company is L17000028972.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on March 3, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of September, 2025

Secretary of State

Tracking Number: 5643990637CU

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

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



BROWARD COUNTY FLORIDA

Office of Economic and Small Business Development

Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

This Certificate is Awarded to:

PANGEO CONSULTANTS, LLC

As set forth in the Broward County Business Opportunity Act of 2012, the certification requirements have been met for:

County Business Enterprise
Small Business Enterprise
Anniversary Date: June 27th

Authorized Representative

The Office of Economic and Small Business Development must be notified within 30 days of any material changes in the business which may affect ownership and control. Failure to do so may result in the revocation of this certificate and/or imposition of other sanctions.

A Service of the Broward County Board of County Commissioners
www.broward.org/smallbusiness



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

LICENSEE DETAILS *3:39:10 PM 3/3/2025*

Licensee Information

Name:	**PAN GEO CONSULTANTS, LLC** (Primary Name)
Main Address:	**2109 SW 10TH AVENUE FORT LAUDERDALE Florida 33315**
County:	**BROWARD**
License Mailing:	**8258 WEST STATE ROAD 84 DAVIE FL 33324**
County:	**BROWARD**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**32088**
Status:	**Current**
Licensure Date:	**05/08/2017**
Expires:	

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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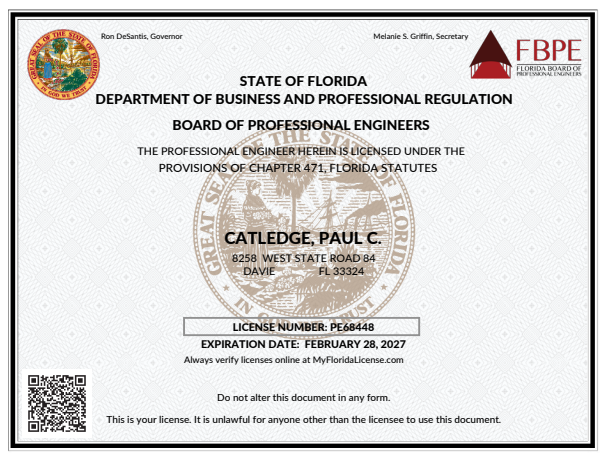
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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

CATLEDGE, PAUL C.
8258 WEST STATE ROAD 84
DAVIE FL 33324

LICENSE NUMBER: PE68448
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/24/2025

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

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

PRODUCER Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	**CONTACT NAME:** ACEC Certificates **PHONE (A/C, No, Ext):** 770-552-4225 **FAX (A/C, No):** **E-MAIL ADDRESS:** ACECcertificates@greyling.com
INSURED PANGEO Pan Geo Consultants 8258 West State Road 84 Fort Lauderdale FL 33324	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Twin City Fire Insurance Company / 29459 **INSURER B :** Pacific Indemnity Company / 20346 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1349474778 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			20SBUIX9566	9/5/2025	9/5/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			20SBUIX9566	9/5/2025	9/5/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Professional Liability			01OH072950925	4/12/2025	4/12/2026	Per Claim Aggregate	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

State of Florida Department of Transportation (3400 W. Commercial Blvd. Ft. Lauderdale, FL 33309), E4T63 Asset Maintenance Contractor Louis Berger Hawthorne Services, Inc. (80 INTERNATIONAL DRIVE, SUITE 130, GREENVILLE, SC 29615) and any other entity determined by the insured are named as Additional Insureds with respects to General, Automobile and Umbrella Liability where required by written contract. Should any of the above described policies be cancelled by the issuing insurer before the expiration date thereof, 30 days' written notice (except 10 days for nonpayment of premium) will be provided to the Certificate Holder.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeff Connelly

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

State of Florida
Department of State

I certify from the records of this office that REINA ENGINEERING LLC is a limited liability company organized under the laws of the State of Florida, filed on October 4, 2022.

The document number of this limited liability company is L22000427532.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on April 29, 2025, and that its status is active.

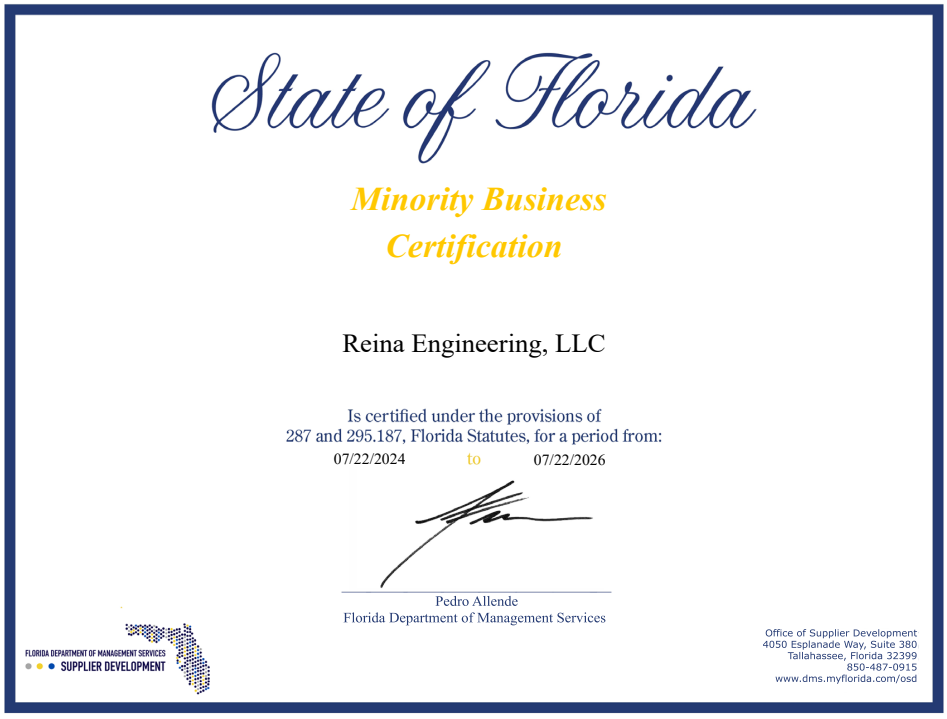
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of October, 2025

Secretary of State

Tracking Number: 5885471434CU

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

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



State of Florida

Minority Business Certification

Reina Engineering, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/22/2024 to 07/22/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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



BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

REINA ENGINEERING, LLC

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2024.11.04 10:54:06 -05'00'

Anniversary Date: November 1st.

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • EMAIL: SBCERT@BROWARD.ORG • TTY: 954-357-5664

Sunbiz.org Division of Corporations — an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
REINA ENGINEERING LLC

Filing Information

Document Number	L22000427532
FEI/EIN Number	N/A
Date Filed	10/04/2022
State	FL
Status	ACTIVE

Principal Address

8250 BRANT DRIVE
BOCA RATON, FL 33487

Mailing Address

8250 BRANT DRIVE
BOCA RATON, FL 33487

Registered Agent Name & Address

REINA, FRANCISCO
8250 BRANT DRIVE
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

REINA, FRANCISCO
8250 BRANT DRIVE
BOCA RATON, FL 33487

Title MGR

POMAREDA, PATRICIA
8250 BRANT DRIVE
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2023	01/04/2023

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

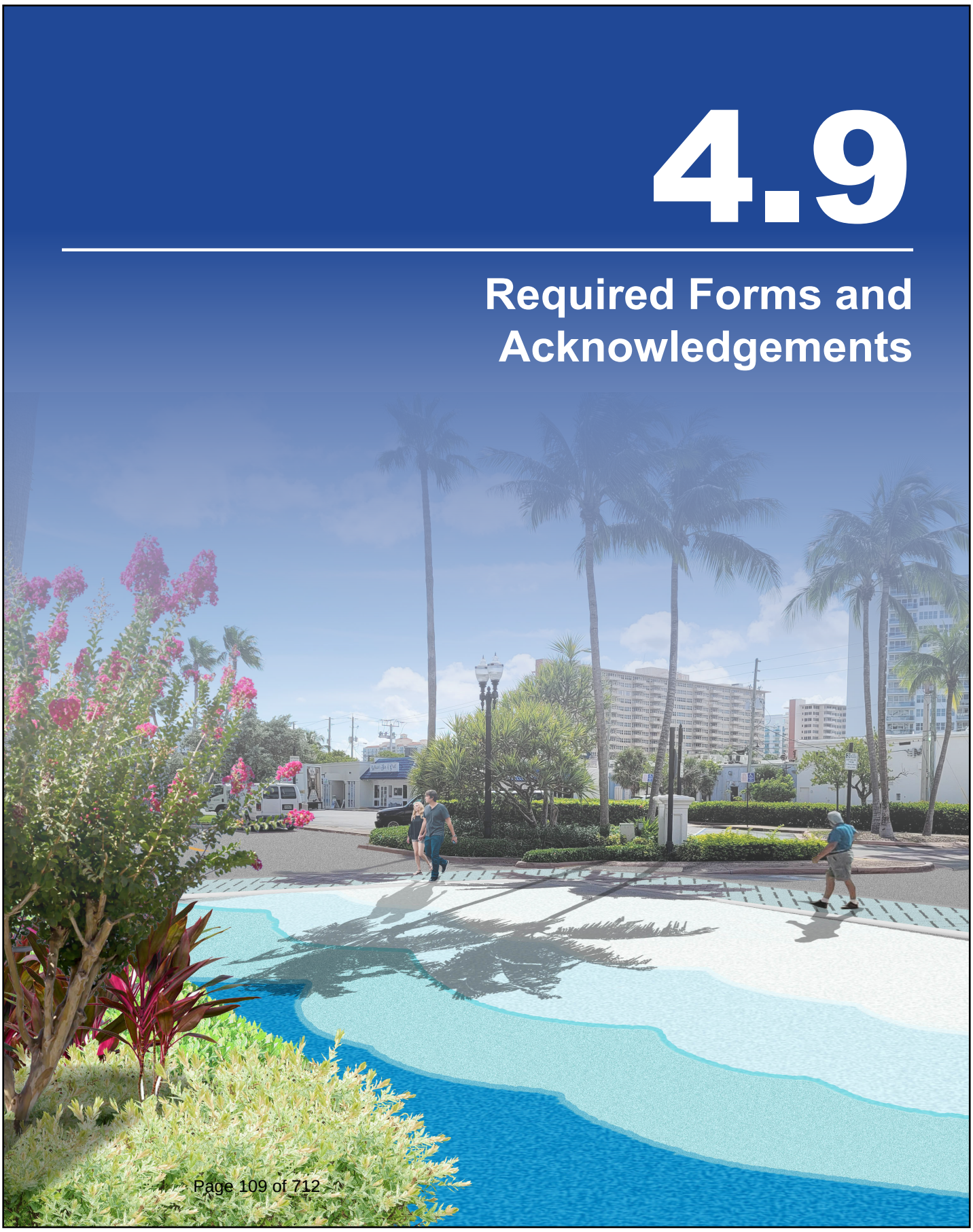
REINA, FRANCISCO E.
8250 BRANT DRIVE
BOCA RATON FL 33487

LICENSE NUMBER: PE95150
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

4.9

Required Forms and Acknowledgements



SECTION 6.0 REQUIRED FORMS

Business Name: Chen Moore and Associates, Inc.

D.B.A.: Chen Moore and Associates, Inc. (CMA) Federal I.D. No.: 59-2739866

Business Address: 500 West Cypress Creek Road, Suite 600

City : Ft. Lauderdale State: Florida Zip: 33309

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/25 Addendum No.: 3 Dated: 11/05/25

Addendum No.: 2 Dated: 11/05/25 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☒ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☒ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☒ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☒ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☒ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☒ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☒ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☒ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☒ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☒ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☒ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1215852

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☒ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☒ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☒ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☒ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☒ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☒ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Chen Moore and Associates, Inc.
Consultant Name

11/10/25
Date Signed

Affiant Signature

Peter Moore, PE, F.ASCE, F.ACEC, F.FES
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 10 day of November, 20 25 by means of ☒ physical presence or ☐ online notarization, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES who is personally known to me or who produced the following identification: Personally Known.

(Notary Seal)

MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

Notary Public for the State of Florida

My commission expires: June 28, 2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Chen, Moore, and Associates, a nongovernmental entity.

3. Chen, Moore, and Associates does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Jose Acosta

Witness #2 Print Name: Jesse Lockwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES
Title: President
Entity Name: Chen, Moore, and Associates

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 20 25, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES (name of person) as President (type of authority) for Chen, Moore, and Associates (name of party on behalf of whom instrument is executed).

Notary Public
MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

X Personally known to me; or
____ Produced identification (Type of Identification: _____)
____ Did take an oath; or
____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Chen, Moore, and Associates ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Jose Acosta

Witness #2 Print Name: Jesse Lockwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES

Title: President

Entity Name: Chen, Moore, and Associates

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 20 25, by Peter Moore, PE, F.ASCE, F.ACEC, F.FES (name of person) as President (type of authority) for Chen, Moore, and Associates (name of party on behalf of whom instrument is executed).

Nota

MARIAH C. GREEN
MY COMMISSION # HH 416180
EXPIRES: June 28, 2027

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Chen Moore and Associates, Inc.

2. Doing Business As / Fictitious Name: (if applicable): Chen Moore and Associates, Inc. (CMA)

3. Federal Employer I.D. No. (FEIN): 59-2739866

4. Website address: (if applicable): chenmoore.com

5. Principal place of business address: 500 West Cypress Creek Road, Suite 600, Fort Lauderdale, FL 33309

6. Office location responsible for this project: Ft. Lauderdale, FL

   Telephone No.: (954) 730-0707

7. Type of business *(check appropriate box):*

   - [X] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Peter Moore, PE, F.ASCE, F.ACEC, F.FES

   Title: President

   E-mail: pmoore@chenmoore.com

   Telephone No. (954) 947-1758

Name: Jose Acosta, P.E., F.ASCE

Title: Executive Vice President

E-mail: jacosta@chenmoore.com

Telephone No. 786.497.1500

9. List name and title of each principal, owner, officer, and major shareholder:

a) (Please see the attached table on page 90)

b)

c)

d)

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) n/a

b)

c)

d)

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☒ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☒ No

13. Specify the type of specialized service your firm offers:

Chen Moore and Associates, Inc. (CMA) is a Florida-based engineering firm specializing in civil, water and sewer, water resources, electrical, transportation, landscape architecture, planning, environmental, and construction administration services.

9. List name and title of each principal, owner, officer, and major shareholder:

Owner	Issuance of Shares	% of Ownership
Peter Moore	834,065	32.535%
Jose Acosta	13,186	12.594%
Jason McClair	6,594	6.298%
Sean Dannelly	6,594	6.298%
Safiya Brea	2,197	2.098%
Suzanne Dombrowski	6,594	6.298%
Gregory Mendez	6,594	6.298%
Daniel Davila	6,594	6.298%
Brent Whitfield	6,594	6.298%
Jennifer Smith	2,197	2.098%
Eric Harrison	2,197	2.098%
Patrick Kaimrajh	2,197	2.098%
Thomas Gardner	500	0.478%
Robert Best	1,000	0.955%
Ben Lehr	2,500	2.388%
Freeman Bass	1,000	1.009%
Vincent Locigno	1,000	1.009%
David Castro	1,000	1.009%
Jessica Diaz	1,000	1.009%
John Franko	250	0.252%
Osniel Leon	600	0.605%
Lance Lilly	250	0.252%
	104,703	100.000%

14. How many years has your firm been in business while providing the services offered within this solicitation? 39 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

[X] Yes [ ] No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

[ ] Yes [X] No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

[ ] Yes [X] No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

[ ] Yes [X] No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

[ ] Yes [X] No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

[X] Consultant certifies that this offer is made independently and free from collusion;

or

[ ] Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Chen Moore and Associates, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☒ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☒ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☒ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☒ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☒ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☐ **7. SURVEYING AND MAPPING**
- ☒ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☒ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☒ **11. PROJECT MANAGEMENT**

"We can always rely on CMA for their professionalism, honesty, and responsiveness with any project assignment."

BOBBY CLAYTON
Wastewater Pumping Manager
City of Pompano Beach

"This is one of the most professional and fun offices I've ever worked with. They are all a real pleasure!"

JEOVANNY RODRIGUEZ, P.E.
Assistant Director
City of Miami

"We consult with Chen Moore and Associates on new technologies and intend to continue using them in the future for a portion of our engineering and landscape architecture needs."

JON HORNUNG
Senior Project Manager
Broward College

"CMA has exhibited high professionalism and prompt responsiveness for this project, assisting the City to complete this project ahead of schedule and under budget."

DIANA CARRILLO
Project Manager II
City of Fort Lauderdale

"Based on their thoroughness and quality of work, the City awarded CMA with the follow up phase"

SCOTT MORGAN
City Manager
City of West Melbourne

---

cma
chen moore and associates

The Town of Pembroke Park

Request for Qualifications Architectural and Engineering Services Through Continuing Contracts (CCNA)

RFQ25-02



Prepared by:

Kimley»Horn
Expect More. Experience Better.

TAB 4.2

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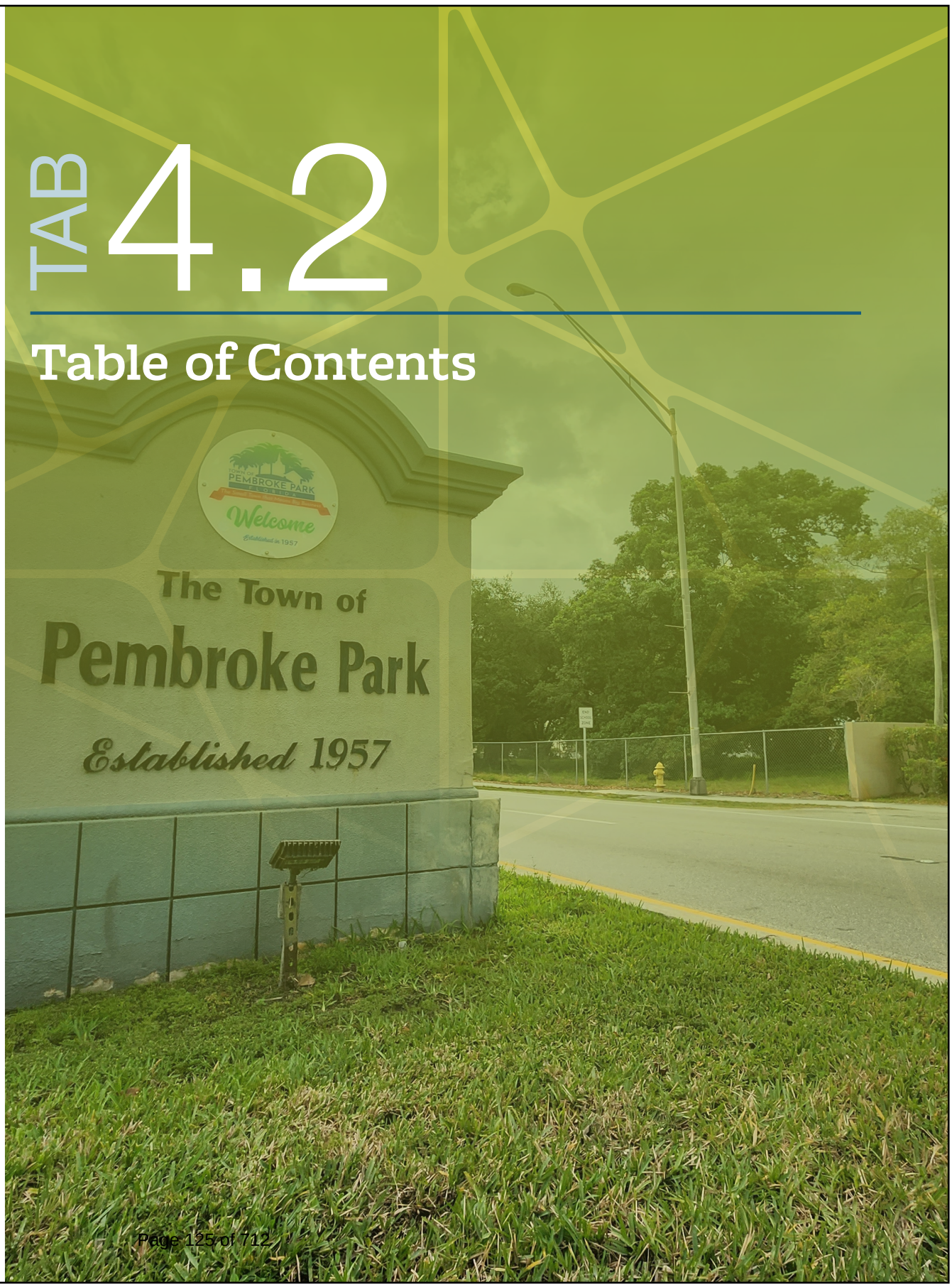



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Section 6.0 Required Forms

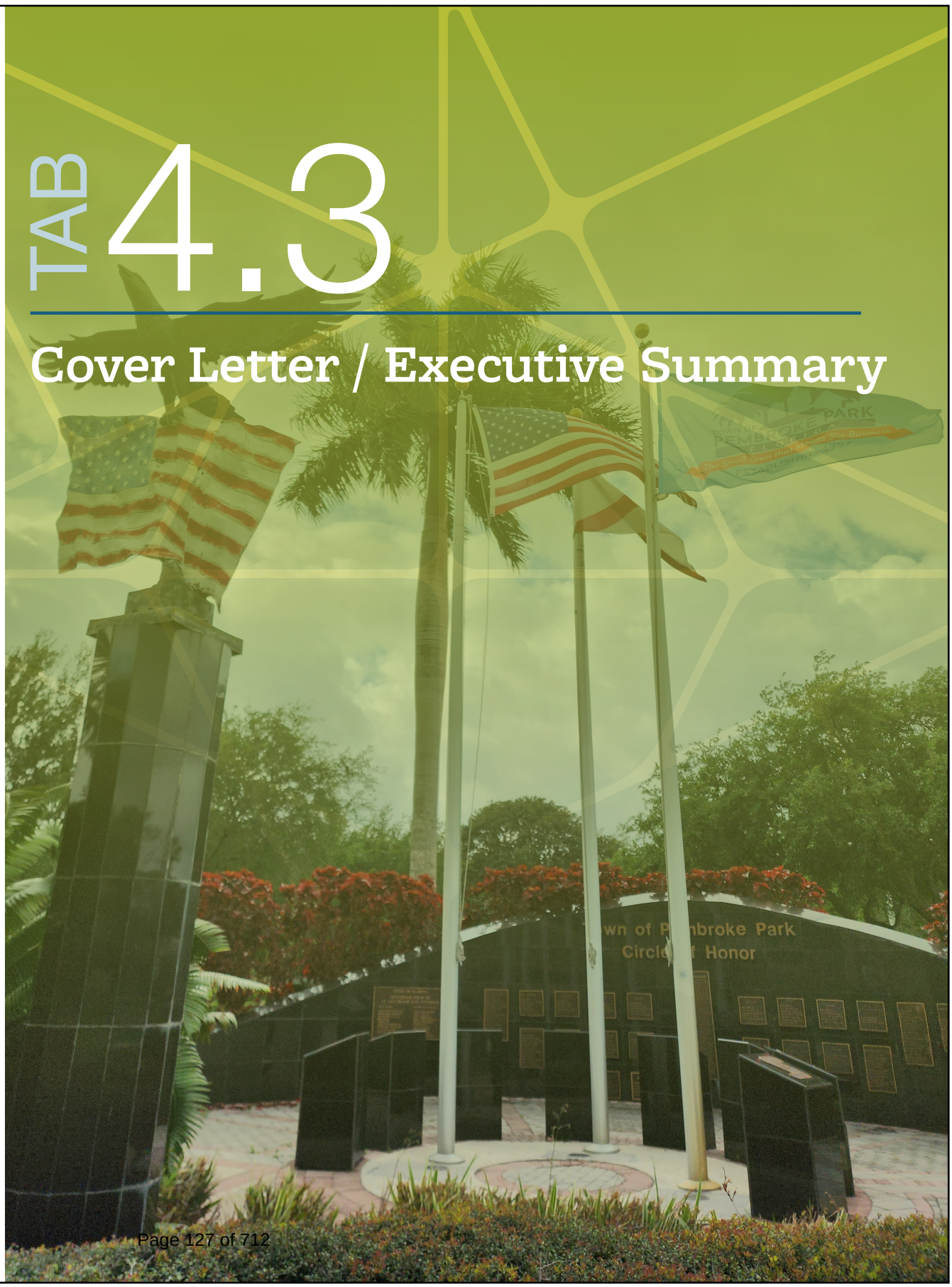
- 6.1 Affidavit Attesting to Noncoercive Conduct for Labor or Services
- 6.2 Affidavit Regarding Prohibition on Contracting with Entities of Foreign Countries of Concern
- 6.3 Consultant Questionnaire
- 6.4 Designation of Qualified Discipline Form

Copies of Addenda I, II, and III

Kimley-Horn and Associates, Inc. Full Contract Signing Authority Document, Dated December 17, 2024

TAB 4.3

Cover Letter / Executive Summary



4.3 Cover Letter / Executive Summary

November 13th, 2025

Kimley»Horn

Cynthia Garcia-Lima
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

8201 Peters Road
Suite 2200
Plantation, FL 33324
954.535.5100

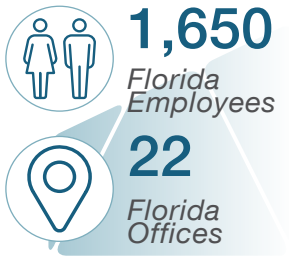
RE: The Town of Pembroke Park Request for Qualifications Architectural and Engineering Services Through Continuing Contracts (CCNA) RFQ No.25-02

Dear Members of the Selection Committee:

KIMLEY-HORN recognizes that the Town of Pembroke Park is navigating several challenges as it plans for growth and redevelopment. Kimley-Horn is uniquely positioned to help you address these challenges with proven expertise and a commitment to your community's vision. These efforts will inevitably require improvements and the expansion of existing resources. As you look ahead and tackle the ongoing challenges of realizing your community's vision, it's crucial to have a dedicated partner who is passionate about delivering quality service within your schedule and budget. Kimley-Horn brings the necessary in-house resources, expertise, and commitment to be that partner. We are proposing providing all of your requested disciplines advertised through RFQ No. 25-02, except for 1. Architectural Services and 10. Construction Engineering Inspection (CEI) services.

FIRM'S HISTORY.

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting firms in the nation—and a recognized leader in public realm design. Today, Kimley-Horn has more than 9,550 employees in more than 147 offices across the United States and Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients. In Florida alone, we have over 1,650 employees across 22 offices (including a staff of 144 in our local Plantation office), who can offer the following:



CIVIL ENGINEERING. Civil engineering forms the backbone of our experience and qualifications to serve as your consultant. Our registered professional engineers are experts in utility engineering, site planning and master planning, site grading, surface water management, parks and recreational facilities design, and hydraulic/hydrologic modeling, among other specialties to assist with any civil engineering need you may have. The firm's drainage engineering services have been called upon for numerous state, regional, county, and municipal projects and for the majority of our major agricultural, industrial, and residential development projects as well. Our staff has the expertise to conduct the necessary studies to prepare stormwater management plans. Locally, we have served the South Florida Water Management District and many of the local drainage subdistricts in Broward, Miami-Dade, and Palm Beach counties. The Town is looking for a consultant to review plans that are submitted for permitting.

STRUCTURAL ENGINEERING. Kimley-Horn offers expertise in design, construction, inspection, and evaluation of a variety of structures, including culverts, buildings, parking facilities, seawalls, bridges, retaining walls, commercial facilities, warehouses, water plants, and water control structures. In addition, we provide forensic evaluations, hurricane preparedness, and damage assessment services. Our engineers are also very familiar with local, state, federal, and national design codes and requirements and well versed in the design and analysis of concrete, steel, wood, and masonry structures. Kimley-Horn provides judicious and cost-effective use of non-destructive testing (NDT) methods (including GPR and Pulse Echo) and balances that with in-depth visual inspection methods. We have provided assessment of NDT methods for unknown foundations, both in tidal and riverine environments for FDOT Districts One, Two, Five, Six, and Seven.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP). Kimley-Horn's MEP team consists of 100+ professionals strategically located throughout the US, and more than 20 dedicated professionals in Florida alone. Our professionals consistently solve problems for our clients in creative ways. We strive for opportunities to save time, reduce cost, and improve the overall quality of the project. Kimley-Horn's MEP team has completed a variety of building types in Florida and across the country. The diversity of our disciplines and depth of our teams contributes to the success of new construction, renovation, retrofit, and improvement projects.

TRANSPORTATION ENGINEERING AND PLANNING. Kimley-Horn has completed thousands of transportation and traffic engineering projects, ranging from major areawide systems involving hundreds of intersections to single intersection designs and analysis. Our traffic engineering staff includes experts in signal system design; intersection design; signing and marking studies and plans; speed studies; safety and operations studies and plans; accident analyses; pedestrian safety programs; access, parking, and circulation studies; and general traffic engineering consultation. We also assist numerous municipalities with their site development review and approval processes.

ROADWAY DESIGN. Roadway and transportation system design and planning is one of the mainstays of our firm's professional practice, and we are well equipped to address any aspect of roadway design projects, such as intersection geometrics, utility relocations, traffic control, signalization, and structural/bridge design. Paving and drainage services are often an integral part of our roadway design projects, and our substantial experience in dealing with regulatory and other agencies enables us to secure the necessary permits and approvals for building and upgrading roadway facilities. In addition, Kimley-Horn has provided construction phase services on thousands of miles of roadways throughout Florida and the US.

Two of the firm's largest clients in Florida are the Florida Department of Transportation (FDOT) and Broward County. From this track record of design experience, we can help the Town coordinate its projects with the policies and practices of FDOT and Broward County. Kimley-Horn also has extensive experience developing and administering Local Agency Program (LAP) projects per FDOT requirements.

LANDSCAPE ARCHITECTURE. As urban areas continue to grow, urban design, streetscape design, and landscape architecture have become integral components of roadway and transportation system designs and infrastructure improvements in general. Revitalizing commercial districts, controlling traffic flows, and providing recreational areas and pedestrian and bicycle facilities in increasingly congested areas are some of the solutions designed by our landscape architects and planners. Our staff has led feasibility studies, master planning, design, permitting, public participation and consensus building, and construction administration efforts for dozens of award-winning streetscape projects, park designs, site renovations, and major downtown revitalizations across South Florida.

PARKS PLANNING AND DESIGN. Kimley-Horn creates high-quality parks and recreation facilities through thoughtful planning, design, and implementation. We listen, collaborate, and use technical expertise to express your community's uniqueness and turn your vision into reality. Our experienced planning staff handles comprehensive plans, land development controls, design standards, and master planning for public clients. We cover critical elements like public participation, community visioning, placemaking, regulatory planning, entitlements, land use scenario planning, implementation strategies, cultural and natural resources, and intergovernmental coordination.

Our team has developed numerous comprehensive plans, zoning ordinances, subdivision regulations, overlay districts, and planned unit development agreements. We understand the consensus-building and approval process and can guide you through it.

ENVIRONMENTAL SERVICES. Kimley-Horn maintains an experienced team of environmental scientists, geologists, hydrogeologists, and biologists with wide ranging experience in environmental planning services including permitting, site location studies, and environmental analyses. We are up to date with all relevant environmental policies and remain well informed of proposed changes affecting environmental permitting and regulations.

WATER RESOURCES ENGINEERING. Kimley-Horn's water and wastewater capabilities encompass all planning, design, permitting, and construction phase services required from the onset of a project through the approval process to completion of the project. Our staff of professionals have extensive experience in the design of new systems and the rehabilitation of existing systems, including pressure and gravity systems, master pumping stations, force mains, and lift stations.

PLANNING AND COMMUNITY DEVELOPMENT. Kimley-Horn's master plans are interdisciplinary in nature. We have a keen understanding of the interrelationships between urban design, land use, transportation, economic development, and placemaking. We help communities realize their vision through tailored master plans and sustainable infrastructure. Our experts revise policies, codes, and ordinances to implement short- and long-term improvements. We engage stakeholders, educate them, and build consensus to create livable projects with a strong sense of place. Our collaborative approach transforms ideas into reality.

SURVEYING AND MAPPING. Kimley-Horn staff expertise in surveying and mapping covers all aspects of surveying, including boundary and topographic surveys, as well as the preparation of legal descriptions, easements, plats, and parcel maps. We are adept at utilizing GIS systems to integrate project mapping data with spatial information to support the project decision-making process. Remaining focused on our core values, the survey team performs projects with integrity, exceptional client service, and a drive to meet high expectations. Clients call on us repeatedly for boundary, topography, and ALTA surveys because they know quality service and deliverables will be provided. Additionally, we stay current with the latest procedures and technologies, including LiDAR mapping, electronic field book (EFB), and global positioning system (GPS) technology, which save significant time and project costs.

GEOGRAPHIC INFORMATION SYSTEMS (GIS). Kimley-Horn's Geographic Information Systems (GIS) project team is unparalleled in both experience and capabilities. Our dedicated GIS team specializes in integrating technology and GIS/Geospatial Services into planning, engineering, and environmental projects, ensuring standardized methodologies and defensible results. Our expertise in GIS and application development allows us to create spacial tracking applications to help municipalities track such things as projects, existing, and maintenance both in the office and on the go.

DRAINAGE AND STORMWATER. Our stormwater management experience ranges from localized drainage issues to large basin analysis. Our technical expertise includes hydrological and hydraulic analyses, stormwater quantity and quality issues, rising sea level impacts and remedies, surveying, planning, permitting, and the design of all major water control and pump structures. We have the depth of resources, expertise, and experience in South Florida stormwater management. Our staff has extensive experience with modeling and design software and we have prepared stormwater management plans for a wide variety of clients, from municipal and county public works agencies to FDOT. Our staff is also very familiar with local agency and permitting criteria. We understand the integral relationship between drainage improvements and environmental issues.

BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING. Kimley-Horn is familiar with the Town of Pembroke Park's standards, guidelines, and code requirements and our staff are able to support the Town by providing plans review and permitting assistance on the Town's behalf. We will review plans submitted to the Town for projects within the Town to verify that the plans meet all applicable codes and permitting requirements.

CONSTRUCTION ENGINEERING AND MANAGEMENT. At Kimley-Horn, exceptional client service is the foundation of our existence, and responsiveness is crucial to providing quality client service especially during construction. Kimley-Horn can help with the construction phase of your projects that Kimley-Horn has designed. Our full service consulting includes comprehensive construction administration services with experienced inspection staff in all types of construction. In addition to receiving the benefit of our inspectors' experience, our construction phase personnel can attend pre-construction conferences and regular project meetings, review of shop drawings, respond to requests for information and provide review and approval of pay estimates, and all other activities.

PROJECT MANAGEMENT. At Kimley-Horn, our expertise in managing projects for municipalities is unparalleled. We excel in overseeing the design and construction schedules, ensuring that every phase runs smoothly and efficiently. Our seasoned professionals meticulously plan and execute project timelines, leveraging their extensive experience to anticipate potential challenges and mitigate risks. By integrating innovative technologies and methodologies, we ensure projects adhere to deadlines without compromising on quality. Our comprehensive approach covers every detail, from initial design to final construction, all while maintaining a steadfast commitment to excellence and client satisfaction.

In addition to impeccable project oversight, Kimley-Horn shines in grant management and project administration. Our team is adept at navigating complex funding landscapes, securing grants, and managing financial resources to maximize project potential. We offer robust administrative support, from coordinating with stakeholders to handling documentation and regulatory compliance. Our public outreach programs are designed to foster community engagement and transparency, ensuring that municipal projects reflect the needs and desires of the public. By maintaining open lines of communication and providing clear, informative updates, we build trust and promote a collaborative atmosphere, paving the way for successful, community-driven outcomes.

SURTAX EXPERTISE. Kimley-Horn has been involved with the Broward County Mobility Advancement Program since the initiative's inception. Project manager, Tiffany Stanton, PE, and QA/QC Reviewer, Stefano Viola, PE, have helped guide local communities through the project prioritizing process and have worked on the design and implementation of many Surtax-funded efforts. This unmatched familiarity gives Pembroke Park true experts in Surtax requirements who can help guide the Town through each step along the way.

GRANT/FUNDING COORDINATION. We have extensive recent experience with grant funding preparation and management. We have been involved in all steps of the grant process, having worked with agencies to develop applications; get applications approved; and seeing projects through to successful completion in line with federal guidelines. Kimley-Horn is thoroughly familiar with the various grant and federal funding opportunities, which include the processes and evaluation requirements necessary to secure funding. Led by Laura Wittenbauer, our grants team has assisted numerous local agencies including the City of Hollywood and the City of Oakland Park to successfully obtain funding assistance.

SPECIALIZED SUBCONSULTANTS TO COMPLEMENT OUR IN-HOUSE EXPERTS. Kimley-Horn has teamed with **Stoner & Associates, Inc.** (CBE) for surveying services, **H2R Corp** (CBE) for geotechnical services, **ACcord Engineering** (CBE) for structural engineering, **Smith Engineering Consultants, Inc.** (CBE), for electrical, and **InfraMap Corp.** for SUE. Four of our subconsultants are certified Broward County CBE firms, which is a vital requirement for funding from the Broward County surtax program.

PROMPT AND PROACTIVE RESPONSE. For more than half a century, Kimley-Horn has successfully designed and implemented efficient and cost-effective solutions for municipal clients facing growth and redevelopment challenges in South Florida.

Our local office in Plantation is less than 30 minutes from the Town of Pembroke Park and offers you staff with decades of local experience.

We have conscientiously served municipal clients for many years and are currently serving as consultant for your neighbors in Davie, Pembroke Pines, Fort Lauderdale, Hollywood, Pompano Beach, Miramar, Coral Springs, Coconut Creek, Southwest Ranches, Sunrise, and dozens of other municipalities in South Florida on general services contracts similar to this RFQ. Our proposed personnel are fully available and ready to support this contract. We have a genuine interest in helping the Town achieve its objectives through this contract and a true commitment to exceed the expectations of your staff and the citizens of Pembroke Park.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tiffany Stanton, PE
Project Manager

Stefano Viola, PE
QA/QC; Authorized Signer

NOTE: As Senior Vice President of Kimley-Horn, Stefano Viola, PE, has the corporate authority to bind the firm.

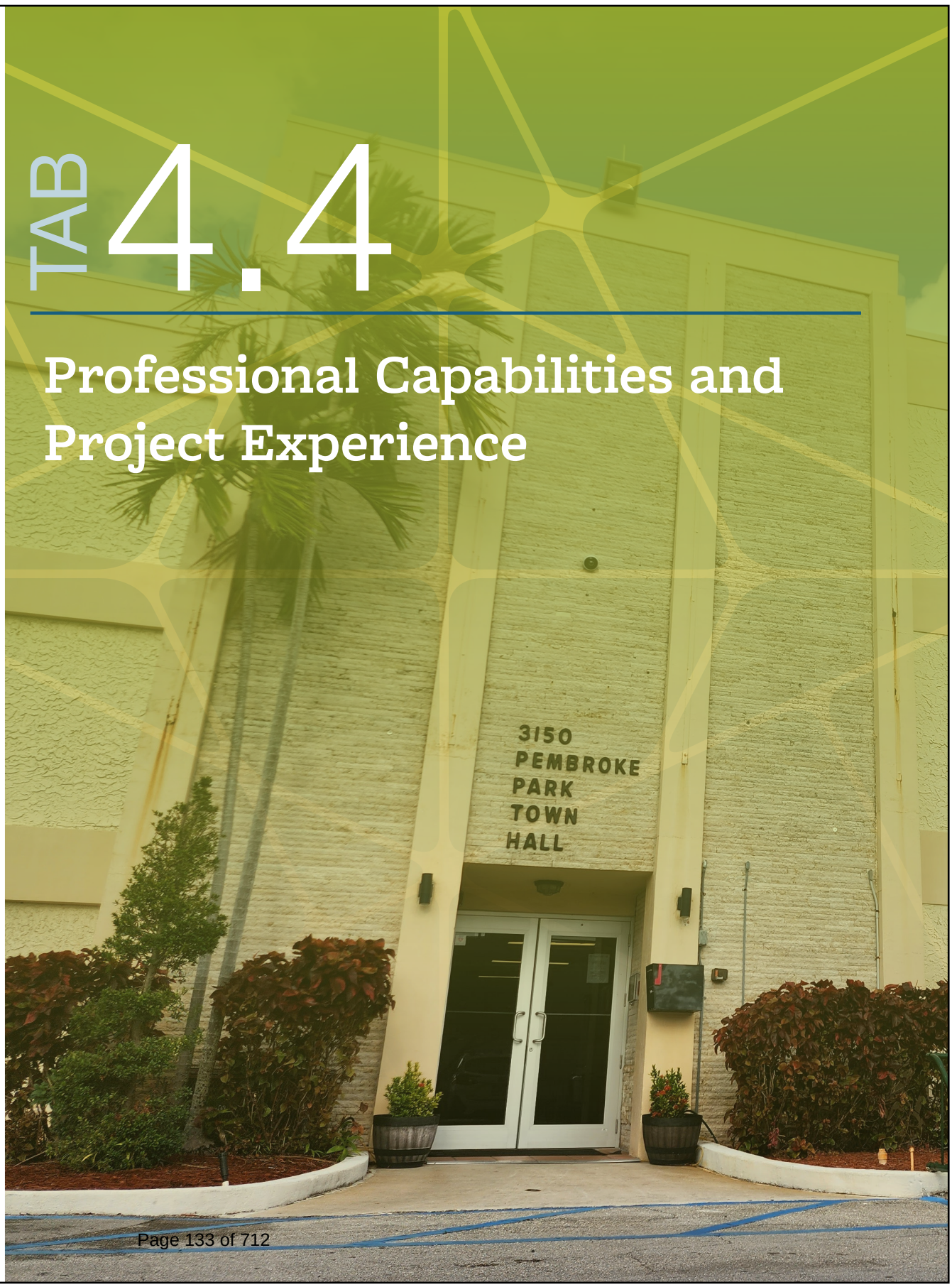
Kimley-Horn acknowledges receipt of Addendum I received on October 22, 2025, Addendum II received on November 4, 2025, and Addendum III received on November 5, 2025.

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

Categories / Disciplines Kimley-Horn Is Applying For	
1	Architectural Services
2	CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES
3	TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING
4	LANDSCAPE ARCHITECTURAL SERVICES
5	ENVIRONMENTAL ENGINEERING SERVICES
6	PLANNING AND COMMUNITY DEVELOPMENT
7	SURVEYING AND MAPPING
8	DRAINAGE AND STORMWATER
9	BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
10	CONSTRUCTION ENGINEERING INSPECTION (CEI)
11	PROJECT MANAGEMENT

TAB 4.4

Professional Capabilities and Project Experience



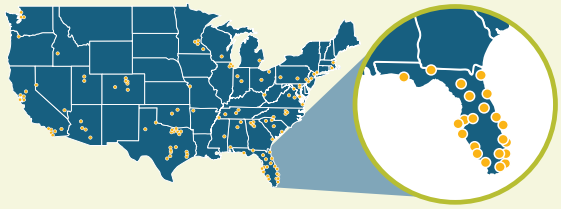
4.4 Professional Capabilities and Project Experience

Firm Experience and Qualifications

Kimley-Horn is a full-service, multidisciplinary consulting firm with more than 9,550 employees in 147 offices across the U.S., with practices in a wide array of disciplines. We were founded in 1967 as a three-person transportation planning and traffic engineering firm in Raleigh, North Carolina. The following year, we opened our first Florida office in West Palm Beach to serve local municipalities. In Florida, Kimley-Horn has 22 offices with more than 1,650 employees offering a full range of consulting services to local, regional, national, and international clients. We are recognized for the outstanding work of our consulting staff, the quality of our work environment, and our stature as a business enterprise. Our local Plantation office has a staff of 144 employees ready to serve the Town of Pembroke Park.

Our philosophy for providing professional engineering services is based on a commitment to effective management and personal service. The goal of the Kimley-Horn team is to respond to the distinct needs of each locale we serve. We are also very sensitive to the needs and opinions of local businesses and residents and routinely work with our clients to establish cost-effective and tangible priorities that result in constructible and implementable plans and designs.

One feature that separates Kimley-Horn from other firms is our ability to provide almost all of the key services in an in-house fashion for this project. Kimley-Horn has outstanding in-house resources and technical expertise to provide virtually all required services. Another benefit Kimley-Horn offers is our diversified resources and ability to draw from those resources at any time. Although Kimley-Horn has many disciplines, we have one major goal—making our clients successful.

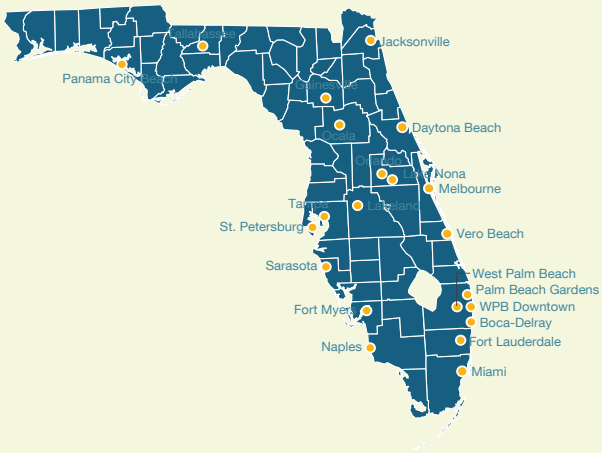


22 OFFICES IN FLORIDA

1,650+ EMPLOYEES IN FLORIDA

147+ OFFICES NATIONWIDE

9,500+ EMPLOYEES NATIONWIDE



Company Culture

Kimley-Horn's Plantation office is a vibrant and active office with a staff of 144 employees. Our staff are often involved in participating in internal team building events together that promote our company culture. Our staff are also frequently involved in local profesional industry events, community events, and volunteering and supporting charitable causes close to our hearts. Our staff loves the South Florida community where we work, live, and play!



Our quality work environment and stable employee base has led to recognition with two major employer-of-choice awards. In 2025, FORTUNE named Kimley-Horn one of its "100 Best Companies to Work For" for the 18th time. This year, we ranked #22. In addition, in 2025, Engineering News-Record ranked Kimley-Horn #8 overall of the top 500 US design firms and 4th among the 100 "pure design firms," 13th in Water, and 14th in Sewer and Waste. Much of our growth extends from the confidence and trust clients have in us. Kimley-Horn's long record of technical achievements is enhanced by our reputation for effective management and personal service. Our clients benefit from the resources of a nationally recognized organization while receiving the personal attention and response of a small dedicated professional team.



Comprehensive Design Services for Municipalities

As shown in this section, Kimley-Horn has vast experience in working with municipalities for general civil engineering contracts in South Florida, including the Towns of Miami Lakes, Southwest Ranches, Culter Bay, Village of Palmetto Bay, and the City of Aventura. We have provided services in water/wastewater/stormwater, civil engineering, landscape architecture, GIS, Plan Reviews, MEP/Lighting, and environmental permitting under these contracts and continue to serve more than 140 cities, counties, and local government clients throughout Florida through additional disciplines.

Specialty Subconsultants. Kimley-Horn is a multidisciplinary firm, but our team is strenghtened by the inclusion of local, specialty subconsultants who will assist our team in any electrical, structural, geotechnical, SUE, and surveying needs that may arise from projects out of this agreement.

Kimley-Horn has grown to be one of the most respected consulting firms in the nation — with a vast pool of resources and staff who put their clients first. Project manager, Tiffany Stanton, PE, and QA/QC Reviewer, Stefano Viola, PE, and many members on our organizational chart have direct experience working with the Town and know what it takes to implement successful projects in Broward, Miami-Dade, and Palm Beach counties.

We have a deep understanding of your scope of services and are ready to serve the Town of Pembroke Park. We are fully prepared and exceptionally equipped to manage RFQ# 25-02.

Kimley-Horn Financial Capability

Kimley-Horn and Associates, Inc. is a full-service engineering and consulting firm with more than 9,550 employees and 147 offices in 34 states, the District of Columbia, and Puerto Rico. The Company had 2024 revenues of $2.8 billion. Kimley-Horn has been in business since 1967. We are financially strong, and we are committed to our continued financial health. As of December 31, 2024, the Company had total assets of $1.8 billion and stockholder's equity of approximately $363 million. In addition to the financial resources noted, Kimley-Horn also has an untapped $125 million line of credit available for short-term cash flow needs. The Company's cash flow continues to be very strong. We maintain a disciplined focus on business fundamentals, operate the firm conservatively, and our internal controls and business standards are designed to keep our foundation strong.

Kimley-Horn uses two institutional lenders, Wells Fargo and PNC. If necessary, reference information can be obtained from the following contacts:

MICHAEL PUGSLEY
Senior Vice President

Wells Fargo Bank, N.A.

150 Fayetteville Street, Suite 600,
PO Box 3008
Raleigh, NC 27601
(919) 881-6469

LESLEY WILSON
SVP, Relationship Manager

The PNC Financial Services Group

301 Fayetteville Street, 21st Floor
Raleigh, NC 27601
(919) 788-7573

For any questions regarding Kimley-Horn's financial status, please contact Lindsey Balltzglier, Controller, at (919) 678-4141

Kimley-Horn's Substantial Experience as an Engineering Firm Demonstrated By At least Three Completed or Ongoing Engineering Design Projects Within the Last 10 Years

Town of Miami Lakes Civil Engineering and Related Services, Town of Miami Lakes, FL

Description of Work:
Project Duration: 2018 – Ongoing

Specific Projects under this Contract:

Stormwater Master Plan Update #3: Kimley-Horn is currently providing all aspects of engineering assistance to the Town of Miami Lakes. When Miami Lakes was incorporated in 2000, they obtained the responsibility and ownership of the roadway and drainage infrastructure within the Town limits. To develop Miami Lakes' own stormwater utility, Kimley-Horn prepared a stormwater master plan that outlined the deficiencies of their current stormwater system. The recommendations from this assessment included a prioritization of the improvements along with a five-year capital improvement program (CIP).

Additionally, we developed the stormwater utility fee methodology and established the range of rates for the utility to implement improvements. A critical part of the planning efforts was to assist the Town in joining the National Flood Insurance Program (NFIP). Joining the NFIP is required for the community to obtain federally funded flood insurance and be part of the Community Rating System (CRS) to help reduce insurance rates for the community. Kimley-Horn was successful in helping the Town obtain an unprecedented CRS rating of 6 for a newly incorporated municipality.

Kimley-Horn has completed three updates to the Town's original stormwater master plan. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

Design Services for Safe Routes to School for Bob Graham Education Center: Kimley-Horn was selected to provide professional services for the design and preparation of construction documents for a safe routes to school project in Miami Lakes. In 2021, the Town received FDOT funding to design and construct the Safe Routes to School improvements for the Bob Graham Education Center.

The improvements consist of widening the eastside school campus frontage sidewalk from six to eight feet, reconstruction and/or addition of new pedestrian connector ramps, addition of embedded detectable warning pads, installation of pedestrian railings around storm drains drop-offs, crosswalks pavement markings, and installation of pedestal poles with signal heads and pedestrian push buttons. The project limits area is NW 79th Avenue, from NW 167th Terrace to NW 155th Street; and NW 82nd Avenue at NW 162nd Street. The professional services associated with this project include design, permitting, bid document development, bidding assistance, and limited construction phase services.

Drainage GIS Data Conversion: Kimley-Horn assisted the Town with digitizing their existing utility CAD files and as-builts in a GIS format. The Town had requested the review and update of the existing system associated with the Town's Drainage System. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map series.

Royal Oaks Drainage Improvements: Kimley-Horn successfully completed a drainage improvement project in the Town of Miami Lakes. Kimley-Horn prepared construction documents, performed a drainage analysis, handled permitting, assisted with bidding, and provided support throughout construction and project closeout. The project spanned a 4.8-acre residential neighborhood and involved the installation of 1,614 linear feet of exfiltration trench, all within the town's right of way. This project presented unique challenges due to the low elevations and poor soil conditions in the area. The design aims to connect this project to the surrounding neighborhoods in the future via a mainline that will discharge into a nearby canal. The project was constructed in mid-2024.

Park-and-Ride Facility Traffic Assessment: The Town is proposing to develop a park-and-ride transit facility that will be located on NW 77th Avenue south of NW 154th Street within the Town of Miami Lakes. Kimley-Horn is providing professional engineering services for a traffic assessment to analyze the potential benefit to vehicular traffic flow that is anticipated by the proposed park-and-ride transit facility. As part of this assessment, Kimley-Horn is assessing the potential Miami-Dade County Department of Transportation and Public Works (DTPW) transit route benefit and single-occupant vehicle traffic reduction from the park-and-ride facility. A conceptual design of the park-and-ride transit facility with the NE 77th Avenue realignment is also being prepared based on the evaluation of existing DTPW transit and Town of Miami Lakes Moover routes.

Pembroke Road Expansion and Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave Projects, City of Miramar, FL

Description of Work:

Project Duration: 2016 – Ongoing

Specific Projects under this Contract:

Pembroke Road Expansion: The Pembroke Road Expansion Project is a County Surtax funded project to be administered by the City of Miramar. The project includes providing a four-lane divided facility from US-27 to Dykes Road and to extend Miramar Parkway as a two-lane divide facility from its current terminus to intersect with the proposed extension of Pembroke Road. The project is currently being designed at one time as one project but will be divided into three separate sets of construction plans to allow for up to three separate bids. Our services include:

- Horizontal Alignment Analysis
- Vertical Alignment Analysis
- ntersection Design
- Cross Section Design
- Traffic Control Plans
- Roadway Design and Plans
- Structure Design and Plans
- Signing and Pavement Marking Design and Plans
- Drainage Design and Plans
- Utility Coordination
- Landscape and Irrigation Design and Plans
- Lighting and Electrical Design and Plans
- Opinion of Probable Construction Cost
- Environmental Services and Permitting
- Public Outreach
- Bidding and Project Phasing Services
- Post Design Services

Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave: Kimley-Horn provided professional engineering and landscape architecture services for this FDOT LAP funded project that involves roadway, landscape, irrigation, and lighting improvements on Mira mar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.



City of Aventura Continuing Professional Services, City of Aventura, FL

Description of Work:
Project Duration: 2019 – Ongoing

Specific Projects under this Contract:

NPDES Permit Coordination: Kimley-Horn is providing services to assist the City in complying with the requirements of the FDEP for the City's existing National Pollutant Discharge Elimination System (NPDES) permit issued by FDEP.

Mobility Plan: The City desires to perform a multimodal planning analysis of the transportation network within the area of Uptown Aventura to assess the adequacy of the current transportation network for future development conditions. The study will consist of an inventory and analysis of the existing multimodal transportation network, the projection of future network modifications and traffic volume changes, an evaluation of future transportation network conditions, and the identification of future improvements within the study area.

Yacht Club Pocket Park: Kimley-Horn is preparing construction documents for a pocket park located north of the intersection of Yacht Club Drive and NE 214th Street. The intent is for the park to include a playground, minimal parking and sidewalks.

Waterways Dog Park: Kimley-Horn is preparing construction documents for a pre-engineered unisex restroom building within the Waterways Dog Park. The intent is for the restroom facility to mimic/match the unisex restroom facility recently completed at Peace Park.

Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.

NE 34th Avenue Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of existing drainage infrastructure along NE 34th Avenue, approximately 2,500 linear feet. The project also includes improvements to the landscaped medians, which will include removal of the invasive species and installation of less intrusive root system landscaping.

NE 29th Place Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of the existing drainage infrastructure along NE 29th Place, approximately 850 linear feet. The project also included improvements to the existing medians and erosion and sediment control measures. Kimley-Horn consulted and advised the City for the proposed improvements during the bidding process. As the engineer of record, Kimley-Horn provided construction phase services to assist the City in providing plan clarifications as well as responding to RFIs during the construction phase of the project.

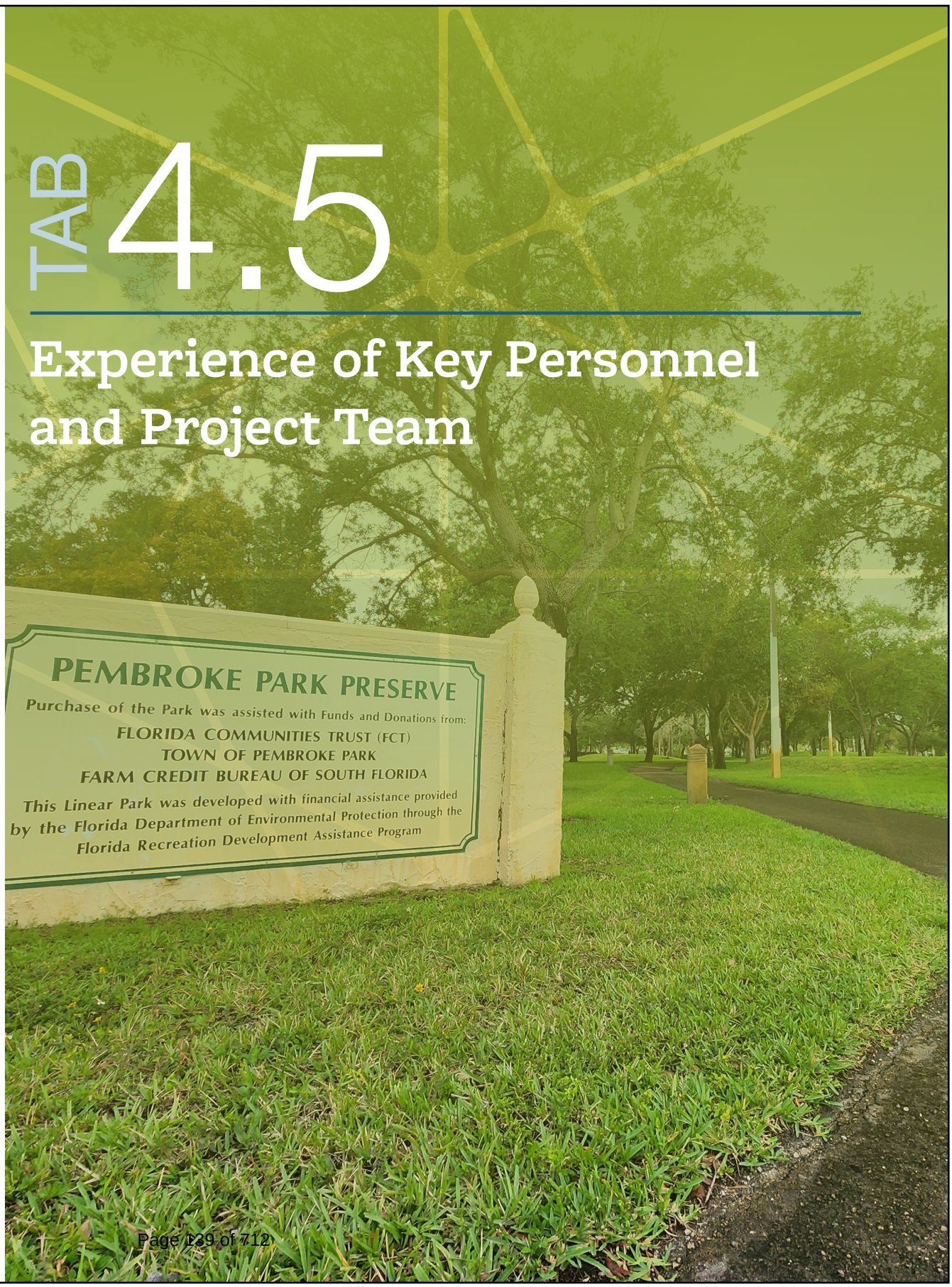
Yacht Club Drive Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of existing drainage infrastructure along Yacht Club Road, approximately 3,100 linear feet. The project also includes improvements to the landscaped medians, which will include the removal of the invasive species and installation of less intrusive root system landscaping.

Stormwater 20-Year Needs: Kimley-Horn provided professional engineering services to help the City prepare and submit a 20-year needs analysis for their stormwater management system to the state of Florida. Kimley-Horn met with State regulators responsible for the administration of the program and reviewed the City's existing master plans and capital improvements programs for stormwater projects to incorporate in the needs analysis.



TAB 4.5

Experience of Key Personnel and Project Team



4.5 EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

1. A concise summary of the key attributes of the prime Proposer's company and any of its subconsultants shall be provided.

Kimley-Horn is a full-service, multidisciplinary consulting firm offering a broad range of engineering, planning, structural, and environmental services to public and private sector clients. Founded in 1967, Kimley-Horn first became well-known for its expertise in transportation planning and traffic engineering. Since then, the firm has expanded both geographically and in the variety of services it provides:

- Civil engineering
- Mechanical, Electrical, and Plumbing (MEP)
- Planning and community development
- Surveying
- Stormwater management systems
- Drainage and stormwater design
- Electrical undergrounding
- Asset management/GIS
- Program management
- Watershed modeling
- Hydraulic modeling and master planning services
- Sustainable and resilient infrastructure
- Water and wastewater systems design
- Roadway, parking, and trail design
- Transportation planning and traffic operations
- Areawide traffic signal systems
- Advanced traffic management systems
- Streetscape design
- Signing and pavement markings
- Structural engineering
- Environmental permitting, assessment, and remediation
- Wetland delineation, assessment, and mitigation
- Low-impact development
- Landscape architecture and park improvements
- Grant preparation and documentation assistance
- Grant and federal funding compliance
- Project management
- Bidding and construction phase Services
- Construction Engineering Inspection (CEI)
- Project Management

Today, Kimley-Horn has over 9,550 employees in 147 offices across the United States and Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients. In Florida, Kimley-Horn has 22 offices with more than 1,650 employees. Additionally, many employees are former municipal engineers and planners who have been on our clients' side of the table and are familiar with local government procedures.

Kimley-Horn offers our clients the best of both worlds—the resources of a large, nationally ranked firm and the personal attention and response of a small, dedicated professional team.

SPECIALIZED SUBCONSULTANTS TO COMPLEMENT OUR IN-HOUSE EXPERTS.

Kimley-Horn has strategically partnered with the following subconsultants, each of whom we have teamed with on similar nearby projects, to provide the Town with services of the highest quality on this project.

- Stoner & Associates, Inc. (CBE) for surveying services
- H2R Corp (CBE) for geotechnical services
- ACcord engineering (CBE) for structural engineering
- Smith Engineering Consultants, Inc. (CBE), for electrical
- InfraMap Corp. for SUE

Proposed Project Team Key Personnel



TIFFANY STANTON, PE | *Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and Treatment; Owner Representation; Cost Estimating*

Tiffany has more than 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services. She has worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay. Her software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, GIS, AGi32, and MS.

Professional Engineer in Florida #85268



STEFANO VIOLA, PE | *Quality Assurance/Quality Control; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming; Stormwater Collection, Conveyance, and Treatment*

Stefano has 19 years of diverse civil engineering experience, including roadway restoration and resurfacing, drainage modeling, water/wastewater utility design, stormwater master planning, preparation of engineering drawings, permitting, and site/plan preparation and review. He also has experience serving a diverse group of clients, including counties, municipalities, government agencies, and private developers. Stefano is familiar with municipal stormwater requirements across South Florida due to his involvement with numerous drainage projects implemented in the area.

Professional Engineer in Florida #74655



KEVIN GERSZUNY, PE | *Water/Wastewater Conveyance*

Kevin has seven years of experience involving wastewater and utility engineering projects. He has provided BioWin and hydraulic modeling on several key teams for projects on Florida's Gulf Coast, and his proficient with AutoCAD, SewerGEMS, WaterCAD, GIS, and Revit softwares

Professional Engineer in Florida #93169



HEATHER RIPLEY, PE | *Water/Wastewater Conveyance; Water/ Wastewater Planning*

Heather has more than 15 years of water and wastewater experience, including planning, design, construction administration and analyses. Has provided project management execution and budget preparation, as well as managed up to $4.5M of projects in design and construction phase services for water and wastewater infrastructure and treatment. Hydraulic modeling software experience includes EPANET, EPASWMM, Innovyzes InfoWater, InfoSewer, InfoSWMM, InfoWorks and InfoSurge, and Bentleys WaterCAD, WaterGEMs, SewerCAD, SewerGEMs, and Hammer.

Professional Engineer in Florida #88329



JASON LEE, PE | *Wastewater Pump Stations*

Jason has 21 years of water resources and utilities engineering experience. He has served as project manager for the design and construction of numerous utility projects throughout southeast Florida. He specializes in projects featuring watermains, force mains, sanitary pump stations, stormwater pump stations, and potable water high service
pumping stations.

Professional Engineer in Florida #67472



CESAR BORGES, PE | *Wastewater Pump Stations; Stormwater Pump Stations*

Cesar is a civil engineer possessing 25 years of engineering experience. His expertise extends to water and sewer design, pump station design, hydrology, hydraulic and stormwater quality modeling, roadway design, water resources engineering, stormwater infrastructure analysis and design, roadway drainage design, environmental permitting, utility coordination and relocation, evaluation of Best Management Practices (BMPs) for surface water disposal projects, Master Planning, and the implementation of GIS technologies in civil engineering projects. He has played a pivotal role in delivering innovative solutions in the fields of water and sewer infrastructure, ensuring efficient and sustainable design practices

Professional Engineer in Florida #63064



MAGGIE GIRALDO, PE | *National Pollution Discharge Elimination System (NPDES)/ MS4 Permitting*

Maggie has over 10 years of experience providing water resources knowledge to stormwater management design projects, participating in on-site inspections, providing water sample calculations, and assisting in laboratory analyses to determine contamination levels. She is knowledgeable in lift station upgrades, GIS sewer collection and transmission system atlas, water/sewer/stormwater master plans, stormwater atlas, flood mitigation area south, utility crossings design, and NPDES permit compliance and reporting.

Professional Engineer in Florida #87428



MATT BROSMAN, PE | *Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management*

Matt has over 12 years of experience in hydrologic and hydraulic modeling, bridge and culvert hydraulic design, and stormwater master planning. He has led efforts and helped with vulnerability assessments plans and stormwater master plans including neighbors in Pembroke Park, Miramar, Southwest Ranches, Surfside, Miami Beach, and Lighthouse Point. He has modeling experience in ICPR, XPSWMM, HEC-RAS, and EPASWMM, is proficient in GIS data management and visualization, skilled in AutoCAD, and adept at using ArcGIS Model Builder and Python programming for applications

Professional Engineer in Florida #85460



CHRIS NIFORATOS, PE | *Floodplain Management*

Chris leads Kimley-Horn's national resilience practice and has more than 31 years of experience in resiliency planning, numerical modeling, asset management, and devising risk-based strategies. He brings detailed knowledge of conducting inundation modeling, performing data gap and vulnerability analyses, assigning criticality, and developing adaptation schemes. Chris has evaluated the impacts of sea level rise, surge, and rainfall intensification on the built and natural environments of many coastal communities. His work experience extends internationally and nationally and has successfully delivered a wide variety of projects from assigning remaining useful life to preparing hardening plans and formulating energy management roadmaps.

Professional Engineer in Florida #56881

FDEP Cert Pro Erosion Sediment #20856



AL LAPERA, CXA LEED AP BD+C, LEED AP O+M, EMP, FWA | *MEP (Mechanical and Plumbing)*

Al has worked on a broad range of building types within his more than 47 years of experience, including municipal, educational, healthcare, and commercial facilities. His expertise in the design and analysis of HVAC systems has contributed to his successful management of projects, from inception to construction administration. Al's specialty lies in energy services such as systems commissioning, energy analysis, and energy auditing. Many projects have attained LEED certification with Al's leadership and assistance during design or commissioning.

Commissioning Agent (CxA)

LEED AP Building Design + Construction (BD+C), #10137754

LEED AP Ops + Maintenance, #10137754

Energy Management Professional (EMP), #1012-E48

AABC Commissioning Group (ACG), #408-295

Energy Management Association (EMA)

Fitwel Ambassador (FWA)



JEFFREY SALLEE, PE | *Electrical*

Jeffrey has 20 years of experience as an electrical design engineer. His primary focus is the design of power, backup power, lighting, and communications systems for facilities. Jeffrey started out in the vertical construction industry, working as an electrical engineer for the US Army Corps of Engineers, Norfolk District. Since joining Kimley-Horn in 2013, Jeffrey has transitioned his focus to project management and design of power, backup power, Arc Flash hazard analysis, lighting, and communication systems for electric vehicle charging stations, pump stations, intelligent transportation systems, and telecommunications facilities and equipment.

Professional Engineer in Florida #76674



JERRY PICCOLO, PE | *Roadway or Bridge Repairs, Replacement, or Construction*

Jerry has 13 years of experience working on bridge rehabilitation, replacement, design, and evaluation projects. He has served as Engineer-of-Record on the rehabilitation of 35 municipal bridges. Other services he has provided include milling and resurfacing, signage, guardrail, and civil related designs as part of bridge rehabilitation projects. He has worked on a wide variety of bridge projects ranging from large FDOT curved steel box girder bridges to concrete municipal bridges and culverts. Jerry has also provided bidding and construction phase services for bridge projects

Professional Engineer in Florida #80484



ERIC REGUEIRO, PE | *Roadway Engineering/ Planning*

Eric has 18 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design, pavement condition analysis, grading and drainage, stormwater management, and sewer and water system design. Technical skills support a wide range of projects, from local roadway improvements to major interchange, grade separation, and regional transportation projects. He is proficient in both major design softwares, AutoCAD Civil 3D and MicroStation/InRoads, and can design and model roadway plans using the client's preferred CAD software

Professional Engineer in Florida #86211



JAMEA LONG, PE | *Structural Analysis, Design, and Reporting*

Jamea is our West Palm Beach's Structural Team Leader with 28 years of design experience. She serves as project manager statewide for FDOT and major design efforts that involve structural design. Her responsibilities include quality control of structural calculations and plans, performing calculations, coordinating plan preparation, reviewing shop drawings, writing technical specifications, observing project construction, and conducting structural inspections

Professional Engineer in Florida #58677



TORI BACHELER, PWS | *Environmental Engineering and Permitting*

Tori has more than a decade of experience working with state and federal agencies conducting endangered species surveys, delineating wetlands, designing wetland mitigation and restoration areas, and permitting projects throughout Florida. She is also a Florida Fish and Wildlife Conservation Commission (FWC) certified gopher tortoise agent for surveying and backhoe excavation supervision. Her expertise includes conducting environmental assessments to determine potential listed species habitat and wetland habitat types to determine permitting implications. She also is an expert in permitting linear infrastructure including utility lines (aerial and underground) and roadways.

Professional Wetland Scientist (PWS) in Florida, #3486, 2022

Gopher Tortoise Agent (GTA) in Florida, #GTA-22-00003, 2022



JAMES HOWELL, PE | *Pavement Management*

James has spent the last 10 years of his career focused on the Civil-Aviation Engineering industry. He brings expertise in the development and implementation of pavement management systems, pavement design, and the justification of capital improvement plans for aviation clients. He currently serves as the project manager for the Florida Department of Transportations (FDOT) Statewide APMP where he helps provide 95 airports with comprehensive data to better manage and justify their pavement needs. For the past eight years, James has served as the lead instructor for the Florida Department of Transportations (FDOT) Airfield PCI Inspection and Repair Training, host to numerous FAA, airport, and state agency professionals from across the country.

Professional Engineer in Florida #81814



RON KAGAWA, ASLA, LEED AP | *Landscape Architecture (Parks)*

Ron possesses more than 41 years of campus planning and interdisciplinary design experience that relates project implementation through design and operational sustainability. He is the author of more than 35-refereed publications and two nationally recognized books. Ron brings to this project his nationally recognized award-winning work that emphasizes integration of planning, design, implementation, with life cycle operations. His career dossier includes a Centennial Medal from the American Society of Landscape Architects for his decades of effort related to the Virginia Eastern Shore United Nation's Man-In-The-Biosphere Reserve as 1 of 100 most influential landscape architecture projects of the 20th Century.

LEED AP, USGBC

American Society of Landscape Architects (ASLA)



JONATHAN HAIGH, PLA, ASLA | *Parks; Park Planning*

Jonathan has 29 years of experience as a practicing professional landscape architect. He is a skilled designer with expertise in streetscape design, corridor studies, and public space design. He has designed parks across the southeast US, including eight large community parks, over 20 passive parks, and 50+ miles of greenways. He has contributed, managed, and/ or produced seven comprehensive recreation master plans in five states. Implementing these plans and others, he has directed the preparation of park-related construction drawings, detailing, and specifications. Jonathan excels in practical, budget-friendly, and creative designs, embracing sustainability with Florida-friendly landscapes and water-efficient irrigation systems.

Professional Landscape Architect in Florida, #6666795



JOHN MCWILLIAMS, PE | *Traffic Calming*

John has 26 years of experience in traffic engineering and transportation planning with a focus on access management, traffic impact studies, corridor studies, operational analyses, signalization design, and the creative development of operational improvements for roadways in constrained areas. He served as the transportation project manager for numerous Transit-Oriented Development (TOD) projects throughout South Florida, including Brightline's Fort Lauderdale Station, Grove Central, Dolphin Station, and Miami Central. His services on these projects include traffic impact analysis (TIA), station site plan development, and agency

Professional Engineer in Florida #62541



AMBER CRANE | *GIS*

Amber has 10 years of geographic information system (GIS) experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management. She served as the project manager for GIS Enterprise/ Portal and ArcGIS Online administration, development and implementation of web and mobile GIS-based interactive applications, and interactive public engagement applications and dashboards. She has managed the development and implementation of customized applications and Esri solutions as well as integration of third-party applications. Her experience also includes leading projects involving data collection efforts for utility data format conversions and asset inventory development.



CARLOS FLORIAN, PE | *Cost Estimating; Building Inspections, Plans Review and Permitting*

Carlos is a project engineer with 13 years of on-site construction inspections experience in paving and grading, underground pipe installations, stormwater erosion and sedimentation control, plan reviews, and sanitary sewer lift stations. He has managed, updated, and successfully met design and permitting schedules with critical timeframes. He is experienced in bidding and contracting design work throughout South Florida

Professional Engineer in Florida #80500



LAURA WITTENBAUER | *Grant Management*

Laura has 24 years of experience in grant writing and administration for both private and public sectors. Before joining Kimley-Horn, she was a senior process analyst for the City of Sarasota, handling grant applications and ensuring compliance with governmental accounting standards. Previously, she worked as a grant consultant in the private sector, supporting municipal clients from application to award. Laura is skilled in government budgeting, cost analysis, financing, and funds administration, and can evaluate and audit data effectively.

2. Summary of Key Components of the Team and Division of Work Responsibilities

Kimley-Horn is a full-service, multidisciplinary consulting firm offering a broad range of engineering, planning, structural, and environmental services to public and private sector clients. Kimley-Horn is submitting our qualifications to be selected for all Disciplines being sought through this RFQ except for the Architectural Services category. As the prime firm, Kimley-Horn will be responsible for overseeing all disciplines with specialty engineering support being provided by our specialty subconsultants partners.

3. Subconsultants

ACCORD ENGINEERING INC. | *Structural*

ACcord Engineering, Inc. is a Structural Engineering firm that was established in 2021. Partners Aida Baez, PE, and Clifton Newkirk, PE, have over 37 years of combined experience in the structural engineering field. The partners have strategically developed a plan to implement the advanced technology skills and high-quality design experience they've acquired in large and global firms and offer those services as a small local firm. ACcord's goal is to foster a collaborative environment for engineering design professionals, where teamwork and creativity thrive. The firm delivers high-quality designs by leveraging innovative, state-of-the-art technology and best practices, all while embracing the interactive and hands-on experience of a dynamic studio culture.

STONER & ASSOCIATES, INC. | *Land Surveying & Mapping*

Stoner & Associates, Inc. was founded in September of 1988 by James D. Stoner, PSM. The firm's mission is to provide quality Land Surveying services, while utilizing the latest technology and techniques. Stoner is a Professional Land Surveying Consultant to numerous municipalities, including, Broward County Aviation Department, South Florida Water Management District, Broward College, Town of Davie, City of Fort Lauderdale, and City of Sunrise. Stoner has performed Land Surveys for most municipalities and numerous governmental agencies and private clients within the Tri-County Area.

H2R CORP | *Geotechnical*

H2R Corp is a premier geotechnical engineering firm providing comprehensive services across Florida, including geotechnical engineering, foundation testing, subsurface exploration, construction engineering and inspection (CEI), specialty construction support, and materials testing. Serving both public and private clients, they are driven by a passion for excellence and committed to delivering a superior client experience through quality, efficiency, clear communication, and integrity. Their approach focuses on building strong relationships to fully understand and advocate for clients' needs. H2R is well-positioned to provide efficient, cost-effective solutions tailored to Florida's diverse geotechnical and construction challenges.

INFRAMAP CORP. | *SUE*

InfraMap is a utility infrastructure mapping specialist and leader that provides utility infrastructure mapping and leading provider of Utility Infrastructure Mapping and Subsurface Utility Engineering (SUE) services. InfraMap collects utility infrastructure data in the field using sophisticated geophysical techniques and instrumentation (including GPR), with automated data collection gear and state-of-the art survey equipment. This information can be merged into client base mapping in the desired format. Data is collected and presented to clients to aid in reducing the design and construction cost of their major infrastructure projects.

SMITH ENGINEERING CONSULTANTS, INC. | *Electrical*

Smith Engineering Consultants, Inc. (SEC) is an electrical engineering firm with a niche for providing professional services on civil engineering projects. Their experienced staff have in-depth knowledge of energy, water, telecommunications, transportation and architectural projects. Their cost-effective and energy efficient designs provide facility owners with security in the knowledge that their operating expenses are among the lowest in the area. Whether your project calls for new construction or the renovation of aging facilities, their staff can provide planning and design services, cost estimates, and construction phase services. They have built a deserved reputation for completing assignments in a cost-effective and timely manner. You can count on SEC to provide the detailed plans and specifications necessary for smooth construction, start-up, and operation.

4. Furthermore, Proposer shall clearly describe all examples where the prime Proposer and the sub- consultant(s) have worked together in Florida and in the United States in the last five (5) years and specific roles, responsibilities, and authority.

Included below are examples where Kimley-Horn and the subconsultants proposed for this Town of Pembroke Park RFQ have worked together in Florida and in the United States in the last five (5) years, along with the specific roles, responsibilities, and authority. The project relationships below include experience that Kimley-Horn and our subs have worked on from 2020 through 2025.

STONER & ASSOCIATES, INC. (CBE) – SURVEYING SERVICES

- Kimley-Horn has worked with Stoner & Associates who have provided Survey Services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with Stoner & Associates since 2001 on projects in Florida, Colorado, and Texas; Kimley-Horn has worked with Stoner & Associates on 270 total projects/tasks (We are currently working together on 39 projects/ tasks); Kimley-Horn has worked with Stoner & Associates as our subconsultant providing Survey Services on 72 projects/tasks from 2020 through 2025.

H2R CORP (CBE) – GEOTECHNICAL SERVICES

- Kimley-Horn has worked with H2R Corp who have provided Geotechnical services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with H2R since 2019 on projects in Florida including for Waste Collections of Florida's Pembroke Park Transfer Station located in the Town of Pembroke Park (services were provided between 1/20/20 and 3/2/21); Kimley-Horn has worked with H2R Corp on 32 total projects/tasks (We are currently working together on 22 projects/tasks); Kimley-Horn has worked with H2R Corp as our subconsultant providing Geotechnical Services on 28 projects/tasks from 2020 through 2025.

SMITH ENGINEERING CONSULTANTS, INC. (CBE) – ELECTRICAL

- Kimley-Horn has worked with Smith Engineering Consultants, Inc. who have provided Electrical Services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with Smith Engineering Consultants since 1999 on projects in Florida and in Texas; Kimley-Horn has worked with Smith Engineering Consultants on 193 total projects/tasks (We are currently working together on seven projects/tasks); Kimley-Horn has worked with Smith Engineering Consultants as our subconsultant providing Electrical Services on 27 projects/tasks from 2020 through 2025.

INFRAMAP CORP. – SUE

- Kimley-Horn has worked with InfraMap who have provided SUE services on a subconsultant basis on an extensive range of projects that have similar aspects to the services that would be required for the Town of Pembroke Park's RFQ 25-02.
- Kimley-Horn has worked with InfraMap since 2001 on projects in Florida and in Virginia; Kimley-Horn has worked with InfraMap on 246 total projects/tasks (We are currently working together on 56 projects/tasks); Kimley-Horn has worked with InfraMap as our subconsultant providing Electrical Services on 77 projects/tasks from 2020 through 2025.

ACCORD ENGINEERING (CBE) – STRUCTURAL ENGINEERING

- Kimley-Horn has not previously had the opportunity to work with our Structural Engineering subconsultant ACcord Engineering. However, we are impressed by the professionalism of Accord's staff, the firm's accomplishments, and the quality of their work;
- ACcord is highly regarded in the Architecture, Engineering, and Construction (AEC) industry and we look forward to opportunities to work together on projects for the Town of Pembroke Park under RFQ 25-02.



Section 4.5 Experience of Key Personnel and Project Team

5. Organizational Chart

QUALITY ASSURANCE/QUALITY CONTROL
Stefano Viola, PE ★

PROJECT MANAGER
Tiffany Stanton, PE ★

CIVIL, STRUCTURAL, AND MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES

Civil

Site Engineering
Stefano Viola, PE ★
Tiffany Stanton, PE ★
Josue Ramos, EL

Structural

Roadway or Bridge Repairs, Replacement, or Construction
Jerry Piccolo, PE ★

Structural Analysis, Design, and Reporting
Jamea Long, PE ★
Jaime Ghitelman, PE
Clifton Newkirk, PE, SI
Aida Lynette Baez, PE
ACcord Engineering (CBE)

MEP

Mechanical and Plumbing
Al LaPera, CxA, LEED AP BD+C, LEED AP O+M, EMP, FWA ★
Clayton Scelzi

Electrical
Jeffrey Sallee, PE ★
Larry Smith, PE
Smith Engineering (CBE)

Lighting/Photometrics
Matt Fursetzer, PE

Wastewater Pump Stations
Jason Lee, PE ★
Cesar Borges, PE ★

Water/Wastewater Conveyance
Kevin Gerszuny, PE ★
Heather Ripley, PE ★

TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

Roadway Engineering
Eric Regueiro, PE ★
Brandon Kern, PE

Pavement Management
James Howell, PE ★
Kevin Stone, PE
Paul Reit, PE

Signing and Pavement Marking
Stefano Viola, PE ★
Josue Ramos, EI

Traffic Calming
John McWilliams, PE ★
Stefano Viola, PE ★
Josue Ramos, EI

LANDSCAPE ARCHITECTURE SERVICES

Parks
Ron Kagawa, ASLA, LEED AP ★
Tom Hargrett, PLA, ASLA

Medians
Tom Hargrett, PLA, ASLA

Streetscapes
Jonathan Haigh, PLA, ASLA ★
Tom Hargrett, PLA, ASLA

ENVIRONMENTAL ENGINEERING SERVICES
Tori Bacheler, PWS ★

PLANNING AND COMMUNITY DEVELOPMENT

Master Planning
Ruben Cruz, CFM
Brad Davis, AICP, CNU-A

Transportation Planning
Brad Davis, AICP, CNU-A

Park Planning
Jonathan Haigh,PLA, ASLA ★

Water/Wastewater Planning
Tom Jensen, PE
Heather Ripley, PE ★

Stormwater Master Planning
Tiffany Stanton, PE ★
Matt Brosman, PE ★

SURVEYING AND MAPPING

Land Surveying and Mapping
James Stoner, PSM
Stoner & Associates (CBE)

SUE
Paul Engle, PSM
Andres Garcia
Inframap Corp

GIS
Amber Crane ★
Erin Emmons, GISP

DRAINAGE AND STORMWATER

Stormwater Collection, Conveyance, and Treatment
Tiffany Stanton, PE ★
Stefano Viola, PE ★

Stormwater Pump to Pump Stations
Cesar Borges, PE ★
Luis Silva, PE

Stormwater Vulnerability Assessments
Matt Brosman, PE ★
Gisselle Gutierrez-Zuniga, EI

Floodplain Management
Matt Brosman, PE ★
Gisselle Gutierrez-Zuniga, EI
Chris Niforatos, PE ★

National Pollution Discharge Elimination System (NPDES)/MS4 Permitting
Maggie Giraldo, PE ★

PROJECT MANAGEMENT

Owner Representation
Tiffany Stanton, PE ★
Casey Cruzpino, PE, UAG

Cost Estimating
Carlos Florian, PE ★
Tiffany Stanton, PE, ★
Casey Cruzpino, PE, UAG

Grant Management
Laura Wittenbauer ★

Community Outreach
Lisa Stone, PE

BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
Carlos Florian, PE ★
Casey Cruzpino, PE, UAG

CONSTRUCTION ENGINEERING INSPECTIONS (CEI)
Luis Guerra

SUPPORT SERVICES

Land Surveying and Mapping
Stoner & Associates (CBE)
James Stoner, PSM

Geotechnical Engineering
H2R Corp (CBE)
Thai Nguyen, PE
Yves-Stanley Delmas, PE

SUE
Inframap Corp
Paul Engle, PSM
Andres Garcia

★ Key Personnel



Tiffany Stanton, PE

Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and Treatment; Owner Representation; Cost Estimating

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida Atlantic University, 2011
- Professional Engineer in Florida, #85268, 2018

SPECIAL QUALIFICATIONS

- Has more than 13 years of civil engineering experience with stormwater drainage planning and design, stormwater modeling, streetscapes, site development, project permitting, and construction phase services.
- She has worked on multiple neighborhood and roadway drainage projects for the Town of Miami Lakes, the City of Pompano Beach, the City of Miami Gardens, and the Village of Palmetto Bay.
- Her software experience includes AutoCAD, Civil 3D, Interconnected Channel and Pond Routing Model (ICPR) Modeling, ArcMap, AGi32, and MS.

RELEVANT EXPERIENCE

Shores Estates Drainage Improvements, Miami Shores Village, FL – Project engineer. Kimley-Horn is providing professional engineering services for the design and construction of a drainage collection system with water quality treatment measures for the residential neighborhood known as Shores Estates. Improvements consist of underground piping, a stormwater pump station, and an outfall connection to the adjacent canal system. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications. Design challenges include natural topography that causes parts of the neighborhood roads to have elevations three feet lower than the high areas. The roadways regularly experience king tide flooding due to the low-lying elevations of the area. The project was part of a FEMA Hazard Mitigation Grant due to the heavy flooding occurring in the area.

Stormwater Master Plan Update #3, Miami Lakes, FL – Project engineer. Kimley-Horn has completed two updates to the Town's original stormwater master plan and is currently working on a third update. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

McNab Road Over Cypress Creek (C-14) Bridge Replacement and Terra Mar Drive over Spanish River Bridge Rehabilitation Projects, Pompano Beach, FL – Project engineer. Kimley-Horn is currently serving the City of Pompano Beach to provide design and consulting services for two separate bridge projects within the City as part of the current G.O. Bond. The project at McNab Road includes the full replacement of the existing bridge and relocation of existing utilities along with a mile of adjoining streetscape. The streetscape design includes expanded sidewalks, update drainage, signing and pavement marking, new lighting, new utilities, connections to new offsite developments, and new landscaping. The proposed bridge will also incorporate aesthetic features appropriate to the surrounding areas and include replacing the existing bridge mounted utilities with subaqueous utilities. Kimley-Horn is leading permitting of this project, including USCG, SFWMD, and Broward County.

Fort Lauderdale Executive Airport (FXE) Master Drainage/Conceptual Environmental Resources Permit (ERP) Project, Fort Lauderdale, FL – Project engineer. Prior to this project, FXE did not have an ERP for its property. Without an ERP, each development requires a standalone permit which does not allow for the overall benefit and development of the FXE property as a whole. The purpose of the ERP is to conceptually approve the design concepts of a phased development master plan for a surface water management system, so long as the general guidelines set forth in the ERP are upheld. The scope included pre-design services, existing utility coordination, stormwater modeling, schematic plans, conceptual design permit plans, and permitting.



Stefano Viola, PE

QA/QC; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming; Stormwater Collection, Conveyance, and Treatment

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2007
- Associates, Engineering, Broward College, 2004
- Professional Engineer in Florida, #74655, 2012
- Florida Engineering Society, Member
- American Society of Civil Engineers (ASCE), Member
- American Public Works Association (APWA), Member

SPECIAL QUALIFICATIONS

- Stefano has 19 years of diverse civil engineering experience, including roadway restoration and resurfacing, drainage modeling, water/wastewater utility design, stormwater master planning, preparation of engineering drawings, permitting, and site/plan preparation and review.
- He also has experience serving a diverse group of clients, including counties, municipalities, government agencies, and private developers.
- He has direct working knowledge of AutoCAD, WaterCAD, StormCAD, and Cascade software programs and design analysis software.

RELEVANT EXPERIENCE

Village Shores Estates Septic to Sewer, Miami Shores Village, FL – Project manager. Kimley-Horn is providing Miami Shores Village with professional engineering services associated with the Septic to Sewer Improvements project for the Shores Estates Subdivision. Miami Shores is experiencing septic sewer tank failures within the Miami Shores Estates subdivision and has received grant funding from the Florida Department of Environmental Protection (FDEP) department to implement a septic to gravity sewer conversion in the project area. The project consists of designing a gravity sewer system and associated public lift station that will connect to the City of North Miami's sewer system and, upon completion of construction, will be turned over to the City of North Miami. The project also includes roadway improvements, new pavement markings, and site restoration throughout the project area. Our services include design, permitting, bid document development, bidding assistance, and limited construction phase services.

NW 21st Street Roadway Improvements/LAP Assistance, Lauderdale Lakes, FL – Project manager. Kimley-Horn provided the City of Lauderdale Lakes with a design for roadway improvements on NW 21st Street from SR 7 to Willie Webb, Sr. Park. The improvements consisted of the addition of bike lanes on both the north and south side of the roadway plus the addition of a sidewalk on the south side to provide bicycle and pedestrian connectivity from SR 7 to the park and the associated residential communities along the corridor. Additionally, the improvements included landscaping, curb and median modifications, drainage and modifications to the intersection of SR 7 to address a substantial "hump" that existed. The project was an FDOT LAP funded project and Kimley-Horn provided LAP coordination and permitting services along with the necessary Broward County permitting requirements.

Design Services C-14 Pump Station, North Lauderdale, FL – Project manager. The City of North Lauderdale faces recurrent flooding during significant storm events due to backflow from the C-14 Canal. To mitigate this issue, the City retained Kimley-Horn to design a new approximate 230 CFS stormwater pump station north of Southgate Boulevard and south of the C-14 Canal. The project site currently features two 72-inch CMP culverts that connect to the Canal. The services our team is providing include extensive data collection, site investigation, and environmental review to identify any potential concerns, such as habitats, wetlands, or contamination. Preliminary engagements with regulatory agencies, including Broward County, SFWMD, and other relevant entities, will establish the project's permissible discharge capacity and necessary approvals.

Miramar Parkway Streetscape from SW 64th Avenue to SW 68th Avenue, Miramar, FL –Project manager for this FDOT LAP funded project that involves roadway, landscape, irrigation, and lighting improvements on Miramar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.



Kevin Gerszuny, PE

Water/Wastewater Conveyance

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Mechanical Engineering, University of Florida, 2017
- Professional Engineer in Florida, #93169, 2022

SPECIAL QUALIFICATIONS

- Has seven years of experience involving wastewater and utility engineering projects
- Provided BioWin and hydraulic modeling on several key teams for projects on Florida's Gulf Coast
- Proficiency with AutoCAD, SewerGEMS, WaterCAD, BioWin, GIS, and Revit softwares

RELEVANT EXPERIENCE

Aventura 36-inch Force Main Design, Miami-Dade Water and Sewer Department (WASD), North Miami Beach, FL– Project engineer. Kimley-Horn was selected by the Miami-Dade Water and Sewer Department (WASD) for the design and preparation of bid documents for approximately 3.21 miles (16,929 feet) of 36-inch diameter force main including four 24-inch diameter force main connections to the existing force main. Trenchless construction methods will be designed of major roadways/canals, aerial crossings, air release valves, manhole access points and isolation plug valves along the corridor. Four micro tunnels will be used to cross railroad owned by FEC. Two canal crossings will be designed one via horizontal drill (HDD) an the other via an aerial crossing.

Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL Project engineer. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways.

Pelican Well Design and WTP Assessment, Micco, FL – Project manager. Kimley-Horn is providing comprehensive services for the Raw Water Well Improvements project, including a feasibility study, design, permitting, bid phase assistance, and limited construction phase services. The feasibility study assesses potential locations and sources for a replacement raw water well, considering water quality, yield, construction costs, and regulatory feasibility. Based on the study's findings, Kimley-Horn prepares detailed construction plans and technical specifications for the well, including pumps, piping, electrical, and control systems. The permitting process involves submitting necessary modifications to relevant authorities and responding to their comments. During the bid phase, Kimley-Horn assists with preparing and advertising bid packages, attending pre-bid meetings, and responding to contractor inquiries. Limited construction phase services include site visits to observe progress, review shop drawings, and assist with project close-out, ensuring the project meets all contractual and regulatory requirements. Additionally, Kimley-Horn conducts a condition assessment of the existing water treatment plant, identifies deficiencies, recommends improvements, and provides contingency services for unforeseen project needs.

Cottage Grove WTP Design, Permitting and Bid Phase, Miami, FL– Project engineer. Kimley-Horn provided comprehensive engineering and consulting services for the Cottage Grove development in Miami Dade County, Florida. Their scope included preparing a Conceptual Water Treatment Plant Technical Memorandum, designing wellfield improvements, treatment processes, post-treatment systems, chemical systems, high service pumping units, and yard piping. They also handled electrical and I/C design, structural design, preparation of bid documents, and permitting. Additionally, Kimley-Horn managed project coordination, planning, scheduling, and provided opinions of probable construction costs throughout the project. Their efforts ensured the development met all necessary potable and sanitary service requirements.



Heather Ripley, PE

Water/Wastewater Conveyance; Water/Wastewater Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Ohio State University, 2009
- Master of Science, Environmental Engineering, Pennsylvania State University, 2014
- Professional Engineer in Florida, #88329, 2019
- Water Environment Federation (WEF), Member
- American Water Works Association (AWWA), Member

SPECIAL QUALIFICATIONS

- Has more than 15 years of water and wastewater experience, including planning, design, construction administration and analyses
- Hydraulic modeling software experience includes EPANET, EPASWMM, Innovyzes InfoWater, InfoSewer, InfoSWMM, InfoWorks and InfoSurge, and Bentleys WaterCAD, WaterGEMs, SewerCAD, SewerGEMs, and Hammer.
- Has also provided project management execution and budget preparation, as well as managed up to $4.5M of projects in design and construction phase services for water and wastewater infrastructure and treatment

RELEVANT EXPERIENCE

Raw Water Transmission Main Replacement and Golf Course Renovation Design Services, Delray Beach, FL – Project engineer. As part of the renovation of the City's golf course, Kimley-Horn was retained as part of a team with a local golf course designer to replace the existing raw water main. The project includes replacement of two existing surficial wells within the golf course, replacement of all the existing raw watermains within the course including two aerial canal crossings, minimum improvements to the existing reclaimed system, and provisions for a second source connection for irrigation water.

Consulting Engineering Services for Utilities Infrastructure Projects, Sarasota, FL Project engineer. On an as-needed basis, Kimley-Horn is providing continuing consulting engineering services related to the City of Sarasota's ongoing Utilities Capital Improvement, Rehabilitation, Relocation, and Replacement Programs to construct new and/or rehabilitate, relocate, or replace existing potable and raw water, wastewater, and reclaimed water-related infrastructure. Infrastructure includes lift stations, pump stations, wells, and related appurtenances. Projects may have multiple funding sources, including LAP grants, FDOT grants, SRF loans, and water management district grants and awards. Services include design, permitting, and construction coordination.

Legacy Trail Extension Design, Sarasota, FL – Project engineer. Kimley-Horn provided Sarasota County with trail design and related engineering and landscape architectural services for the Legacy Trail Extension project from Culverhouse Nature Park to Payne Park, as well as the North Port Connector trail from the east end of pavement on Forbes Trail to Warm Mineral Springs Park. For these two segments, Kimley-Horn provided trail design and related civil engineering, structural/bridge engineering, bridge inspection, planning/landscape architecture, environmental assessment/permitting, stormwater management, utilities infrastructure, communication system, and community engagement services.

General Utility Services (includes Anna Maria Island), Manatee County, FL – Project engineer. As general consultant, we provided a wide range of services, including water, wastewater, reclaimed water, and utility services. Other services included the design of many sanitary sewer lift stations from submersible pump lift stations to master lift stations with wet pit/dry pit design and auxiliary power; design of miles of gravity sewage collection systems; design of effluent storage ponds; construction and design of transmission force mains ranging in size from 12 to 30 inches in diameter; roadway design and utility relocation; and construction services.

West Villages Improvement District (WVID) Southwest Wastewater Reclamation Facility (SWWWRF), North Port, FL – Technical advisor and reviewer. Kimley-Horn provided a full range of engineering services for the West Villages Improvement District (WVID) Wastewater Reclamation Facility (WWRF). Kimley-Horn prepared plans and specifications for the construction of a 2.0 million gallons per day (MGD) wastewater facility, including headworks and screening, grit removal, Modified Ludzack-Ettinger (MLE) biological treatment, clarifiers, deep bed sand filters, disinfection, septage receiving, digestion and centrifuge drying facilities, and a Class I industrial deep injection well (DIW) for the future disposal of SWWWRF wet weather discharges. Permitting service agencies included the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), US Army Corps of Engineers (USACE), City of North Port, and the Florida Department of Transportation (FDOT). The facility was designed in conjunction with the City of North Port standards because they will take over the facility when complete and operational. Construction was contracted using a Construction Manager at Risk (CMAR) process.



Jason Lee, PE

Wastewater Pump Stations

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Mechanical Engineering, Florida Atlantic University, 2003
- Associate of Science, General, Palm Beach Community College, 2000
- Professional Engineer in Florida, #67472, 2008
- American Membrane Technology Association, Member
- American Water Works Association (AWWA), Member
- American Public Works Association (APWA), Member

SPECIAL QUALIFICATIONS

- Has 21 years of water resources and utilities engineering experience
- Serves as project manager for the design and construction of numerous utility projects throughout southeast Florida
- Specializes in projects featuring watermains, force mains, sanitary pump stations, stormwater pump stations, and potable water high service pumping stations

RELEVANT EXPERIENCE

Rehabilitation and Upgrade of Triplex Pumping Stations, Fort Lauderdale, FL
Project engineer. Kimley-Horn developed plans and construction documents for the rehabilitation and upgrade of nine triplex wet well/dry pit pumping stations to improve system performance, increase system efficiency, and reduce system maintenance. The pumping stations identified are A-8, B-4, A-20, A-22, A-27, A-29, A-23, A-31, and B-11. The work included removal and replacement of mechanical, electrical, and ventilation equipment, replacement of pumps, pipes, valves, suction and discharge piping, wet well/dry pit repairs and protective coatings, replacement and relocation of controls to above ground, and structural repairs. The professional services included evaluation of the current wastewater system flow patterns, pump station capacities, and pump station operations to develop rehabilitation requirements, providing site survey and geotechnical services for installation of the pump station improvements, evaluate force main capacity and connections for adjacent pipe replacement/upgrades, evaluate gravity sewer piping to adjacent upstream manholes for rehabilitation, evaluate pump station sites and available CITY right-of-way (ROW) for landscaping and/or architectural improvements and evaluate pump stations B-4 and B-11 for the installation of new generator systems. In addition to design services, permitting, contract document development, bidding assistance and limited construction phase services were provided for the installation of the pump station improvements.

A-6 Wastewater Pump Station Improvements, Palm Beach, FL – Project manager. Kimley-Horn provided engineering services for the investigation of treatment methods for the removal of UCMR 3 and UCMR 4 emerging contaminants, including PFOA (Perfluorooctane Sulfonate) and PFOS (Perfluorooctanoic Acid), two known perfluorinated chemicals (PFCs). The project included reviewing water quality data for individual wells and point of entry (POE) to the water distribution system, information related to current USEPA and FDEP regulations, wellfield pumping capacities, operation and consumptive use allocations, site and piping plans. Kimley-Horn was responsible for researching and evaluating treatment methods currently available to reduce and/or eliminate the potential for emerging contaminants that may be present in the raw water source, consisting of granular activated carbon (GAC), membrane treatment (reverse osmosis (RO) or nanofiltration (NF)), or ion exchange (IX).

FAS Wellhead Improvements, Jupiter, FL – Project manager. The Jupiter Utility Department is in the process of rehabilitating the Floridan Aquifer System (FAS) raw water supply wells. As part of the rehabilitation the Town was interested in making improvements to the mechanical and electrical components of the wellhead and well site improvements. Kimley-Horn recently completed a condition assessment for the existing 11 FAS wells. The condition assessment served as the basis for the wellhead and well site improvements.

Southport 24" Force Main to Glades Booster Pump Station, Port St. Lucie, FL
Project engineer. Kimley-Horn was awarded a critical needs project by the City for the design of approximately 8.5 miles of 24-inch force main. This new main will provide the City with the ability to transfer wastewater from their Westport WWTF to their Glades WWTF. A route study was planned for this project, but Kimley-Horn addressed this issue during our presentation, where our team identified the best, most-economical route that had the least impact on the community. This solution eliminated the need for a formal route study, saving the City of Port St. Lucie time and money. Phase 1 design work is currently under construction by one of the City's on-call contractors. Recent developments in the City now require Phase 2 and 3 work to be combined in one bid.



Cesar Borges, PE

Wastewater Pump Stations; Stormwater Pump Stations

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 1999
- Professional Engineer in Florida, #63064

SPECIAL QUALIFICATIONS

- Civil engineer possessing 25 years of engineering experience
- Expertise extends to water and sewer design, pump station design, hydrology, hydraulic and stormwater quality modeling, roadway design, water resources engineering, stormwater infrastructure analysis and design, roadway drainage design, environmental permitting, utility coordination and relocation, evaluation of Best Management Practices (BMPs) for surface water disposal projects, Master Planning, and the implementation of GIS technologies in civil engineering projects
- Has played a pivotal role in delivering innovative solutions in the fields of water and sewer infrastructure, ensuring efficient and sustainable design practices

RELEVANT EXPERIENCE

SR 934/71st Street from W. of Indian Creek Dr. to Abbott Ave, FDOT District Six – Project engineer. Cesar worked on the technical memorandum for the drainage feasibility to raise the roadway to address sea-level rise concerns at the City of Miami Beach's request. Mr. Borges worked on alternative analyses of the proposed system to determine the drainage impacts to raising the road. The preferred alternative included adding a pump station with injection drainage wells with overflow to the existing outfall.

District-Wide Drainage Design & Plans Review Consultant Services, FDOT District Six – Cesar was a Senior Project Engineer for the District-wide Drainage Design & Plans Review Consultant Services contract for FDOT District 6 for over 10 years. Within this miscellaneous type contract, Mr. Borges worked for the District 6 Drainage Department on a wide variety of engineering assignments, often as an extension of staff representing the best interests of the Department in studies and designs involving both public and private entities. Mr. Borges' project assignments associated with this contract has involved all aspects of drainage analysis and design services; urban and rural system drainage system design; retrofitting existing drainage systems; permit compliance; hydrologic/hydraulic modeling using ICPR, XP-SWMM, HEC-RAS, etc.; spread analysis; bridge hydraulics and scour analyses; retention/detention pond design; exfiltration trench system design; drainage well analyses and design; pump station design; drainage studies; and value engineering studies. Additionally, as an extension of the FDOT District 6 Drainage Department, Mr. Borges reviewed and commented on over 100 drainage reports and construction plan documents on behalf of the FDOT.

19th Street Stormwater Pump Station, Miami Beach, FL – Engineer-of-record. This design-build project included the design, permitting, and post-design services for twin 40,000 gpm stormwater pump stations on 19th Street, between Convention Center Drive and Meridian Avenue in Miami Beach. Mr. Borges was the EOR for the pump station, pollution control structure, and trash rack structure. Mr. Borges was also involved during construction to resolve field changes.

SR 907/Alton Road from 5th Street to Michigan Avenue (8,150 LF), FDOT District Six – As the engineer-of-record for the drainage design, Mr. Borges was responsible for the design and analysis of a new, controlled stormwater management system designated specifically for this 1.5 mile corridor. Mr. Borges' proposed system utilized a gravity collection system to collect and convey stormwater runoff to three separate 20,000 GPM peak capacity stormwater pumps stations, each discharging into Biscayne Bay. Mr. Borges analyzed the proposed system's performance in ICPR using the standard FDOT District 6 design criteria and verified adherence to regulatory criteria from the SFWMD. Mr. Borges produced construction cost estimates for the proposed drainage improvements.



Maggie Giraldo, PE

National Pollution Discharge Elimination System (NPDES)/MS4 Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Environmental Engineering, University of Miami, 2014
- Professional Engineer in Florida, #87428, 2019
- American Society of Civil Engineers (ASCE), Member
- American Water Works Association (AWWA), Member

SPECIAL QUALIFICATIONS

- Over 10 years of experience
- Has provided water resources knowledge to stormwater management design projects, participated in on-site inspections, provided water sample calculations, and assisted in laboratory analyses to determine contamination levels.
- Proficient with AutoCAD, ArcGIS, and MatLab programs
- Knowledgeable in lift station upgrades, GIS sewer collection and transmission system atlas, water/sewer/ stormwater master plans, stormwater atlas, flood mitigation area south, utility crossings design, and NPDES permit compliance and reporting

RELEVANT EXPERIENCE

Medley NPDES, Aventura NPDES, Miami Shores NPDES, Indian River Shores NPDES – Project manager for National Pollution Discharge Elimination System (NPDES)/ MS4 Permitting. Assisting these municipalities with permit requirements such as inspections, maintenance activities, attending FDEP's quarterly calls, public outreach programs and continuing education information. Additionally, assessing the existing stormwater system and providing recommendations. Meeting with the municipality and gathering data to prepare and submit the annual report to FDEP.

Stormwater Master Plan, Medley, FL – Project engineer. Kimley-Horn was retained to prepare a Stormwater Master plan for the Town, which faces a number of challenges, including a high water table relative to the existing grade (which are generally very flat; numerous pockets of contamination throughout the Town caused by industrial tenants); Florida East Coast Railway, which bisects the Town and thus often makes conveyance of stormwater to the nearby C-6 Canal (the Miami River) cost prohibitive; and the lingering threat of sea level rise and climate change. As part of the Stormwater Master Plan, Kimley-Horn is helping to prioritize 12 problem areas for the Town; plan and model projects to improve the conditions; provide pollutant loading reduction information for use in grant applications; and considering the Southeast Florida Unified Sea Level Rise Study findings, a requirement to ensure the projects provide long-term flood protection and to ensure eligibility for financial assistance from Miami-Dade County in the future.

Flood Mitigation Area South Roadway and Drainage Improvements, Medley, FL – Project engineer. This project included the preparation of a sampling plan, soil and groundwater sampling activities, and preparation of a Limited Environmental Site Assessment Report. Kimley-Horn provided professional engineering services for roadway and drainage improvements for over 4,000 linear feet of roadway within the Flood Mitigation Area in the Town of Medley. The Town seeks to alleviate frequent flooding within the basin known as the Flood Mitigation Area as well as upgrade the existing roadway, which has deteriorated in part due to the absence of adequate stormwater management facilities. As one of the largest public infrastructure undertakings in the Town's history, this project is expected to alleviate flooding in the area and increase roadway capacity in the area. The combination of improvements in conjunction with ongoing private land development in the area is revitalizing the industrial Town of Medley.

Aventura 36-inch Force Main Route Analysis, Miami-Dade Water and Sewer Department (WASD) Miami, FL – Project engineer. Kimley-Horn was selected by the Miami-Dade Water & Sewer Department for the evaluation and preparation of a route study for new 36-inch force main in a highly urbanized area. The purpose of this project is to provide a redundant 36-inch diameter force main in parallel to the existing 30-inch diameter force main along Biscayne Boulevard (US1) from NE 203rd Street south to NE 163rd Street. A study was completed and included an evaluation matrix ranking route options among social, environmental, constructability, permit and construction costs. The recommended option was selected and approved to proceed into full detailed design of 16,929 feet of new force main.



Matt Brosman, PE

Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Florida, 2013
- Professional Engineer in Florida, #85460, 2018
- American Water Resources Association, Member

SPECIAL QUALIFICATIONS

- Has over 12 years of experience in hydrologic and hydraulic modeling, bridge and culvert hydraulic design, and stormwater master planning
- Has led efforts and helped with vulnerability assessments plans and stormwater master plans including neighbors in Pembroke Park, Miramar, Southwest Ranches, Surfside, Miami Beach, and Lighthouse Point
- Has a thorough understanding of Federal Emergency Management Agency (FEMA) processes and National Flood Insurance Program (NFIP) regulation
- Modeling experience with ICPR, XPSWMM, HEC-RAS, and EPASWMM

RELEVANT EXPERIENCE

Vulnerability Assessment, Pembroke Park, FL – Project manager. The Town of Pembroke Park received funding through the Florida Department of Environmental Protection's Resilient Coastlines program to conduct a Townwide vulnerability assessment under Florida Statute 380.093. Kimley-Horn was selected by the Town to perform the vulnerability assessment. The tasks include a kickoff meeting, data collection, exposure analysis, sensitivity analysis, and final report and public presentations. To facilitate delivery of this project Kimley-Horn conducted GIS processing and numerical modeling to expose climate threats on critical Town assets and evaluated the sensitivity to assess the impact of flooding on the assets.

Vulnerability Assessment, Miramar, FL – Project manager. The Kimley-Horn team is working with the City to deliver a citywide vulnerability assessment compliant with Florida Statute 380.093. The project elements include a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, and a presentation to the City Council.

Vulnerability Assessment, Weston, FL – Project manager. Our team is working with the City to deliver a comprehensive vulnerability assessment compliant with Florida Statute 380.093. The project elements include a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, and a presentation to the City Council.

Vulnerability Assessment, Miami Lakes, FL – Project manager. Currently working with the Town to deliver a townwide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, two public meetings, and a presentation to the Town Council.

Vulnerability Assessment, North Miami Beach, FL – Project engineer. Delivered a citywide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, final report, public meeting, and a presentation to the City Council.

Vulnerability Assessment, Fort Myers Beach, FL – Project engineer. Kimley-Horn is currently working with the Town of Fort Myers Beach to deliver a townwide vulnerability assessment compliant with Florida Statute 380.093. The project elements included a kickoff meeting, data collection, exposure and sensitivity analyses, identification of focus areas, Peril of Flood Compliance integration into their Comprehensive Plan, a Final Report to include an Adaptation Plan, and a presentation to the Town Council.

Stormwater Master Plan Update and Vulnerability Assessment, Lighthouse Point, FL
Project engineer. The City of Lighthouse Point sought to update their stormwater master plan for the first time in more than two decades. Building on a recently developed partnership, the City tasked Kimley-Horn with the preparation of this update to assess the performance of the existing stormwater system and reduce flood hazards. This project considered previously planned and implemented stormwater improvements within the City and its goals included the delivery of an updated drainage atlas, hydrologic and hydraulic modeling for the existing stormwater systems, and identification of alternatives for improvements to address deficiencies in the system.



Chris Niforatos, PE

Floodplain Management

PROFESSIONAL CREDENTIALS

- Master of Science, Environmental Engineering, University of South Florida, 1998
- Master of Science, Business Administration, University of South Florida, 2004
- Bachelor of Science, Civil Engineering, Clarkson University, 1994
- Professional Engineer in Florida, #56881, 2001
- Cert Pro Erosion Sediment in FDEP, #20856
- American Public Works Association (APWA), Member
- American Society of Civil Engineers (ASCE), Member
- Florida Engineering Society, Member
- American Water Resources Association, Member

SPECIAL QUALIFICATIONS

- Chris has 31 years of experience successfully delivering projects. He has served as a principal-in-charge/ program manager/ project director for local, state, and federal clients.

RELEVANT EXPERIENCE

Peer Review of the Dunedin Watershed Management Program, Dunedin, FL
Project manager. Kimley-Horn completed a peer review of the Dunedin Watershed Management Plan. The goal of the peer review was to evaluate the reasonableness of the datasets and model (ICPR4) that were used to project the floodplains. The peer review was broken down into three review phases which included basins, model parameters, and floodplains. Each phase resulted in the development of a peer review comment shapefile and Kimley-Horn staff led review meetings to discuss results with the watershed consultant and City staff. During the review process, Kimley-Horn coordinated with the watershed consultant and City for supporting background information, as well as to review initial findings prior to having the formal review meetings (web-based). The project was delivered on time and within budget.

Pinellas County Mehlenbacher Road Sidewalk Improvements, Pinellas County, FL – Project engineer. Kimley-Horn is currently providing design services for the construction of sidewalks and associated drainage improvements along Mehlenbacher Rd. from Indian Rocks Road to east of Pinellas Trail, reconstruction of non-ADA-compliant sidewalk on the south side, and intersection improvements at Pineland Avenue and Palm Avenue. The approximate length of project is 4,100 feet. The challenge of the project was to accommodate the sidewalks within a narrow right-of-way corridor that contains open ditches and closely spaced driveway aprons and not negatively impact the existing storm system. Services include roadway design plans, signal modifications, environmental permitting, coordination with stakeholders, and utility coordination with owners to resolve conflicts. Other project elements included extensive stormwater modeling to limit floodplain impacts or offsite ponds, culvert hydraulics and modeling using ADICPR, new storm sewer system, pond design, as well as extensive permitting efforts with the water management district

Rainbow River Watershed Update, Dunnellon, FL – Project engineer. As part of a five-year contract with the Southwest Florida Water Management District (SWFWMD), Kimley-Horn is executing tasks within the Watershed Management Program for the Rainbow River Watershed, which includes agricultural, residential, and urban areas, with Dunnellon as the largest population center. Our services include evaluating watershed conditions, hydraulic and hydrologic modeling, and BMP planning. The project integrates the Rainbow River and Dunnellon Watersheds into a unified model and geodatabase, progressing from evaluation to BMP analysis. We utilized data from the District, including land use, soil maps, ERP polygons, USGS gage locations, historical water levels, stormwater inventory, and water quality data to develop a comprehensive project plan. Our team analyzed drainage patterns, defined preliminary watershed boundaries, and conducted initial GIS processing to develop catchment areas and flow paths. We also reviewed hydrologic characteristics and existing percolation data to guide further geotechnical investigation. Field verification of stormwater infrastructure ensured the ICPR4 model meets SWFWMD standards. Currently, we are completing the watershed evaluation phase, incorporating stormwater assets into the GWIS 2.1 database, with future tasks focusing on generating existing conditions floodplains and examining proposed alternatives.



Al Lapera CxA, LEED AP BD+C, LEED AP O+M, EMP, FWA

MEP (Mechanical and Plumbing)

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2007
- Associate of Science, Liberal Arts, College of Staten Island, 1976
- Commissioning Agent (CxA)
- LEED AP Building Design + Construction (BD+C), #10137754
- LEED AP Ops + Maintenance, #10137754
- Energy Management Professional (EMP), #1012-E48
- AABC Commissioning Group (ACG), #408-295
- Energy Management Association (EMA)
- Fitwel Ambassador (FWA)

SPECIAL QUALIFICATIONS

- Al has worked on a broad range of building types within his more than 47 years of experience, including municipal, educational, healthcare, and commercial facilities.
- Al's specialty lies in energy services such as systems commissioning, energy analysis, and energy auditing.

RELEVANT EXPERIENCE

DeSoto County Regional Wastewater Treatment Plant Expansion Design and Permitting, Arcadia, FL – Team member. Kimley-Horn is providing design, permitting, and bid phase services for DeSoto County's Regional Water Reclamation Facility expansion from 0.95 MGD to 2.0 MGD. Improvements include a rotary drum screen, flow splitter box, two 500,000-gallon treatment plants, additional blowers, a chlorine contact chamber, and effluent pump station upgrades. The 1,000-acre sprayfield will be rehabilitated with a new communications system. A minor permit revision was prepared for a revised Groundwater Monitoring Plan. A REVIT model was developed to coordinate improvements, and BioWin modeling was used to refine the treatment process.

Clearwater Marina District Block A Medical Office Building MEP_S_Solar, Clearwater, FL – Team Member. Kimley-Horn is providing mechanical, electrical, plumbing, and fire protection engineering services as well as commissioning services associated with a 129,600-square-foot, three-story office building with integral two-level parking garage, rooftop terrace, and solar. Tasks include schematic design, design development, and construction documents phases, as well as permitting, and construction phase site visits and observation. Code required commissioning services will be provided. Roof top solar design and engineering services include electrical interconnection application support and process support, PV array electrical drawings. Structural services include canopy framing and parking design.

Florida Polytechnic University Chilled Water Master Planning, Lakeland, FL – Project manager. Under Kimley-Horn's Annual Continuing Professional Services contract with Florida Polytechnic University, Kimley-Horn is updating the Campus-wide Chilled Water Master Plan. Services include HVAC system and Campus Control Center Thermal Storage System analyses. The resulting report will address system impacts, campus-wide effects, new infrastructure recommendations, and sustainability and energy efficiency strategies for future buildings and renovations.

Water Street CEP and Phase II Master Infrastructure Chilled Water Main Extension, Tampa, FL – Project manager. Prior to joining Kimley-Horn, Al led LEED commissioning for a 12,500-square-foot facility producing chilled water for the 56-acre Water Street District. The scope included chillers, cooling towers, ice storage tanks, pumps, an air handling unit, and a water softening system. The team reviewed connection details and managed the district loop piping. This facility contributed to Water Street becoming the first WELL Certified Neighborhood globally. At Kimley-Horn, Al now leads the chilled water site distribution extension plan for future phases, providing design, peer review, permitting assistance, and limited construction services.

Straz Performing Arts Center Cooling Tower Replacement, Tampa, FL – Project manager. Kimley-Horn is providing MEP, structural design, and commissioning services for the replacement of the two existing cooling towers for the Straz Performing Arts Center central energy plant. The goal of the replacement project is to equip the central energy plant with higher capacity cooling towers that still fit within the existing cooler yard.



Jeffrey Sallee, PE
Electrical

PROFESSIONAL CREDENTIALS

- Master of Science, Engineering Management, Old Dominion University, 2013
- Bachelor of Science, Electrical Engineering, University of Arizona, 2005
- Professional Engineer in Florida, #76674, 2013
- Institute of Electrical and Electronic Engineers (IEEE), Member

SPECIAL QUALIFICATIONS

- Jeffrey has designed more than 1,000 EV charging station sites for public and private clients nationwide.
- Jeffrey has 20 years of experience as an electrical design engineer.
- His expertise is in project management and design of power, backup power, Arc Flash hazard analysis, lighting, and communication systems for EV charging stations, parking garages, and commercial buildings.

RELEVANT EXPERIENCE

Welleby Park Expansion Sunrise, FL – Electrical engineer. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Village Arts Plaza Sunrise, FL – Electrical engineer. Kimley-Horn is the landscape architect for the design of this public plaza in the City of Sunrise that includes streetscape improvements to the existing Village Civic Center, portions of NW 68th Ave, and portions of the Village Multipurpose Center complex and parking lot. The project includes redesign and reconfiguring pedestrian and vehicular spaces, enhancements to the public realm between two buildings to create a flexible event space for community gatherings and other uses. The project includes an emphasis on artistic expression and the incorporation of public art. The project includes an event stage and enhanced security features within the plaza.

Florida's Turnpike Widening from Glades Road to Atlantic Avenue Palm Beach County, FL – Electrical engineer. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise Orlando, FL – Electrical engineer. Kimley-Horn is leading the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and tolling sites for two of the four interchange ramps. Kimley-Horn is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team developed a Community Awareness Plan and led one informational public meeting. The project also includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

ARC Summerville Pump Station Miami, FL – Electrical engineer. Kimley-Horn is currently providing professional engineering services for this public pump station. This station will be sized to accommodate the proposed flow from the project area and any additional flow as required per the Miami-Dade Water and Sewer Department (MDWASD). In addition, Kimley-Horn is responsible for all coordination needed to prepare the structural plans for the fuel tank and generator per MDWASD standard details.



Jerry Piccolo, PE

Roadway or Bridge Repairs, Replacement, or Construction

PROFESSIONAL CREDENTIALS

- Master, Civil Engineering, University of Florida, 2012
- Bachelor, Civil Engineering, University of Florida, 2011
- Professional Engineer in FL #80484

SPECIAL QUALIFICATIONS

- More than 13 years of experience providing structural design support for roadway improvements in South Florida.
- Experience includes bridge rehabilitation, replacement, design, mast-arm-design, and evaluation projects.
- He has served as Engineer-of-Record on the rehabilitation of 35 municipal bridges.
- He has worked on a wide variety of bridge projects ranging from large FDOT curved steel box girder bridges to concrete municipal bridges and culverts. Jerry has also provided bidding and construction phase services for bridge projects.

RELEVANT EXPERIENCE

Stormwater Master Plan Update #3, Miami Lakes, FL– Project engineer. Kimley-Horn has completed three updates to the original stormwater master plan. This provides the Town with a comprehensive look at completed stormwater improvements and gives input to update the CIP and a reprioritization of remaining stormwater work. Kimley-Horn has also provided support to assess the condition of roads throughout the Town. The recommendations from this assessment also included a prioritization of improvements and ten-year CIP.

Lighthouse Point Bridge Repairs, Lighthouse Point, FL – Project manager. The City of Lighthouse Point requested that Kimley-Horn provide professional services to inspect and develop condition assessment reports for seven City bridges. Most of these bridges were built in the 1950s and provide access to residents over the City's canal system. This canal system connects to the intercoastal waterway and is an extremely aggressive marine environment. A detailed field inspection was conducted for each bridge and all observed deficiencies were documented with corresponding pictures. Scour measurements were also taken and compared to previously taken measurements from the FDOT bridge inspection reports to investigate for scour/erosion. The condition assessment reports provided repair and evaluation recommendations. Bridge repair plans are being developed to rehabilitate the existing bridges.

Florida's Turnpike Widening from Glades Road to Atlantic Avenue, Palm Beach County, FL – Project engineer. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Apollo Beach Boulevard Extension/I-75 Flyover, Hillsborough County, FL – Project engineer. Kimley-Horn is designing the extension of Apollo Beach Boulevard from US 41 to Paseo al Mar Boulevard that will result in a 4-lane facility including the bridge over I-75 to the eastern limits of the conservation easement or approach tie-down. This work effort includes alignment and traffic studies; surveying; geotechnical exploration, testing, and analysis; preparing engineering reports with right-of-way maps and environmental documentation incorporating roadway, stormwater detention, and wetland mitigation requirements; permitting requirements; and determination of right-of-way requirements.

Wiles Road Design from Riverside Drive to Rock Island Road, Broward County, FL
Project engineer. Kimley-Horn was selected to prepare complete contract plans for the widening of Wiles Road to a 6-lane divided urban arterial from Riverside Drive to Rock Island Road. We coordinated closely with the County to tackle issues related to the narrow areas of the corridor, including a balance between traffic lane, sidewalk and bike lane widths. This segment had grant funding from FDOT and the improvements included roadway design, Complete Streets design, drainage, lighting, landscaping, irrigation, bicycle lanes, signalization, utility coordination, permitting coordination with the City of Coral Springs and detailed traffic control plans.



Eric Regueiro, PE

Roadway Engineering/Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of California, Irvine, 2005
- Professional Engineer in Florida, #86211, 2018
- American Society of Civil Engineers (ASCE), Associate Member

SPECIAL QUALIFICATIONS

- Eric has more than 18 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design, pavement condition analysis, grading and drainage, stormwater management, and sewer and water system design.
- His technical skills support a wide range of projects, from local roadway improvements to major interchange, grade separation, and regional transportation projects.
- Proficient in both of the major design software's, AutoCAD Civil 3D and MicroStation/InRoads, and is able to design and model roadway plans using the client's preferred CAD software

RELEVANT EXPERIENCE

Professional Engineering Services for the Kyoto Gardens Drive Sidewalk and Bicycle Lane Improvements, Palm Beach, FL – Project engineer. Kimley-Horn to provide professional engineering services for the Kyoto Gardens Drive Sidewalk and Bicycle Lane Improvements Project. The City has received a Transportation Alternatives (TA) Grant for the construction of an eight-foot-wide sidewalk and a five-foot-wide painted bicycle lane, both along the north side of Kyoto Gardens Drive from North Military Trail to the west and Alternate A1A to the east for a 0.40-mile segment of roadway. The design for this LAP project entailed minor widening, milling and resurfacing, signing and pavement markings, and landscaping.

Design Services for Lindell Blvd. from Linton Blvd. to US-1/Federal Highway and Barwick Rd. from SR-806/Atlantic Ave. to Lake Ida Rd., Delray Beach, FL – Project manager. Kimley-Horn was selected by the City of Delray Beach to provide civil engineering and design services roadway improvements for approximately 1.3 miles of Lindell Boulevard. The project limits are 200 feet south of Linton Boulevard along SW 10th Avenue to Lindell Boulevard and Lindell Boulevard from SW 10th Avenue to the west side of the Florida East Coast (FEC) Railroad crossing (not including any work within FEC R/W). This project is funded through a TPA grant and local city funds. The project will be administered by FDOT under the Local Agency Program (LAP). In addition to design, project management, and LAP coordination, the project includes pedestrian lighting photometrics design, utility coordination, subsurface utility exploration (SUE), permitting, bidding services, public involvement, and post design services

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise, Orlando, FL
Project engineer for the design of a new interchange for SR 91 (Turnpike Mainline) and SR 482 (Sand Lake Road) in Orange County. The Kimley-Horn team is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team will also develop a Community Awareness Plan and lead one informational public meeting. Several alternatives are being considered for the design of the interchange. Kimley-Horn is leading the design services for the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and providing tolling sites for two of the four interchange ramps. Additionally, the project includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL – Project engineer. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways. As part of infrastructure improvements for the Tropic Isle Neighborhood Area, Kimley-Horn was retained to provide engineering services for sanitary sewer, water main, stormwater management, roadway paving and lighting improvements with potential conversion of overhead utilities to underground. The area includes a total of approximately 5.75 miles of roadways.



Jamea Long, PE

Structural Analysis, Design, and Reporting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Florida, 1997
- Professional Engineer in FL, #58677, 2002

SPECIAL QUALIFICATIONS

- Has 28 years of engineering experience.
- Responsibilities include coordinating projects, performing calculations, coordinating plan preparation, QC bridge calculations and plans, and reviewing shop drawings.
- Experience includes writing technical specifications and observing project construction.

RELEVANT EXPERIENCE

Florida's Turnpike Widening from Glades Road to Atlantic Avenue, Palm Beach County, FL – Deputy project manager. Kimley-Horn is providing professional services for the widening design of the Turnpike mainline from 6 to 10 lanes, including express lanes. Design services include stabilizing the Lake Worth Drainage District (LWDD) E-2W canal bank to support the project's widening, replacing the Yamato Road bridge over the Turnpike, widening the bridge over Clint Moore Road, replacing the bridge over L-38 Canal, designing noise barriers, roadway lighting, signing and pavement markings, and utility coordination.

Apollo Beach Boulevard Extension/I-75 Flyover, Hillsborough County, FL – Project engineer. Kimley-Horn is designing the extension of Apollo Beach Boulevard from US 41 to Paseo al Mar Boulevard that will result in a 4-lane facility including the bridge over I-75 to the eastern limits of the conservation easement or approach tie-down. This work effort includes alignment and traffic studies; surveying; geotechnical exploration, testing, and analysis; preparing engineering reports with right-of-way maps and environmental documentation incorporating roadway, stormwater detention, and wetland mitigation requirements; permitting requirements; and determination of right-of-way requirements

Sand Lake Road Interchange Design, Florida's Turnpike Enterprise, Orlando, FL
Project engineer. Kimley-Horn is leading the implementation of a new interchange at the crossing of the Florida's Turnpike and Sand Lake Road. The project includes the reconstruction of the Sand Lake Road Bridge over Florida's Turnpike and tolling sites for two of the four interchange ramps. Kimley-Horn is providing roadway, drainage, and lighting design, traffic control, utility coordination, environmental services, and permitting services. Our team developed a Community Awareness Plan and led one informational public meeting. The project also includes extensive coordination with Florida Gas Transmission for possible conflicts with their facilities.

Gordy Road Bridge Over Ten-Mile Creek Replacement, St. Lucie County, FL – Project engineer. Kimley-Horn was tasked with replacing the existing deficient timber bridge with a new structure. The existing bridge served as the single point of access for residents on the south side of Ten-Mile creek. A temporary Acrow bridge was utilized to maintain access through construction. This site was constrained by private property on one side and a large radial arm gate water control structures on the other. Our team designed the temporary foundation for the temporary bridge and relocated bridge mounted utilities as part of this project. The three-span replacement bridge consisted of a slab type superstructure spanning between reinforced concrete bent caps support on prestressed concrete piles.

Okeechobee Road (SR 25) from East of NW 87 Ave to NW 79 Ave, FDOT District Six – Project engineer. Kimley-Horn is providing final design services for the reconstruction of a ¾-mile section of Okeechobee Road in Miami-Dade County. Services include widening the existing road to 4 lanes in each direction; widening the NW 79th Avenue Bridge over the Miami (C-6) Canal; intersection modifications at NW 95th Street and Frontage Road; relocation of an existing BJs Wholesale Club entrance and addition of a new free-flow right-turn lane; and new access from the Frontage Road to westbound Okeechobee Road. Kimley-Horn is also responsible for all permitting; structural design; drainage design; signing and marking; signalization; lighting design; ITS system design; and landscaping along the corridor.



Tori Bacheler, PWS

Environmental Engineering and Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Wildlife Management, University of Florida, 2009
- Master of Science, Marine Biology, Nicholls State University, 2013
- Professional Wetland Scientist (PWS) in Florida, #3486, 2022
- Gopher Tortoise Agent (GTA) in Florida, #GTA-22-00003, 2022

SPECIAL QUALIFICATIONS

- Experience working with municipal, state and federal agencies such as the U.S. Army Corps of Engineers and Water Management Districts
- Has more a decade of experience conducting wetland delineations, Florida scrub-jay surveys, gopher tortoise surveys and relocations, sand and blue-tailed mole skink overboard surveys, Johnsons seagrass surveys, crested caracara surveys, wood stork, Florida sandhill crane, Florida burrowing owl, and protected wading birds surveys

RELEVANT EXPERIENCE

Florida Public Utilities (FPU) Brant Drive Relocation, Delray Beach, FL – Environmental scientist. Kimley-Horn provided professional engineering and environmental services for this gas main relocation project. FPU required the relocation of an existing 6-inch steel natural gas main that was previously mounted on the bridge on Brant Drive crossing the South Florida Water Management District (SFWMD) C-15 Canal. The Florida Department of Transportation (FDOT) required the main to be relocated due to upgrades the existing bridge. The proposed natural gas main was installed via horizontal directional drill below the C-15 canal. This project design will include approximately 800 linear feet of proposed 6-inch steel main and approximately 250 linear feet of proposed 2-inch steel main.
Kimley-Horn coordinated with FDOT project managers and with other ongoing utility relocations in the area to complete this work ahead of schedule.

Water Control Structure (WCS) 106, North Port, FL – Environmental scientist for the design and permitting of a replacement control structure on the Cocoplum Waterway. The water control structure (WCS) is key component of a large portion of the City of North Port's drainage system. The structure is the most downstream control structure at the confluence of the Cocoplum Waterway and Myakkahatchee Creek. The structure maintains water levels upstream of the structure to be used as a water source for the City's water plant. In addition, the structure is critical for flood control. The design for the WCS106 replacement included six slide gates and two weir gates. The gates are all operated by electric actuators with backup systems for generator power and manual operation. The gates can be monitored and be operated remotely through a SCADA system. Closed circuit cameras and site lighting provide the ability to visually monitor the WCS 24 hours a day.

McNab Road Over Cypress Creek (C-14) Bridge Replacement and Terra Mar Drive over Spanish River Bridge Rehabilitation Projects, Pompano Beach, FL
Environmental scientist. Responsibilities included preparation of permit application packages for a US Coast Guard Bridge permit, and a State of Florida Environmental Resource permit for replacement of the McNab Road over Cypress Creek bridge. Responsibilities also include conducting a benthic resources survey. Kimley-Horn is currently serving the City of Pompano Beach to provide design and consulting services for two separate bridge projects within the City as part of the current G.O. Bond. The project at McNab Road includes the full replacement of the existing bridge and relocation of existing utilities.

Lowson Boulevard Pedestrian Bridges, Delray Beach, FL – Environmental scientist responsible for reviewing natural and social resources within the study area to prepare a Type 1 Categorical Exclusion checklist. Was responsible for conducting listed species survey, wetland/ surface water delineation, and examining study area for social resources (places of worship, recreational facilities, etc.). Also responsible for obtaining a General Environmental Resource Permit for the two pedestrian bridges. Kimley-Horn was retained by Delray Beach to complete a set of construction plans for two pedestrian bridges for the proposed Lowson Blvd. pedestrian bridge over Lake Worth Drainage District's (LWDD)
E-4 Canal.



James Howell, PE
Pavement Management

PROFESSIONAL CREDENTIALS

- Master of Science, Civil Engineering, University of Florida, 2013
- Bachelor of Science, Civil Engineering, University of Florida, 2012
- Professional Engineer in Florida, #81814, 2016
- American Society of Civil Engineers (ASCE), Member

SPECIAL QUALIFICATIONS

- 10 years of experience in project design, construction administration, and pavement management implementation
- Has performed airfield pavement evaluation pavement condition index (PCI) surveys and analysis at more than 120 public use airports
- Received Level II Advance Training Certification from the Colorado State University PAVER Center
- Florida Department of Transportation certified for airfield inspection training
- Has successfully lead field investigations at both commercial and general aviation airports as part of the FDOT statewide airfield pavement management program

RELEVANT EXPERIENCE

Love Field Airfield Pavement Evaluation, Dallas, TX – Project engineer. Kimley-Horn updated an existing APMP for DAL's airside pavements. James served as an inspection team leader responsible for coordinating PCI survey efforts, communicating effectively with all applicable airport staff, and safely collecting quality PCI data. James was responsible for pavement condition analysis, MR recommendations, and producing comprehensive reports that included conceptual capital improvement projects and conceptual-level opinions of probable cost. We have continued to provide pavement management services to the City of Dallas under this contract including a detailed evaluation of Runway 13R/31L to determine the appropriate timing for reconstruction as well as PCI surveys on a large portion of the airfield pavements in 2017.

Greater Orlando Aviation Authority, Roadway Pavement Management System Implementation at Orlando International Airport, Orlando, FL – Project engineer. Kimley-Horn conducted a pavement condition assessment in accordance with the ASTM D 6433-18 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys of all of the landside pavement facilities (parking lots, roadways, driveways, motor pool yards, tenant facilities, maintenance yards, and service roads) at Orlando International Airport. This included an inspection of 21-lane miles of the Loop Road at the Airport. The specific Loop Road pavement assessment used semi-automatic pavement condition survey technology system, GIS integration, and PAVER pavement management software. Tasks associated with the project included pavement condition analysis, maintenance and rehabilitation recommendations, conceptual phasing documents, conceptual level opinion of probable cost and conceptual pavement design. Pavement design and development of opinion of probable costs used the Florida Department of Transportation Flexible Pavement Design Manual and Specifications.

Statewide Airfield Pavement Management Program, FDOT Aviation Office – Project manager. James manages the current FDOT SAPMP contract that consists of 95 public-use airfield facilities in accordance with FAA and ASTM D5340 standards. James reports directly to the client for all matters concerning technical tasks, quality control, subconsultant coordination, airport communications, project meetings, and contract reporting. James has completed budget analysis and developed maintenance and rehabilitation (MR) recommendations for the full suite of 95 statewide airports resulting in actionable plans for airport sponsors. James also helped develop and implement the first interactive web-based reporting and asset integration tool that seamlessly integrated with FDOT's existing ArcGIS platform.

Idaho Division of Aeronautics, Network Pavement Management System, Phase VI Update, Statewide, ID – Project engineer. Kimley-Horn updated the Idaho Transportation Department – Division of Aeronautics (ITD-AERO) Network Pavement Management System (NPMS) that consists of 48 public-use airports. Kimley-Horn's scope of work includes records research, airfield network definition updates, PAVER pavement management system update, visual PCI surveys, PAVER system customization, data analysis, CIP development, reporting, and training. James served as the inspection team leader responsible for database calibration, data analyses, MR planning, system inventory, and work history updates for 48 airports. He also performed airfield PCI inspection at 30 public airports. He was responsible for the logistics of each airport inspection to ensure airport staff were prepared and informed about upcoming investigative efforts.



Ron Kagawa, ASLA, LEED AP

Landscape Architecture (Parks)

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, University of Texas, Arlington, 1985
- Master of Science, Architecture, Virginia Polytechnic Inst. State University, 1996
- LEED AP, USGBC
- American Society of Landscape Architects (ASLA), Member
- American Society of Landscape Architects (ASLA), Member and Executive Committee

SPECIAL QUALIFICATIONS

- Has more than 41 years of urban design, planning, and design experience that spurs project implementation through design and operational sustainability
- Ron possesses more than 4-decades of campus planning and interdisciplinary design experience that relates project implementation through design and operational sustainability.
- Ron brings nationally recognized award-winning work that emphasizes integration of planning, design, implementation, with life cycle operations.

RELEVANT EXPERIENCE

City Park Master Plan, Portsmouth, VA – Landscape architect. City Park is Portsmouth's largest and most visited park. Kimley-Horn is assisting the City with creating a master plan that will guide future improvements to the park. As a 90-acre waterfront destination, City Park has enjoyed a long history as the place for communitywide celebration and a round of golf. Changing trends in recreation and the need for life-cycle replacement of facilities provided an opportunity for the City of Portsmouth to step back and re-envision the role the park plays in meeting the needs of residents. Kimley-Horn was retained by the City to develop options based upon public input and sound analysis of the existing conditions, performance, and long-term needs of the park. Plans include replacing an executive 9-hole golf course with a driving range, an outdoor event space with performance stage, reorienting existing boat launches to address tidal and storm impacts, replacing several buildings, replacing a barrier-free playground, and developing a network of paved trails. The vision calls for the park to accommodate City events, provide active and passive recreation opportunities, take advantage of waterfront views, and improve internal and external circulation patterns.

Park System Master Plan, Vienna, VA – Landscape architect. Kimley-Horn is currently developing a Parks System Master Plan for the Town of Vienna to create a comprehensive plan that aligns with the town's commitment to providing fair and just access to high-quality parks, green space, recreation facilities, and programs for all community members. Kimley-Horn is working closely with Parks and Recreation staff to develop clear goals, policies, and standards for the park system, green spaces, trails, recreation facilities, and program development for the next 5 to 10 years. Additionally, Kimley-Horn is engaging the community through workshops, surveys, and forums to gather input and ensure inclusivity. The final product will be a professionally designed Parks System Master Plan document, accompanied by visual materials to effectively communicate the proposed plan to the public.

Jennie Dean Park Manassas, VA – Landscape architect. Kimley-Horn is providing civil engineering and landscape architecture for a new 13.5-acre facility shared with Manassas Public Schools. The project includes NFHS level fields, parking, a loop trail, and ecological sites. Over the past two years, the team developed a multi-phased park master plan with improvements like a renovated skate park, soccer fields, a synthetic turf baseball diamond, athletic courts, a walking trail, and educational signage. They also held a community session with skate park users and identified expansion opportunities. Educational signage discusses reforestation, stormwater management, and creating habitats for animals and insects.

Musco Lighting, Ali Krieger Sports Complex Dumfries, VA – Project manager. Kimley-Horn provided project management for engineering design of LED athletic field and site lighting for this new 30-acre public park that includes nine National Federation of State High School Associations (NFHS)-level rectangular synthetic turf fields, one softball field, two Little League Fields, restrooms, a playground, and parking. The park is in honor of US Women's Fédération Internationale de Football Association (FIFA) World Cup Champion, Ali Krieger.



Jonathan Haigh, PLA, ASLA

Parks; Park Planning

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, University of Arkansas, Fayetteville, 1995
- Professional Landscape Architect in Florida, #6666795

SPECIAL QUALIFICATIONS

- Has 29 years of experience as a practicing professional landscape architect.
- Expertise in streetscape design, corridor studies, and public space design
- Experience includes eight community parks of 60 acres and greater, more than 20 passive parks of varying size, and more than 50 miles of dedicated greenways
- Contributed, managed, and/or produced seven recreation master plans in five different states
- Directs the preparation of park-related construction drawings, detailing, and specifications
- Experienced in applying a practical and budget-friendly, yet creative design approach to each project

RELEVANT EXPERIENCE

OB Johnson Park, Hallandale Beach, FL – Landscape architect. This 6.4-acre park in Hallandale Beach Park was part of the City-wide Park master plan that set forth a program to enhance 13 of the City's parks and recreation areas in support of community-wide goals and neighborhood needs. As part of the development, the park included a 42,000-square-foot multigenerational facility that included a teen center, indoor basketball courts, after school and senior programming, exercise room, administrative offices, and other accessory uses for computer and dance classes, food distribution, and other programming for all ages. Additionally, the park improvements included a centrally located surface parking lot, site infrastructure, and landscaping.

Welleby Park Expansion Sunrise, FL – Project manager. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park.
Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Village Arts Plaza Sunrise, FL – Project manager. Kimley-Horn is the landscape architect for the design of this public plaza in the City of Sunrise that includes streetscape improvements to the existing Village Civic Center, portions of NW 68th Ave, and portions of the Village Multipurpose Center complex and parking lot. The project includes redesign and reconfiguring pedestrian and vehicular spaces, enhancements to the public realm between two buildings to create a flexible event space for community gatherings and other uses. The project includes an emphasis on artistic expression and the incorporation of public art. The project includes an event stage and enhanced security features within the plaza.

Clematis Streetscape Improvements, Phases I, II, and III West Palm Beach, FL
Project manager. Kimley-Horn provided landscape architecture and civil engineering services as part of the team that designed improvements to nine blocks of Clematis Street in downtown West Palm Beach. In partnership with the City, the team conducted public outreach with residents and visitors. After several public input meetings with Clematis Street merchants, other area merchants, stakeholders, residents and visitors, the City Commission voted to implement recommendations from our award-winning design team. The new design created a curbless street, narrowed the drive lanes, removed 60% of on street parking, widened the pedestrian sidewalk, added outdoor dining for restaurants, custom mid-block benches, and more shade trees.



John McWilliams, PE

Traffic Calming

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Ohio Northern University, 2000
- Professional Engineer in Florida, #62541, 2005
- Institute of Transportation Engineers (ITE), Member
- Florida Engineering Society, Member

SPECIAL QUALIFICATIONS

- Has 26 years of experience in traffic engineering and transportation planning with a focus on access management, traffic impact studies, corridor studies, operational analyses, signalization design, and the creative development of operational improvements for roadways in constrained areas.
- Project management experience includes multimodal master planning, travel demand analysis, intersection capacity analysis, and bicycle network plans
- Project engineer for various corridor improvement plans along for US Highway 1 (Marathon, Florida), Okeechobee Road (Hialeah Gardens, Florida), and NW 7th Avenue (Miami, Florida).

RELEVANT EXPERIENCE

Transportation Master Plan Pinecrest, FL – Project manager. Kimley-Horn provided professional services for the development of a Village wide transportation master plan. Project includes the identification, development, and conceptual design of improvements along corridors and intersections focusing on traffic operations, traffic calming, and multi-modal enhancements. Tasks include operational analysis, future traffic forecasting, improvement design, public outreach and cost estimating.

Okeechobee Road (SR 25) from East of NW 87 Ave to NW 79 Ave FDOT District Six – Project engineer. Kimley-Horn is providing final design services for the reconstruction of a ¾-mile section of Okeechobee Road in Miami-Dade County. Services include widening the existing road to 4 lanes in each direction; widening the NW 79th Avenue Bridge over the Miami (C-6) Canal; intersection modifications at NW 95th Street and Frontage Road; relocation of an existing BJs Wholesale Club entrance and addition of a new free-flow right-turn lane; and new access from the Frontage Road to westbound Okeechobee Road. Kimley-Horn is also responsible for all permitting; structural design; drainage design; signing and marking; signalization; lighting design; ITS system design; and landscaping along the corridor.

Transportation Master Plan, North Miami Beach, FL – Project manager. Prepared a roadway master plan for the City of North Miami Beach to address the future needs of its residents on the City's corridor for all modes of travel. Tasks include assessments of roadway capacity; bicycle/pedestrian network and infrastructure, transit infrastructure, and neighborhood traffic calming. This project also includes future traffic forecast modeling/analysis and analysis of most congested intersections within the City to identify future improvements. The identified improvements will be incorporated into needs and a prioritization plan.

Districtwide Complete Streets, FDOT District Six – Project manager. Kimley-Horn is currently supporting FDOT District Six, performing professional services and development, evaluation, and implementation of complete streets projects through an ongoing districtwide contract. The goal of this contract is to improve corridor safety, mobility and access, and quality of life for all transportation users. Kimley-Horn's duties included the preparation of Complete Street Analysis for arterials or collector road corridors, context-sensitive multimodal community transportation network planning, and cost feasible complete street improvements and strategy identification. Deliverables included recommendations for cost feasible improvements/ strategies and summary of associated project phasing and funding.

General On-Call Traffic Engineering Services, Fort Lauderdale, FL – Project engineer. Kimley-Horn was selected for general traffic engineering and transportation planning services as part of an on-call contract with the city. Kimley-Horn serves as an extension of the City of Fort Lauderdale staff reviewing traffic impact studies and parking analyses. Projects to date have included peer review of traffic impact and parking studies, site plan review, and representation at public hearings.



Amber Crane

GIS

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Geography, Florida State University, 2013
- Advanced Certificate in Geographic Information System, Florida Atlantic University, 2013
- Certificate in Geographic Information System, Florida Atlantic University, 2013
- Certified Public Manager, Florida State University, 2021

SPECIAL QUALIFICATIONS

- 10 years of Geographic Information System experience related to the planning and transportation industry, specializing in GPS mapping and data collection, data configuration, and database development for asset management
- Project manager for GIS Enterprise/ Portal and ArcGIS Online administration, development and implementation of web and mobile GIS based interactive applications, including ArcGIS Collector/Field Maps, ArcGIS Survey123, ArcGIS StoryMaps and interactive public engagement applications and Dashboards

RELEVANT EXPERIENCE

Miami-Dade County ATMS Integrator Contract General Operational Support, Miami, FL – GIS specialist. In-house support for Miami-Dade County's Traffic Signals & Signs (TS&S) Division operations. Kimley-Horn is supporting Miami-Dade County as part of the firms ongoing countywide ATMS design and program management services including performing assessments of traffic Signal Service Requests (SRs), new traffic signal components, and overall division needs to enhance traffic management. Weekly tasks include sorting, reviewing, and addressing open and new SRs received from the public, active management of Timing Zone 7 and Econolite-controlled intersections, utilizing KITS to identify detector faults and dispatching work orders in the Enterprise Asset Management (EAM) system, development of field inspections, and performing active inventory of field data and signal equipment.

Citywide Street Lighting GIS Services, Fort Lauderdale, FL – GIS specialist. Kimley-Horn is updating the City's existing GIS lighting inventory. The project includes updating and creating lighting infrastructure, developing interactive GIS web applications for in-house editing of the data, creation of Operation Dashboard for viewing data after mobile collection and validation, and development of staff training materials for field collection, web application and dashboard usage.

GIS Program Development and Implementation, DeBary, FL – Project manager. Kimley-Horn team providing GIS system development for the City of DeBary. The project includes citywide GIS implementation, citywide GIS database management and maintenance, and App development. The City is interested in developing a GIS program that can be managed by City staff. The City has requested the assistance of Kimley-Horn to collect, review, and develop essential baseline geographic data for the City along with assisting with the purchase and implementation of the City's own Esri ArcGIS Online Organizational account to host the GIS information and online applications. The scope provides assistance to the City in developing a phased GIS program implantation approach so that the City can view, update, and access all GIS information in-house, with Kimley-Horn providing monthly data maintenance.

GIS Data Conversion, Surfside, FL – GIS specialist. Kimley-Horn assisted the Town with digitizing and reviewing their existing utility GIS files and as-builts for submittal to Miami-Dade County as part of an annual submittal requirement to DERM. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map packages.

GIS Program Support, Indiantown, FL – GIS specialist. This project included technical assistance to the Village with the data review and maintenance of their existing GIS database and online ArcGIS Online (AGOL) Organizational account. This included assistance to the Village with the monthly maintenance of the Villages existing Esri AGOL. On-call assistance was provided to Village staff on the maintenance and update of their GIS data hosted on AGOL.



Carlos Florian, PE

Cost Estimating; Building Inspections, Plans Review and Permitting

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Florida International University, 2011.
- Professional Engineer in Florida, #80500

SPECIAL QUALIFICATIONS

- Project engineer with 13 years of on-site construction inspections experience in paving and grading, underground pipe installations, stormwater erosion and sedimentation control, and sanitary sewer lift stations.
- He has managed, updated, and successfully met design and permitting schedules with critical timeframes
- Experienced in bidding and contracting design work throughout South Florida.
- Carlos' permitting experience includes various agencies throughout South Florida

RELEVANT EXPERIENCE

Stormwater Master Plan Update #3, Miami Lakes, FL – Project engineer. Kimley-Horn has completed three updates to the original stormwater master plan. This provides the Town with a comprehensive look at completed stormwater improvements and gives input to update the CIP and a reprioritization of remaining stormwater work. Kimley-Horn has also provided support to assess the condition of roads throughout the Town. The recommendations from this assessment also included a prioritization of improvements and ten-year CIP.

OB Johnson Park, Hallandale Beach, FL – Project engineer. This 6.4-acre park in Hallandale Beach Park was part of the City-wide park master plan that set forth a program to enhance 13 of the City's parks and recreation areas in support of community-wide goals and neighborhood needs. As part of the development, the park included a 42,000-square-foot multigenerational facility that included a teen center, indoor basketball courts, after school and senior programming, exercise room, administrative offices, and other accessory uses for computer and dance classes, food distribution, and other programming for all ages. Additionally, the park improvements included a centrally located surface parking lot, site infrastructure, and landscaping.

Welleby Park Expansion Sunrise, FL – Project engineer. As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public meeting. Our team refined the concept design and prepared design plans. The expansion included dog park facilities, an expanded trail system, improved community facilities and pavilions, a splash pad, a train-themed playground with a railroad sidewalk, a miniature "Safety Town" to teach children about traffic safety, a lakefront boardwalk, and multiple shade trees.

Fort Lauderdale Executive Airport (FXE) Master Drainage/Conceptual Environmental Resources Permit (ERP) Project, Fort Lauderdale, FL – Project engineer. Prior to this project, FXE did not have an ERP for its property. Without an ERP, each development requires a standalone permit which does not allow for the overall benefit and development of the FXE property. The purpose of the ERP is to conceptually approve the design concepts of a phased development master plan for a surface water management system, granted that the general guidelines set forth in the ERP are upheld. The scope included pre-design services, existing utility coordination, stormwater modeling, schematic plans, conceptual design permit plans, and permitting.

Plan Reviews, Aventura, FL – Project engineer. Kimley-Horn was selected by the City of Aventura to review development applications submitted for compliance with City Code and other applicable regulations. We have reviewed 24 applications up to date.



Laura Wittenbauer

Grant Management

PROFESSIONAL CREDENTIALS

- Master of Science, Business Administration, University of Phoenix, 2004
- Bachelor of Science, Social Work, Florida State University, 1995

SPECIAL QUALIFICATIONS

- 24 years of grant writing and grant administration experience.
- Prior to joining Kimley-Horn, worked as a senior process analyst for the City of Sarasota where she identified relevant grant opportunities, completed grant applications, and provided grant administration through closeout and audit (excess of $27 million in funding).
- Served as a grant consultant in the private sector providing grant-related services from application through award
- Has experience ensuring that grant accounting and financial reporting is consistent with governmental accounting standards and federal regulations regarding compliance

RELEVANT EXPERIENCE

Grant Services, Longboat Key, FL – Grant specialist. Laura consulted with the Town to plan and strategize the key messages, timelines, and collaborated with appropriate stakeholders to gather signatures, data, forms, and other relevant information for grant applications. Our team located, identified, researched, collected, and analyzed data according to grant application guidelines and developed language for both the application narratives and data, including charts, tables, photographs, and diagrams to illustrate the data. During the available question and answer periods, Laura communicated with grant agencies for clarification. After reviewing the draft documents with the Town, the applications were assembled and provided for submittal. These grants are currently under review, and Kimley-Horn responded to three requests for additional information from the Florida Division of Emergency Management (FDEM) regarding the three HMGP applications.

High Ridge TOD RAISE Grant, Boynton Beach, FL – As a grant specialist, Kimley-Horn provided grant writing services for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to conduct feasibility studies for a Transit Oriented Development (TOD) in the High Ridge neighborhood. TODs are designed to connect people, traffic, and activities around transit hubs. The High Ridge area of Boynton Beach is situated around I-95 and Gateway Boulevard. The specific boundaries of the High Ridge TOD will be defined through land use, transportation, and economic development studies and analyses.

Heart of Boynton Utility Retrofit FEMA BRIC Grant Project, Boynton Beach, FL – As a grant specialist, Laura prepared a FEMA Building Resilient Communities and Infrastructure General Infrastructure (BRIC) Grant application for the City of Boynton Beach. The application was for critical infrastructure improvements in the Heart of Boynton neighborhood, including upgrades to water, wastewater, and stormwater systems, along with roadway improvements. Kimley-Horn provided counsel, prepared the draft application, coordinated with other City consultants, and responded to requests for additional information from FDEM. The City requested $29,399,534 in federal funding and will provide a local match of $12,599,801 (30%) of the total $41,999,335 project cost.

CFP Grant Preparation, Archer, FL – As a grant specialist, Laura prepared a Florida Department of Economic Opportunity (DEO) Competitive Florida Partnership Program Grant application for the City of Archer for the FY 2022-23 funding period. This program supports local governments pursuing asset-based economic development and community resiliency through innovative planning and development strategies.

Ocoee-Apopka Road Safety Widening Project (OASWP), Apopka, FL – As project manager, Laura oversaw the Ocoee-Apopka Road safety widening project, a major urban collector road providing access to Downtown Apopka. The grant will fund the construction activities necessary to widen the road to four lanes with a divided roadway, landscaping, sidewalks, and a multi-use trail. The project aligns with Apopka's Trails Master Plan and will connect to three existing trails in the city, integrating into the larger regional trail network spanning multiple counties across Central Florida.

CLIFTON NEWKIRK, PE, SI

Partner & Senior Structural Engineer



Years of Experience

13

Professional Licenses

Florida PE 87490

Florida SI 87490

Texas PE 141706

Areas of Expertise

Port Terminals

International Airports

Commercial / Retail

Government / Municipal

Recreational

Residential

Multi-Family

Hospitality

Healthcare

Industrial

Green Buildings

Technical Skills

Revit

Dynamo

AutoCAD

RAM Structural Suite

Tekla Structural Designer

Tekla Tedds

STADD Pro

EDUCATION

B.S., Architectural Engineering, University of Oklahoma

PROFESSIONAL EXPERIENCE

- ***Palm Beach County Cam D. Milani Park, Highland Beach, FL.*** *Structural Engineer of Record. $6M*
- ***Crandon Park Improvements, Miami, FL.*** *Structural Engineer of Record. $12.2M*
- ***Port Saint Lucie Area Regional Transit Facility, Port Saint Lucie, FL.*** *Structural Engineer of Record.*
- ***Via Veneto Luxy Brownstone Complex, Coral Gables, FL.*** *Structural Engineer of Record and Special Inspector.*
- ***The Fort Pickleball Complex, Fort Lauderdale, FL.*** *Structural Engineer of Record and Special/Threshold Inspector. $20M*
- ***Park Avenue Custom Home, Winter Park, FL.*** *Structural Engineer of Record.*
- ***City of West Palm Beach Howard Park Community Center, West Palm Beach, FL****. Structural Engineer of Record.*
- ***PB Studios, LLC, West Palm Beach, FL.*** *Structural Engineer of Record.*
- ***MDNow Tradition, Port Saint Lucie, FL.*** *Structural Engineer of Record.*
- ***Cruise Pedestrian Bridge Gangway for Terminal 3, Port of Galveston, TX.***
- ***Weston Community Center, Weston, FL.*** *Structural Project Engineer. Cost: Approx. $20M*
- ***Joint Governmental Center Campus, Fort Lauderdale, FL.*** *Structural Project Engineer.*
- ***Orlando International Airport Intermodal South Terminal C, Orlando, FL.*** *Structural project engineer. Cost: $1.8B*
- ***Las Olas Curio Hotel (formerly Hotel Indigo), Fort Lauderdale, FL.*** *Structural project engineer and performed Threshold Inspections.*
- ***Port Everglades Terminal 4 Parking Garage and Pedestrian Bridge, Fort Lauderdale, FL.*** *Senior project engineer. Cost: $117M*
- ***Port of Miami Terminal F, Miami, FL.*** *Structural project engineer. Cost: $40M*
- ***Fire Station 45, Hollywood, FL. Structural engineer.*** *Cost: $3M*
- ***Port Everglades Bond Engineering, Fort Lauderdale, FL****. Structural engineer. Client: Broward County.*
- ***Addiction Recovery Center (BARC), Fort Lauderdale, FL.*** *Client: Broward County.*
- ***Fort Lauderdale-Hollywood International Airport Terminal 4 Expansion Inspections, Fort Lauderdale, FL****. Structural engineer. Client: Broward County Aviation Department.*
- ***Fire Rescue Station No. 86, Davie, FL.*** *Structural Project Engineer and performed threshold building inspections. Client: Davie. Cost: $4.5M*
- ***Bella Vita Apartment Buildings, Orlando, FL.*** *Structural designer. Client: Bella Vita Apartments.*

AIDA L. BAEZ, PE

Partner & Senior Structural Engineer



Years of Experience

25

Professional Licenses

Florida PE 90765

Nevada PE 029437

Areas of Expertise

Port Terminals

International Airports

Commercial / Retail

Government / Municipal

Residential

Multi-Family

Hospitality

Entertainment

Healthcare

Industrial

Green Buildings

Technical Skills

Revit

AutoCAD

RAM Structural Suite

Tekla Structural Designer

Tekla Tedds

STADD Pro

RISA 3D

Additional Languages

Spanish

EDUCATION

B.S., Civil Engineering, University of Massachusetts, MA

PROFESSIONAL EXPERIENCE

Ports and Airports

- ***Electric Rubber Tire Gantry (eRTG) Refrigerated Container Racks, Miami, FL.*** *PortMiami, Senior Structural Engineer, part of densification project in 2021.*
- ***United Airlines Dulles International Airport Terminal C FIS and CBIS Facilities Expansion, Dulles, Virginia****. PGAL, Senior Structural Engineer, 2020. Cost: $90 M*
- ***Terminal 4 Parking Garage and Pedestrian Bridge, Port Everglades, Ft. Lauderdale, FL.*** *2017. Cost: $117M*
- ***Terminal F, PortMiami, Miami, FL.*** *2016. Cost: $40M*
- ***Greater Orlando Aviation Authority, Orlando International Airport Intermodal South Terminal C, Orlando, FL.*** *2019. Cost: $1.8B*
- ***Southwest Airlines at McCarran International Airport, Las Vegas, NV.*** *2009*

Government/Public Facilities

- ***Palm Beach County 45th St Complex, West Palm Beach, FL.*** *On-Going, Cost $22M*
- ***Nancy J. Cotterman Center part of Broward Addiction Recovery Center, Ft. Lauderdale, FL.*** *2020. Cost: $13 M*
- ***Ft. Lauderdale Aquatic Center, Fort Lauderdale, FL.*** *2019*
- ***Anthony Wayne Bridge Dehumidification Building, Toledo, OH.*** *2019*
- ***Collingsworth General Hospital, Wellington, TX.*** *2008*
- ***Fire Station Prototype, North Las Vegas, NV.*** *2007-08*
- ***Stupak Community Center, Las Vegas, NV.*** *2007*

Private/Commercial

- ***Elev8 Fun, Jensen Beach, FL.*** *2025 – Engineer of Record for the new indoor adventure park, replacing the previous Sears retail space at the Jensen Beach Mall.*
- ***Waterway Café, North Palm Beach, FL.*** *2024 - Engineer of Record for the renovation and expansion of waterfront restaurant.*
- ***World Trade Center, New York, NY.*** *2019 – Superstorm Sandy Flooding Repairs*
- ***Las Olas Curio Hotel, Fort Lauderdale, FL.***
- ***The King's Academy Arts Theater, West Palm Beach, FL.*** *2015. Cost: $9.5M*
- ***Sailfish Point Fitness Center and 9th Hole Snack Shack, Stuart, FL.*** *2015*
- ***The Breakers Hotel Fitness Center & Spa, Palm Beach, FL.*** *2014. Cost: $15M*
- ***Destin Commons Crossing, Destin, FL.*** *2012. Cost: $27M*
- ***Bethesda Medical Office Building, Boynton Beach, FL.*** *2012. Cost: $20M*

Residential / Multi-Family / Dormitory

- *Sapodilla Historic Residence, West Palm Beach, FL. On-Going – 2-story wood framed*
- ***Summit Lot 55 Custom Home, Las Vegas, NV.*** *2022 – 2-Story, 12,500 SF modern custom home*
- ***Ardens Community Clubhouse, and Site Amenities, Wellington, FL.*** *2016*
- ***Bella Vita Apartment Buildings, Orlando, FL.*** *2016*
- ***Cobblestone Place Assisted Living Facility, Boca Raton, FL.*** *2015. Cost: $23.4M*
- ***University Park Dormitory, Boca Raton, FL.*** *2012. Cost: $17M*
- ***New Mexico Highland University (LEED Silver), Las Vegas, NM****. 2008. Cost: $17 M*

Industrial

- ***Boehringer-Ingelheim Process Facility, Danbury, CT.*** *2004*
- ***Abbott Laboratories Manufacturing Facility, Barceloneta, PR.*** *2004*
- ***Abbott Laboratories Process Facility, Worcester, MA.*** *2003*



THAI NGUYEN, PhD, PE

CHIEF GEOTECHNICAL ENGINEER

H2R
CLIENT FOCUSED.
RESULTS DRIVEN.
FOUNDED ON INTEGRITY.

EDUCATION:
Ph.D., 2018
M.Sc.., 2001
University of Florida
Gainesville, Florida, USA,
EXPERIENCE: 29 YRS
YRS AT H2R: 9

REGISTRATIONS:
Florida P.E. No. 66551, 2007
Master PDA CAPWAP proficiency, 2012, 2014
SmartPile EDC User No. 020FL0046-13, 2011

PUBLICATIONS:
"Strength Envelopes of Florida Carbonate Rocks near Ground Surface." *Author, ASCE Journal of Geotechnical and GE, 2019.*

"Case Studies of Rebounds on Long, Slender Piles." *Author, ASTM StressWave, 2018*

"Case Studies - Driving Concrete Piles in Florida Pinnacle Limestone." *Author, ASTM StressWave, 2018*

"Evaluation of Existing Deep Foundation Performance Using the FDOT Database to Improve Current Design Methodologies." *Contributor, FDOT 2005.*

"National Cooperative Highway Research Program Report 507: Load and Resistance Factor Design (LRFD) for Deep Foundations." *Contributor, TRB, 2004.*

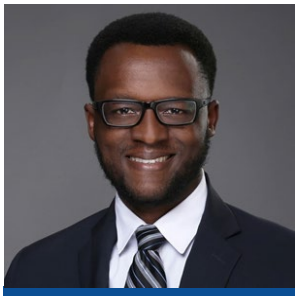
4 other ASCE, ARMA, and Rock Mechanics publications, 2018

Thai Nguyen has extensive knowledge in geotechnical engineering, specifically involving foundation systems for tunnels, bridges, buildings, dams, and other structures. Mr. Nguyen's technical experience in foundation testing includes Static Load Test (SLT), Dynamic Load Test (DLT), utilizing PDA, GPC, or EDC, Crosshole Sonic Logging (CSL), and Pile Integrity Tests (PIT). He is additionally skilled in engineering data management, soil structure interaction, earth retaining structures, slope stabilities, construction methodologies, ground improvement techniques, establishment and monitoring of geotechnical instrumentation, design of shallow and deep foundation systems, QA/QC during the installation of auger cast-displacement piles, drilled shafts, driven piles, and tie-down anchors, vibration monitoring programs, forensic engineering, and condition surveys for pre-and post-construction phases. He is often consulted by the State's Central office to support challenging projects due to his expertise during design and construction (CEI) and is an ideal partner for plan reviews.

I-395, I-95, SR836 RECONSTRUCTION, MIAMI-DADE COUNTY 2019 to current
CEI: The project initially started as a driven pile project. Mr. Nguyen was involved in 2019 in reviewing the DLT results of the driven piles in the preliminary phase. The Design-Built (DB) team decided that it was not feasible to drive piles to obtain the nominal bearing capacities and changed the design to 30-in and 36-in auger cast piles with depths typically 70 to 150 feet. Mr. Nguyen recently resumed reviewing the DB team's submittals on the following: auger cast pile length analyses, foundation certifications, drop hammer analyses, bi-directional load tests, and thermal integrity tests.

NORRIS CUT TUNNEL, FORCE MAIN MATERIALS TESTING, MIAMI, FL, MIAMI-DADE COUNTY, WATER AND SEWER DEPARTMENT 2009 to 2012
CMT: Senior Geotechnical Engineer for soil mix design and deep soil mixing execution, which is required to construct the tunnel boring machine exit pit at Fisher Island. Tasks for this phase of work include specialty geotechnical engineering and field services including soil-cement coring, laboratory testing, and other services including construction quality control, Robertson camera, and in-situ permeability testing.

GEOTECHNICAL EXPLORATION AND ENGINEERING DESIGN AND ANALYSIS, VARIOUS CLIENTS, STATEWIDE, FL, FDOT DISTRICTS 1 AND 7 2008 to Present.
Project Engineer responsible for subsurface exploration, data analyses, slope stability evaluations, geotechnical calculations for sheet piles, axial and lateral bearing estimates for driven piles, drilled shafts, or auger-cast piles, and embankment settlement estimates for the following: SR 60 Multi-purpose Trail, Pinellas and Hillsborough Counties; SR-60 Reconstruction, Hillsborough County; Keystone Road Widening, Pinellas County; Sunset Hills Elementary School Depression, Pinellas County School Administration; Fort Desoto Water Circulation Bridge, Pinellas County Board of County Commissioners; C.W. Bill Young Tampa Bay Reservoir, Tampa Bay Water, Hillsborough County; Parcel C, 14-story hotel at Miami Airport, Miami-Dade County; Veterans Affairs Land Acquisition, U.S. Department of Veterans Affairs, Leon County; I-75 over Luckett Road Bridge Widening and Related Structures, Lee County; Tara Boulevard Extension, Manatee County; Keystone Road Widening, Pinellas County; SR 21 Widening, Clay County; U.S. Route 41 Widening, Pasco County; Bridge Scour Evaluations, Various Counties. Force Main Pipe Reconstructions in the cities of Lakeland and Madeira Beach.



YVES-STANLEY DELMAS, PE

SENIOR GEOTECHNICAL ENGINEER

EDUCATION:
Florida Atlantic Univ.
Bachelor of Science Civil Engineering 2010

REGISTRATIONS:
FL PE #80352
IL PE# 062-071169
PA PE# 089151

EXPERIENCE: 15 YRS.

YRS AT H2R: 8

CERTIFICATIONS:
TIN D45297785

PAPERS WRITTEN:
D. Rancman, T. Nguyen, D. Hart, Y.S. Delmas. "Pile Group Effects and Soil Dilatancy at the Fort Lauderdale International Airport, Proceedings of the 2018 International Foundations Congress and Equipment Exposition (FCEE), Orlando, FL

Mr. Delmas is responsible for the geotechnical design of civil projects, and the coordination of construction-phase services and inspections. Mr. Delmas's design and knowledge of both geotechnical and conventional testing field services result in a skill set that combines his knowledge of design intent and the importance of collecting quality field data. He is experienced in geotechnical construction projects where mixed designs and in-situ testing are critical to the project's success. In addition, he has significant laboratory experience. He has logged drilled rigs in several states and is very familiar with Florida geology. Mr. Delmas is highly experienced in both deep foundation quality assurance as well as design, including ACIP pilings, driven pilings, and drilled shafts (including non-redundant)

Henry E. Kinney Tunnel Rehabilitation and Tunnel Top Plaza, Florida Department of Transportation (FDOT), District 4, Broward County & City of Fort Lauderdale, FL 2017 – Present Senior Geotechnical Engineer and Geotechnical Engineer of Record responsible for evaluating the impact of the proposed plaza at the north portal of the Henry Kinney Tunnel using finite element analyses. Mr. Delmas is also responsible for overseeing all aspects of the geotechnical exploration programs and geotechnical analyses for different foundation systems throughout the corridor approaching the tunnel. This project is set to revitalize various aspects of the Henry E. Kinney Tunnel, including its structural, mechanical, electrical, architectural, and safety features. Additionally, the project involves milling and resurfacing of SR 5/ US-1 from Rio Vista Boulevard to just south of the Tunnel. It also includes the installation of Intelligent Transportation Systems (ITS) along SR 5/ US-1. A notable enhancement is the extension of the tunnel's top to create a pedestrian plaza, which will be equipped with new fountains, seating, brick pavers, artificial turf, and landscaping. Furthermore, the project encompasses the reconstruction of the Las Olas Boulevard intersection at SE 6th Avenue.

Tamiami Trail 2.6-Mile Bridge, Florida Department of Transportation (FDOT), District 6, Miami-Dade County, FL 2017 – 2020 Senior Geotechnical Engineer was responsible for providing geotechnical support to the CEI team. Responsibilities included oversight of the team performing dynamic pile testing and reviewing all geotechnical documents submitted by the design-build team to identify discrepancies and ensure that the foundations were constructed according to the design plans and the Florida Department of Transportation's specifications. As part of the Comprehensive Everglades Restoration Plan (CERP), The Florida Department of Transportation and the National Park Service replaced a portion of the Tamiami Trail Road/U.S. Highway 41 with a new 2.6-mile-long bridge.

Pembroke Road Expansion and Miramar Parkway Extension, Cities Of Miramar And Pembroke Pines, Broward County, FL 2022 To Present: Mr. Delmas was responsible for providing geotechnical for every aspect of this project, which includes roadway, Drilled shaft for mast arms, and auger cast piles for a noise wall. This comprehensive project his project entails the expansion of Pembroke Road from SW 160th Ave to US-27, transforming it from a 2-lane road to a 4-lane divided highway with enhancements like medians, landscaping, lighting, and bike lanes. It also includes the extension of Miramar Parkway from SW 192nd Terrace to Pembroke Road as a new 2-lane divided road, mirroring Pembroke Road's upgrades. These developments aim to improve traffic flow and pedestrian safety, and the project encompasses comprehensive design elements such as noise walls, traffic signal updates, and efficient drainage systems, ensuring a modern and sustainable infrastructure upgrade for the City of Miramar.

Paul Engle, PSM

Survey Manager, FL # LS5708

paul.engle@inframap.net | O: 561 586-0790 | D: 561 818-8770



YEARS OF EXPERIENCE
30+ years

YEARS WITH INFRAMAP
1+

PROFESSIONAL LICENSES
Professional Surveyor & Mapper, FL #LS5708
First licensed 1992

Virginia Licensed Surveyor #0403003704
First licensed 2025

RELEVANT COURSWORK
Survey I, Survey II, Survey II, Roads and Highways, Legal Descriptions and Legal Concepts

ABOUT

Mr. Engle is a Florida licensed professional surveyor with more than three decades of experience in land surveying, general civil engineering, utility engineering, and project management. As a previous owner of two professional survey firms, Paul has overseen numerous projects including large route surveys for engineering design purposes, construction surveys for multiple multi-million-dollar facilities, boundary surveys, topographic surveys, ALTA/ACSM surveys, specific-purpose surveys, hydrographic surveys, layout and as-built utilities, and various other survey projects. He is proficient with AutoCAD Civil3D and managing/processing data.

RELEVANT EXPERIENCE

Town of Surfside OH-UG Conversion WR 4269737 Project; Surfside, Florida
Professional Survey Manager: As subconsultant to Kimley-Horn, InfraMap provided QLB utility designating and completed 30 QLA test holes (out of 150 contracted) in support of phase I the utility undergrounding project for the Town of Surfside, Florida. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review, judgement, and oversight for this project. Final deliverables (to date) were provided to the client on time and within budget. Phase I Dates: 7/2024 – 9/2024. Phases II & III TBD. Phase I Value: $34,255, Phases II & III Value: $68,000 ea.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida Professional Survey Manager: As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882.

Victoria Park Stormwater Project Phase I; Ft. Lauderdale, Florida
Professional Survey Manager: As subconsultant to Hazen and Sawyer, InfraMap performed QLB utility designation and completed 60 QLA test in the neighborhoods Progresso Village, Victoria Park, and the SE Isles. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Phase I Dates: 8/2024 – 10/2024. Phase II planned for 2025. Phase I Value: $54,271. Phase II Value TBD

City of Delray Beach Areas 5 & 10 Reclaimed Water Project.; Delray Beach, Florida Professional Survey Manager: As subconsultant to Baxter & Woodman, InfraMap provided QLB utility designating and targeting, and completed 25 QLA test for the reclaimed water line design in areas 5 and 10. All data was collected and processed according to ASCE 38 standard. Mr. Engle provided professional review and oversight for this project. Final deliverables were provided to the client on time and within budget. Date: 10/2024. Value: $35,900. Dates: 5/2024 – 6/2024, 10/2024.

ANDRES GARCIA

Project Manager, Senior Utility Location Manager

agarcia@inframap.net | O: 561 586-0790 | C: 561 315-5714



YEARS OF EXPERIENCE
26+ years

EDUCATION
AS - Palm Beach State College, Palm Beach, FL

PROFESSIONAL CERTIFICATIONS
Certified Utility Location Manager

Certified Technical Locator & Instructor

ATSSA, Traffic Control Supervisor Certification

Confined Space Entry Training Program

FUCC Utility Coordination/ CSX Roadway Worker Protection Annual Certification

PROFESSIONAL AFFILIATIONS
ASCE UESI – Broward County Chapter – Board Secretary

ABOUT

Mr. Garcia is SUE Project Manager for InfraMap's Miami Gardens and West Palm Beach locations. He is proficient in managing all SUE quality levels and is highly familiar with the ASCE Standards 38.02 and 38.22. As SUE Project Manager, Andres' duties include but are not limited to client communication, project estimation, schedule management, obtaining utility records and ROW permits, coordinating MOT/traffic control, supervising field crews, collecting field data, and assuring QA/QC of the field work to comply with clients' standards for all deliverables. Mr. Garcia is an accomplished survey party chief with experience in Total Station survey and data collector knowledge (electronic field book, TDS functions, and three wire bench runs and GPS/RTK on several designating and utility locating projects). Mr. Garcia has completed SUE projects in Florida, Georgia, Virginia, South Carolina and Alabama.

RELEVANT EXPERIENCE

Design of the Southport 24' FM to Glades Booster PS; City of Port St. Lucie, Florida
SUE Project Manager: As subconsultant to Kimley-Horn, InfraMap performed SUE services in support of planned improvements for a new 24" force main to divert up to 4 million gallons per day from the Southport Booster Pump Station to the Glades Wastewater Booster Pump Station. Mr. Garica oversaw the QLB designation of 72,000LF and the completion of 45 QLA test holes. All data was collected and processed according to ASCE 38 standard. Final deliverables (to date) were provided to the client on time and within budget. Dates: 5/2022 -3/2023. Value $116,978. Contact: Tom Jensen, PE; Tom.Jensen@kinley-horn.com; 561.840.0843.

City of Fort Lauderdale Lead and Copper Rule Revision Project; Ft. Lauderdale, Florida
SUE Project Manager: As subconsultant to Arcadis, U.S., InfraMap completed 528 QLA test holes, confirming the finite location, material type and condition for each hole under the lead pipe conversion study for the City of Ft. Lauderdale. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882. Contact: Joan Fernandez, PE, IAM; joan.femandez@arcadis.com; Phone No.: 954.882.9566.

Palm Beach Lakes Service Road Subsurface Utility Engineering Services; West Palm Beach, Florida SUE Project Manager: As subconsultant to McMahon & Associates, InfraMap performed SUE services in support of phase one of a planned inter-connection of Canal to Australian Ave. Mr. Garcia oversaw QLB utility targeting and the completion of 61 QLA test holes. All field data was collected, reviewed, and processed according to ASCE 38 standard, under the supervision of Mr. Garcia. Final deliverables were provided to the client on time and within budget. Dates: 1/2024 – 9/2024. Value: $352,882. Contact: Trent Ebersole, PE; tebersole@mcmahonassociates.com; Phone No.: 561-840-8650

Victoria Park Stormwater Project Phase I; Ft. Lauderdale, Florida
SUE Project Manager: As subconsultant to Hazen and Sawyer, InfraMap performed QLB utility designation and completed 60 QLA test in the neighborhoods Progresso Village, Victoria Park, and SE Isles under the supervision of Mr. Garcia. All data was collected and processed according to ASCE 38 standard. Final deliverables were provided to the client on time and within budget. Phase I Dates: 8/2024 – 10/2024. Phase II planned for 2025. Phase I Value: $54,271. Phase II Value TBD. Contact: Andres E. Rivera, ENA SP; ARivera@hazenandsawyer.com; Phone No.: 973.563.8690.

Larry M. Smith, P.E.
Principal Electrical Engineer

Smith Engineering Consultants, Inc.

Fort Lauderdale, Florida
(954) 590-0488
(561) 818-3600
Larry@SmithEngineeringConsultants.com

Professional Profile

Larry has over 35 years of experience as an electrical engineer in the areas of electric utilities, water and wastewater utilities, solid waste, water control structures and pump stations, airport electrical systems, architectural projects, telecommunications, roadway, sports field, and specialty lighting. He demonstrates skills in engineering and design, project management, client relations, and staff administration.

Software Skills

AutoCAD, MicroStation AGI32 and Microsoft Office

Education

BS - Electrical Engineering, Florida Atlantic University, 1987

Post Graduate Research - Electrical Engineering (Telecommunications), Florida Atlantic University, 1987-1988

Licenses/Certifications

Florida P.E. No. 45997

Awards

Florida Engineering Society, Outstanding Service to the Profession 2010-2011

Florida Engineering Society, Engineer of the Year 2007 - 2008

Professional Societies

Florida Engineering Society, State President 2017-2018

American Society of Civil Engineers, Palm Beach Chapter

Years with SEC:

25

Years of Experience:

37

Percent Availability:

35%

Project Experience

City of West Palm Beach Water Treatment Plant Generator - Smith Engineering Consultants designed the power, control, and instrumentation systems for a new 2,000 kW, 4,160 volt generator installation at the City's existing Water Treatment Plant. SEC designed the electrical systems, including three new automatic transfer switches, for the relocation of the existing 1,000 kW generator to the City's public works complex. Control and Instrumentation systems were integrated with the existing paralleling switchgear at the water treatment plant.

City of Miami Beach Stormwater Pump Stations– Electrical design for six (6) new stormwater pump stations within the City of Miami Beach at 6th, 10th, and 14th Streets. Each of these pump stations consisted of two (2), 60 horsepower, electric motor operated pumps. A portable generator receptacle was designed to provide backup power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors.

Town of Palm Beach, D-9 & D-10 Stormwater Pump Stations– Electrical and mechanical design for two (2) stormwater pump stations within the Town of Palm Beach. These pump stations consisted of submersible, electric motor operated pumps. A backup diesel generator was designed at each pump station to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed to provide for automation, and remote control and status monitoring, for the pump stations.

Town of Palm Beach, D-6 & D-7 Stormwater Pump Stations– Electrical and mechanical design for two (2) stormwater pump stations within the Town of Palm Beach. These pump stations consisted of submersible, electric motor operated pumps. A backup diesel generator was designed at each pump station to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed to provide for automation, and remote control and status monitoring, for the pump stations.

Northern Palm Beach County Improvement District, PGA Central Pump Station: Electrical and mechanical design for the refurbishment of an existing stormwater pump station. This pump station consisted of three (3) diesel operated pumps that were replaced with new electric motor operated pumps. A backup diesel generator was designed to provide power for full pumping capacity. Reduced-voltage motor starters were designed to reduce the starting inrush current for the large electric motors. Mechanical design included the ventilation of the main electrical room, and plumbing. The electrical design included the main electrical service and distribution, control, lighting, and instrumentation. The telemetry system was designed in accordance with District standards. Prior to design we evaluated the electrical and mechanical systems, including alternatives for refurbishment, prepared cost estimates for the alternatives, and assisted in the preparation of a written report for the District.

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS

4341 S.W. 62nd Avenue, Davie, Florida 33314
T: (954) 585-0997 • F: (954) 585-3927 • www.stonersurveyors.com

James D. Stoner, P.S.M.
President

Professional Profile



Mr. Stoner is a second generation Land Surveyor, with over forty years of surveying experience in South Florida. He began his surveying career at Williams, Hatfield, & Stoner, Inc. working from the bottom as a Rodman, all the way up to Vice President of the Surveying Department.

Mr. Stoner founded Stoner & Associates, Inc. in 1988, based on the philosophy that attention to detail and quality work would create a successful firm. He manages all aspects of the firm's growth and development.

Mr. Stoner has supervised both small and large scale surveying projects. His firm has successfully completed numerous roadway and other various projects, while working directly with the clients and consultants.

Education

Associates of Science in Land Surveying
Palm Beach Community College in 1979

Professional Registrations

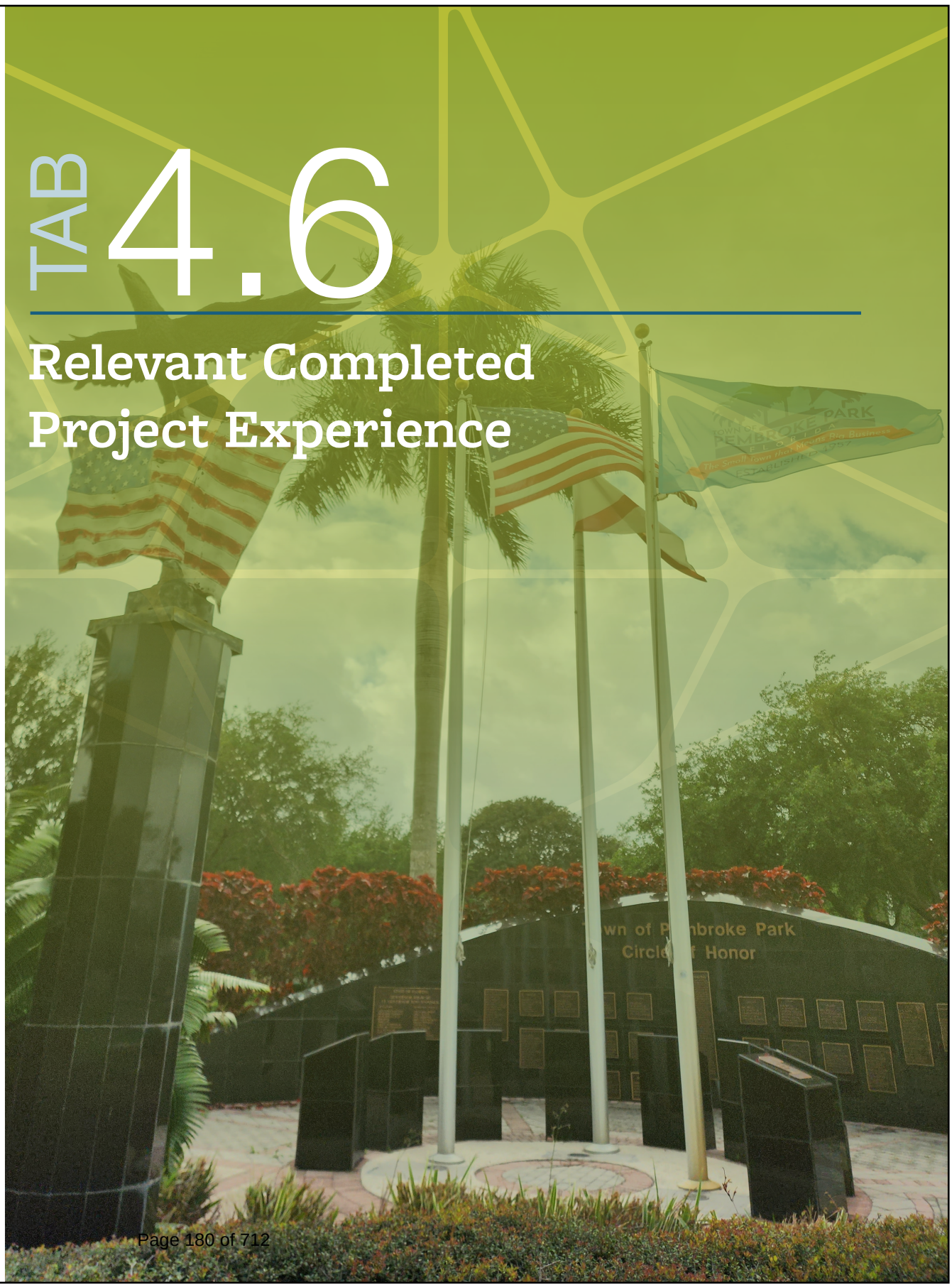
State of Florida Professional Surveyor and Mapper
License Number LS4039

Professional Affiliations

Florida Surveying and Mapping Society
Florida Surveying and Mapping Society – Broward Chapter
American Congress on Surveying and Mapping
Leadership Broward

TAB 4.6

Relevant Completed Project Experience



4.6 Relevant Completed Project Experience

Kimley-Horn has a distinguished history of successfully completing projects. Our success is due to a combination of effective project management, strong technical expertise, and a steadfast quality control program. The following are representative projects performed during the last 5 years similar to the engineering services required by the Town of Pembroke Park.

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

Discipline Categories Kimley-Horn is Submitting Our Qualifications for:

Kimley-Horn is submitting our qualifications and seeking to be selected for all Disciplines being sought through this RFQ except for the 1. Architectural Services category and for the 10. Construction Engineering Inspection (CEI) category.

For ease of reference, Kimley-Horn's Relevant Completed Projects Included on the following pages include numbered icons which correspond to the categories listed on **Form 6.4 - Designation of Qualified Discipline Form which is included in Section 4.9 Required Forms and Acknowledgements.**

The following Legend provides an overview of which icons correspond to which discipline categories.

Legend	
2	CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES
3	TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING
4	LANDSCAPE ARCHITECTURAL SERVICES
5	ENVIRONMENTAL ENGINEERING SERVICES
6	PLANNING AND COMMUNITY DEVELOPMENT
7	SURVEYING AND MAPPING
8	DRAINAGE AND STORMWATER
9	BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING
11	PROJECT MANAGEMENT

Town of Miami Lakes Civil Engineering and Related Services, Town of Miami Lakes, FL

Specific Projects under this Contract:

Description of Work :

8

Stormwater Master Plan Update #3: Kimley-Horn is currently providing all aspects of engineering assistance to the Town of Miami Lakes. When Miami Lakes was incorporated in 2000, they obtained the responsibility and ownership of the roadway and drainage infrastructure within the Town limits. To develop Miami Lakes' own stormwater utility, Kimley-Horn prepared a stormwater master plan that outlined the deficiencies of their current stormwater system. The recommendations from this assessment included a prioritization of the improvements along with a five-year capital improvement program (CIP).

Additionally, we developed the stormwater utility fee methodology and established the range of rates for the utility to implement improvements. A critical part of the planning efforts was to assist the Town in joining the National Flood Insurance Program (NFIP). Joining the NFIP is required for the community to obtain federally funded flood insurance and be part of the Community Rating System (CRS) to help reduce insurance rates for the community. Kimley-Horn was successful in helping the Town obtain an unprecedented CRS rating of 6 for a newly incorporated municipality.

Kimley-Horn has completed three updates to the Town's original stormwater master plan. The Stormwater Master Plan Updates provide the Town with a comprehensive look at completed stormwater improvements throughout the Town and provides an update to the CIP and a reprioritization of remaining stormwater work. Since incorporation, Kimley-Horn has also provided support to assess the condition of roads, sidewalks, signing, and striping throughout the Town limits. The recommendations from this assessment also included a prioritization of the improvements along with a five-year CIP. To facilitate implementing all identified Town improvements, Kimley-Horn provided construction documents, assisted in obtained bids from contractors to implement the projects, and provided limited construction phase services.

Client Name: Town of Miami Lakes

Contact: Omar Santoz Baez, PE I Director of Public Works I 305.364.6100 x 1182 I santoso@miamilakes-fl.gov

Address: 6601 Main Street, Miami Lakes, Florida 33014

Start Date: 2018

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE; Adrian Dabkowski, PE; Erin Emmons, GISP
- **Project Engineers:** Tiffany Stanton , PE; Carlos Florian, PE; Stefano Viola, PE; Cory Dorman, PE, PTOE, IMSA II; Matt Brosman, PE; John McWilliams, PE
- **Project Analysts:** Josue Ramos, EI

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan Update #3: **No construction cost associated with this project**
- Design Services for Safe Routes to School for Bob Graham Education Center: $306,086.07 / $306,086.07
- Drainage GIS Data Conversion **No construction cost associated with this project**
- Royal Oaks Drainage Improvements: $1,614,096 / $1,500,380
- Park-and-Ride Facility Traffic Assessment: **No construction cost associated with this project**

Consultant Cost:

- Stormwater Master Plan Update #3: $60,345
- Design Services for Safe Routes to School for Bob
- Graham Education Center: $55,990
- Drainage GIS Data Conversion: $15,941
- Royal Oaks Drainage Improvements: $66,000
- Park-and-Ride Facility Traffic Assessment: $62,396

Change Orders: None

Design Services for Safe Routes to School for Bob Graham Education Center: Kimley-Horn was selected to provide professional services for the design and preparation of construction documents for a safe routes to school project in Miami Lakes. In 2021, the Town received FDOT funding to design and construct the Safe Routes to School improvements for the Bob Graham Education Center.

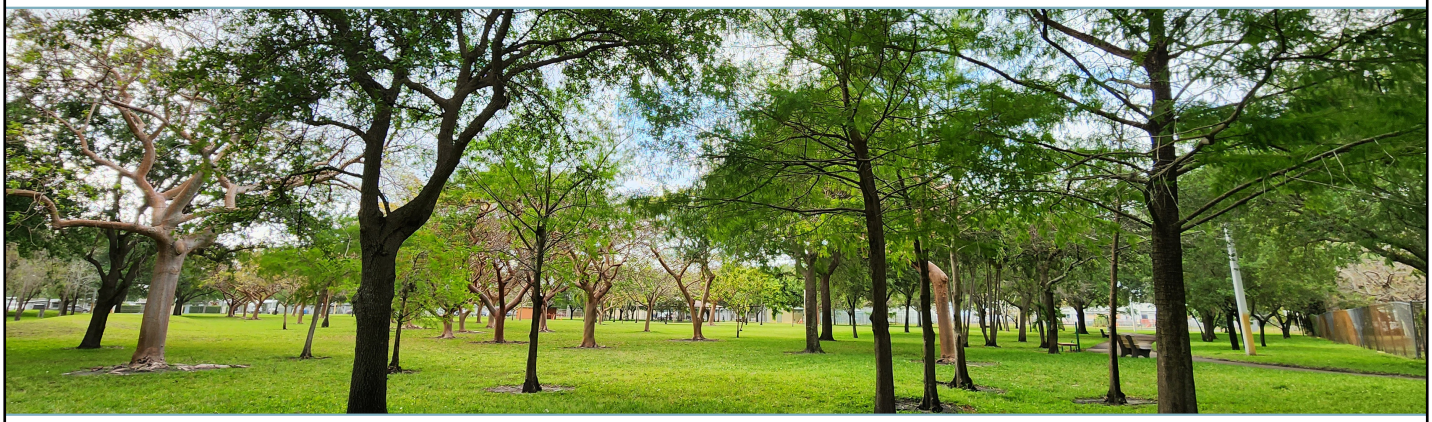
The improvements consist of widening the eastside school campus frontage sidewalk from six to eight feet, reconstruction and/or addition of new pedestrian connector ramps, addition of embedded detectable warning pads, installation of pedestrian railings around storm drains drop-offs, crosswalks pavement markings, and installation of pedestal poles with signal heads and pedestrian push buttons. The project limits area is NW 79th Avenue, from NW 167th Terrace to NW 155th Street; and NW 82nd Avenue at NW 162nd Street. The professional services associated with this project include design, permitting, bid document development, bidding assistance, and limited construction phase services.

Drainage GIS Data Conversion: Kimley-Horn assisted the Town with digitizing their existing utility CAD files and as-builts in a GIS format. The Town had requested the review and update of the existing system associated with the Town's Drainage System. The work included the conversion of available electronic CAD files and existing as-builts provided by the Town into GIS. Attribute information was updated using available survey data and detailed as-builts. The final deliverable consisted of a complete GIS database and map series.

This project did not have a construction component, therefor there was not estimated construction cost nor contract award

Royal Oaks Drainage Improvements: Kimley-Horn successfully completed a drainage improvement project in the Town of Miami Lakes. Kimley-Horn prepared construction documents, performed a drainage analysis, handled permitting, assisted with bidding, and provided support throughout construction and project closeout. The project spanned a 4.8-acre residential neighborhood and involved the installation of 1,614 linear feet of exfiltration trench, all within the town's right of way. This project presented unique challenges due to the low elevations and poor soil conditions in the area. The design aims to connect this project to the surrounding neighborhoods in the future via a mainline that will discharge into a nearby canal. The project was constructed in mid-2024

Park-and-Ride Facility Traffic Assessment: The Town is proposing to develop a park-and-ride transit facility that will be located on NW 77th Avenue south of NW 154th Street within the Town of Miami Lakes. Kimley-Horn is providing professional engineering services for a traffic assessment to analyze the potential benefit to vehicular traffic flow that is anticipated by the proposed park-and-ride transit facility. As part of this assessment, Kimley-Horn is assessing the potential Miami-Dade County Department of Transportation and Public Works (DTPW) transit route benefit and single-occupant vehicle traffic reduction from the park-and-ride facility. A conceptual design of the park-and-ride transit facility with the NE 77th Avenue realignment is also being prepared based on the evaluation of existing DTPW transit and Town of Miami Lakes Moover routes.



Town of Southwest Ranches Continuing Contract for Professional Engineering Services, Town of Southwest Ranches, FL

Specific Projects under this Contract:

Description of Work :

Stormwater Master Plan:
Kimley-Horn provided stormwater master planning services for the Town of Southwest Ranches–a rural, inland Broward County community known for its equestrian prominence. The stormwater master plan required extensive research of the town's roadways, utilities, and drainage patterns to understand the condition of the infrastructure and stormwater management needs. As part of the stormwater master plan, Kimley-Horn assisted the Town in developing a 10-year capital improvement plan that prioritized improvements based on flood management needs and associated costs. Kimley-Horn analyzed the local drainage district water control plans and assessed the existing conditions of the baseline stormwater systems and parameters. Kimley-Horn then developed quantifiable metrics and key performance indicators, identified proposed stormwater sites and/or projects, and confirmed performance against LOS standards.



Transportation Surface and Drainage Ongoing Rehabilitation: The Town of Southwest Ranches is in the process of resurfacing local town roadways. Kimley-Horn was retained by the Town of Southwest Ranches to provide professional civil engineering services and limited construction phase services associated with the construction of the 2020 Transportation Surface and Drainage Ongoing Rehabilitation (TSDOR) Project. The Town of Southwest Ranches is proposing roadway resurfacing and striping on approximately 3.01 centerline miles of local Town roadways. The proposed improvements include milling and resurfacing, roadway reconstruction, curbing, roadway striping and signage, and swale regrading. Kimley-Horn's scope included engineering and design services for the preparation of the construction plans, which consisted of engineering drawings depicting milling and resurfacing; roadway reconstruction; curbing; roadway striping and signage; and swale regrading. Kimley-Horn also attended a public workshop with the Town residents to review the scope of the TSDOR improvements, which included prep work of preparing project materials for the workshop. Kimley-Horn also prepared and submitted construction plans to Broward County Traffic Engineering Division (BCTED).

Client Name: Town of Southwest Ranches

Contact: Rod Ley, PE, LEED AP I Public Works Director/Town Engineer I 954.343.7444 I rley@southwestranches.org

Address: 13400 Griffin Road, Southwest Ranches, FL 33330

Start Date: 2021

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE; Sebastian Vittorino, PE
- **Project Engineers:** Tiffany Stanton, PE; Matt Brosman, PE
- **Project Analysts:** Josue Ramos, EI; Gisselle Gutierrez-Zuniga, EI; Casey Cruzpino, EI, UAG
- **Environmental Scientist:** Tori Bacheler, PWS

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan: **No construction cost associated with this project**
- Transportation Surface and Drainage Ongoing Rehabilitation: $1,238,375 / $880,091
- Town Hall Parking Lot: $212,170 / $233,369

Consultant Cost:

- Stormwater Master Plan: $220,000
- Transportation Surface and Drainage Ongoing Rehabilitation: $57,945
- Country Estates Drainage Improvements: $45,635
- Green Meadows Drainage Improvements: $68,205
- Town Hall Parking Lot: $14,535
- Transportation Surface and Drainage Ongoing Rehabilitation Project, Sunshine Ranches: $51,350

Change Orders:

Transportation Surface and Drainage Ongoing Rehabilitation

- Amended to include an asphalt pavement surface evaluation memorandum

Town Hall Parking Lot: The Town was looking to repair and replace the existing Town Hall parking lot. Improvements included addressing ponding, replacement of curbing, adding flumes, drainage structures and associated piping and connecting roof drain downspouts to the drainage system

Village of Palmetto Bay General Civil Engineering, Village of Palmetto Bay, FL

Specific Projects under this Contract:

Description of Work :

Tormwater Master Plan: The stormwater master plan required extensive research of the community's roadways, utilities, and drainage patterns to understand the condition of the infrastructure and stormwater management needs. As part of the stormwater master plan, Kimley-Horn assisted the Village in developing a capital improvement program to prioritize improvements based on flood management needs and associated costs. In addition, Kimley-Horn helped the Village evaluate properties throughout the Village and developed associated utility rates to generate a dedicated revenue stream for the Village improvements.

Sub-Basin 43 Drainage Improvements: Kimley-Horn is providing professional engineering services for the design and permitting of a drainage system for the neighborhoods located within the Village's Sub-Basin 43. Improvements consist of underground piping, exfiltration trench for storm attenuation and stormwater treatment, connection to an existing outfall, roadway resurfacing, and new pavement marking. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications.

Kimley-Horn's team is also assisting the Village of Palmetto Bay with a grant application for the paving, grading, and draining improvements in sub-basin 43. The firm is providing supporting documentation for the grant application that is seeking funding from the Florida Department of Emergency Management (FDEM). The firm will use previously prepared hydrologic and hydraulic analyses to prepare the data necessary for the application. Additional services for this project include calculations and roadway analysis.

Client Name: Village of Palmetto Bay

Contact: Dionisio Torres I Public Services Director I 305.969.5011 I dtorres@palmettobay-fl.gov

Address: 9495 SW 180th Street, Palmetto Bay, FL 33157

Start Date: 2022

End Date: Ongoing

Team Members:

- **Project Managers:** George Puig, PLA, ASLA; Tiffany Stanton, PE; Stefano Viola, PE; Matt Brosman, PE; Gary Ratay, PE; Sarah Johnson, CE
- **Project Engineers:** Cory Dorman, PE, PTOE, IMSA II; Maggie Giraldo, PE; Matt Brosman, PE
- **Project Analysts:** Josue Ramos, EI; Casey Cruzpino, EI, UAG
- **Surveying:** Stoner & Associates, Inc

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Stormwater Master Plan: **No construction cost associated with this project**
- Sub-Basin 43 Drainage Improvements: $2,569,300 / Not Constructed Yet
- Veterans Park: $10,000,000 / $180,000

Consultant Cost:

- Stormwater Master Plan: $170,000
- Sub-Basin 43 Drainage Improvements: $105,981
- Veterans Park: $292,000
- Sub-Basin 12 Drainage Improvements: $102,295
- SW 148 Streetscape: $130,735
- Sub-Basin 61 Drainage Improvements: $56,328

Change Orders:

Transportation Surface and Drainage Ongoing Rehabilitation

- Amended to include an asphalt pavement surface evaluation memorandum

Veterans Park: Kimley-Horn provided park design services for Veterans Park, located on a 3.09-acre site at the northeast corner of SW 164th street and SW 93rd Avenue in the Village of Palmetto Bay. Park program elements include pathways, park accent lighting, water features, traffic calming measures, monuments, parking, interactive kiosks, native vegetation, and sitting areas with benches.

Town of Cutler Bay Public Works Department Professional Services, Town of Cutler Bay, FL

Specific Projects under this Contract:

Description of Work :

5 **Wetland Bird Sanctuary:** Kimley-Horn is providing professional services associated with the Wetlands Bird Sanctuary Improvements. The Town is looking to provide improvements to the existing 54-acre parcel owned by SFWMD. The property is undeveloped, and the Town's intent would be to restore the site to create a bird sanctuary. Kimley-Horn is working with Town staff to prepare construction documents to implement the previously prepared habitat restoration. Our services include design, public involvement, permitting, bid document development, bidding assistance, and construction phase services.

11 **NPDES Annual Report:** Kimley-Horn provided professional consulting services to the Town to prepare the annual report on the Town's compliance with the requirements of Florida Department of Environmental Protection to discharge stormwater from the Municipal Separate Storm Sewer System located within Miami-Dade County.

11 **CRS Reporting:** Kimley-Horn provided professional consulting services to assist the Town in preparing the annual report on the Town's compliance with the requirements of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS).

Client Name: Town of Cutler Bay

Contact: Rafael Casals I Town Manager | 305.234.4262 I rcasals@cutlerbay-fl.gov

Address: 10720 Caribbean Boulevard, Suite 105, Cutler Bay, FL 33189

Start Date: 2008

End Date: Ongoing

Team Members:

- **Project Managers:** Tiffany Stanton, PE
- **Project Engineers:** Stefano Viola, PE; Matt Brosman, PE
- **Project Analysts:** Tori Bacheler, PWS
- **Surveying:** Stoner & Associates, Inc

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Wetland Bird Sanctuary: **Project is still in design with no construction estimate nor contract award to date**
- NPDES Reporting: **No construction cost associated with this project**
- CRS Reporting: **No construction cost associated with this project**

Consultant Cost:

- Wetland Bird Sanctuary: $132,160
- NPDES Reporting: $7,500
- CRS Reporting: $9,500

Change Orders: None

City of Aventura Continuing Professional Services, City of Aventura, FL

Specific Projects under this Contract:

Description of Work:



Mobility Plan: The City desires to perform a multimodal planning analysis of the transportation network within the area of Uptown Aventura to assess the adequacy of the current transportation network for future development conditions. The study will consist of an inventory and analysis of the existing multimodal transportation network, the projection of future network modifications and traffic volume changes, an evaluation of future transportation network conditions, and the identification of future improvements within the study area.



Waterways Dog Park: Kimley-Horn is preparing construction documents for a pre-engineered unisex restroom building within the Waterways Dog Park. The intent is for the restroom facility to mimic/match the unisex restroom facility recently completed at Peace Park.



Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.

Founders Park and Pickleball Court: Kimley-Horn is providing professional engineering services for the design of a pickleball court, including site plan iterations, planter/garden box design, and the design of a canopy shade system.



Stormwater 20-Year Needs: Kimley-Horn provided professional engineering services to help the City prepare and submit a 20-year needs analysis for their stormwater management system to the state of Florida. Kimley-Horn met with State regulators responsible for the administration of the program and reviewed the City's existing master plans and capital improvements programs for stormwater projects to incorporate in the needs analysis.



NE 29th Place Drainage Improvements: Kimley-Horn prepared construction documents for the removal and replacement of the existing drainage infrastructure along NE 29th Place, approximately 850 linear feet. The project also included improvements to the existing medians and erosion and sediment control

Client Name: City of Aventura

Contact: Jake Ozyman I Public Works and Transportation Director | 305.466.8970 I jozyman@cityofaventura.com

Address: 19200 W Country Club Drive, Aventura, FL 33180

Start Date: 2019

End Date: Ongoing

Team Members:

- **Project Managers:** Maggie Giraldo, PE
- **Project Engineers:** Stefano Viola, PE; Carlos Florian, PE; Jaime Ghitelman, PE; John McWilliams, PE; Tiffany Stanton, PE
- **Gis Specialist:** Erin Emmons, GISP
- **Landscape Arcnitect:** Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:

- Mobility Plan: **No construction cost associated with this project**
- Waterways Dog Park: $489,769 / $419,145.25
- Founders Park and Pickleball Court: $1,252,681 / $1,308,748
- Stormwater 20-Year Needs: **No construction cost associated with this project**
- NE 29th Place Drainage Improvements: NA/$246,801.50

Consultant Cost:

- Mobility Plan: $75,000
- Waterways Dog Park: $40,349
- Founders Park and Pickleball Court: $71,354
- Stormwater 20-Year Needs: $18,586
- NE 29th Place Drainage Improvements: $29,609
- CRS Reporting: $9,500

Change Orders: None

Waterways Dog Park

- Amendments to include a relocation of the proposed restroom building, additional sire plan iterations and the addition of a private lift station, and the preparation of one-color site plan rendering.
- Founders Park and Pickleball Court
- Amendments to include additional design services due to three additional site plan iterations

measures. Kimley-Horn consulted and advised the City for the proposed improvements during the bidding process. As the engineer of record, Kimley-Horn provided construction phase services to assist the City in providing plan clarifications as well as responding to RFIs during the construction phase of the project.

South Oslo Road Water Plant Floridan Well Rehabilitation and Construction of Well #7, Indian River County, FL

Client Name: Indian River County

Contact: Harrison D. Youngblood, PE I Utilities Engineer II
772.226.4343

Address: 1801 27th Street, Vero Beach, FL 32960

Start Date: 2015

End Date: 2020

Team Members:

- **Project Managers:** Mark Miller, PE
- **Project Engineers:** Nick Black, PE
- **Gis Specialist:** Erin Emmons, GISP
- **Landscape Arcnitect:** Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award:
$2,600,000 / $2,500,000

Consultant Cost:

- $189,625

Change Orders: None

Description of Work:

Indian River County Utilities (IRCU) owns and operates six Floridan supply wells which are the raw water supply and source water for the South Oslo Road water treatment facility. These wells are the lifeblood of the treatment facilities and maintaining efficient operation of these wellfields is critical to the sustainability of the water system. An evaluation of the wellfield performance was conducted in November 2013 that determined rehabilitation of several wells is necessary to restore capacity and reliability to the water treatment plant. In addition, the planned and permitted well #7 will be constructed concurrently with the rehabilitation work to provide long-term sustainability of the raw water supply to the South plant. The project consisted of the following key improvements: Well rehabilitation of four wells; Well #7 installation including drilling and wellhead; Raw watermain construction to connect well #7 to plant raw water system; SCADA system improvements to include well #7 and fiber optic communication with wells. Tasks included: Task 1 - Review of well #7 documents; Task 2 - Design of fiber optic communications; Task 3 - Preparation of well rehabilitation documents and bidding phase services; Task 4 - Construction phase services for well #7, well rehabilitation, and raw water main; Task 5 – SCADA system integration Additional services included mechanical design of pumps or wellheads, preparation of wellfield operating plans, and permitting support.

Shores Estates Drainage Improvements Project, Miami Shores Village, FL

Description of Work:



Kimley-Horn is providing professional engineering services for the design and construction of a drainage collection system with water quality treatment measures for the residential neighborhood known as Shores Estates. Improvements consist of underground piping, a stormwater pump station, and an outfall connection to the adjacent canal system. Professional services include surveying, stormwater analysis, civil and electrical engineering design, landscaping and irrigation, permitting, coordinating with utility providers, preparing quantity calculations, and engineer's estimates of probable costs. The construction phase services will include site visits, pay application review, responding to RFIs, and project closeout/certifications. Design challenges include natural topography that causes parts of the neighborhood roads to have elevations three feet lower than the high areas. The roadways regularly experience king tide flooding due to the low-lying elevations of the area. The project was part of a FEMA Hazard Mitigation Grant due to the heavy flooding occurring in the area.

Client Name: Miami Shores Village

Contact: Frank Ruiz I Assistant Public Works Director I 305.795.2210 I RuizF@msvfl.gov

Address: 10050 NE Second Avenue Miami Shores, Florida 33138

Start Date: 2021

End Date: Ongoing

Team Members:

- **Project Managers:** Stefano Viola, PE
- **Project Engineers:** Tiffany Stanton, PE
- **Project Analyst:** Josue Ramos, EI
- Environmental Scientist: Tori Bacheler, PWS
- Surveying: Stoner & Associates, Inc.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $1,061,955 / Not Yet Constructed

Consultant Cost:

- $225,000

Change Orders: None

Pines Village Water Main Improvements Phase II, Pembroke Pines, FL

Description of Work:



Kimley-Horn was selected by the City of Pembroke Pines to design a new distribution system to meet all water demands, provide system redundancy, improve operation and maintenance, and focus on minimizing project costs through accurate hydraulic modeling and efficient design. To implement these improvements, Kimley-Horn is providing a water demand analyst including water supply availability, peak flows, fire flow requirements, water service connection points, meter box locations, and hydraulic modeling for a proposed water distribution system. Kimley-Horn is also providing a wastewater system analysis required for septic to sewer conversion.

Client Name: Pembroke Pines

Contact: George Wrves I Assistant Utilities Director I 954.518.9045 I gwrves@ppines.com

Address: 10050 NE Second Avenue Miami Shores, Florida 33138

Start Date: 2020

End Date: Ongoing

Team Members:

- **Project Managers:** Gary Ratay, PE
- **Project Engineers:** Stefano Viola, PE; Matt Brosman, PE; Heather Ripley, PE
- **Project Analyst:** Josue Ramos, EI
- CEI: Luis Guerra
- GIS Specialist: Erin Emmons, GISP
- Surveying: Stoner & Associates, Inc.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $12,638,000 / $12,508,814

Consultant Cost:

- $972,246

Change Orders: None

Rehabilitation and Upgrade of Triplex Pumping Stations, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn developed plans and construction documents for the rehabilitation and upgrade of nine triplex wet well/dry pit pumping stations to improve system performance, increase system efficiency, and reduce system maintenance. The pumping stations identified are A-8, B-4, A-20, A-22, A-27, A-29, A-23, A-31, and B-11. The work included removal and replacement of mechanical, electrical, and ventilation equipment, replacement of pumps, pipes, valves, suction and discharge piping, wetwell/dry pit repairs and protective coatings, replacement and relocation of controls to above ground, and structural repairs. The professional services included evaluation of the current wastewater system flow patterns, pump station capacities, and pump station operations to develop rehabilitation requirements, providing site survey and geotechnical services for installation of the pump station improvements, evaluate force main capacity and connections for adjacent pipe replacement/upgrades, evaluate gravity sewer piping to adjacent upstream manholes for rehabilitation, evaluate pump station sites and available CITY right-of-way (ROW) for landscaping and/or architectural improvements and evaluate pump stations B-4 and B-11 for the installation of new generator systems. In addition to design services, permitting, contract document development, bidding assistance and limited construction phase services were provided for the installation of the pump station improvements.

Client Name: City of Fort Lauderdale, FL

Contact: Mark Roads, PE I Project Manager I 954.828.5859 I Mroads@fortlauderdale.gov

Address: 100 North Andrews Avenue, Fort Lauderdale, FL 33301

Start Date: 2022

End Date: 2024

Team Members:

- Project Manager: Gary Ratay, PE
- Project Engineers: Stefano Viola, PE; Jason Lee, PE; Jaime Ghitelman, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $9,000,000 / $8,700,000

Consultant Cost:

- $1,546,915.50

Change Orders: None

Pump Station C-1 & C-2 Replacement and P12412 Pump Station A-16 Upgrade, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn was retained to improve three existing wastewater pump stations in the City. The goal was to enhance system performance, increase efficiency, and reduce maintenance. The proposed improvements include replacing Wastewater Pump Station C-1 at Riverland Road and Okeechobee Lane, replacing Wastewater Pump Station C-2 at SW 37th Terrace and Fairfax Drive, and rehabilitating and upgrading Wastewater Pump Station A-16 at SE 4th Avenue and SE 11th Street.

Client Name: City of Fort Lauderdale, FL

Contact: Mark Roads, PE I Project Manager I 954.828.5859 I Mroads@fortlauderdale.gov

Address: 100 North Andrews Avenue, Fort Lauderdale, FL 33301

Start Date: 2019

End Date: 2022

Team Members:

- Project Manager: Gary Ratay, PE
- Project Engineers: Stefano Viola, PE; Jason Lee, PE; Jaime Ghitelman, PE
- SUE: InfraMap Corp.

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $2,730,000 / $2,650,000

Consultant Cost:

- $230,632

Continuing Services Contract for Utilities and Infrastructure, City of Hollywood, FL

Description of Work:

Under the City of Hollywood's general engineering consultant contract, Kimley-Horn is providing services for water , sewer, reuse, and stormwater infrastructure projects. These services include projects for the potable water transmission and distribution system, wastewater collection system, reuse distribution system, and stormwater systems. Projects under this contract will include, but not be limited to, the following: evaluation, predesign, design, improvements, permitting, and upgrades for existing and/or proposed sewer lift stations, stormwater pump stations and structures, and pipelines associated with water, reuse, stormwater, and sewer networks. Services for these projects would include, but not be limited to: design, permitting, construction management and administration, and field services.

Client Name: City of Hollywood

Contact: Contact: Clece Aurelus I Engineering Support Services Manager I 954.921.3930 I caurelus@hollywoodfl.org

Address: 2600 Hollywood Blvd., Hollywood, FL 33020

Start Date: 2015

End Date: Ongoing

Team Members:

- Project Manager: Juan Jimenez, PE
- Project Engineer: Stefano Viola, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- Costs vary by project

Change Orders: None

Pembroke Road Expansion, City of Miramar, FL

Description of Work:



The Pembroke Road Expansion Project is a County Surtax funded project to be administered by the City of Miramar. The project includes providing a four-lane divided facility from US-27 to Dykes Road and to extend Miramar Parkway as a two-lane divide facility from its current terminus to intersect with the proposed extension of Pembroke Road. The project is currently being designed at one time as one project but will be divided into three separate sets of construction plans to allow for up to three separate bids.

Our services include:

- Horizontal Alignment Analysis
- Vertical Alignment Analysis
- Intersection Design
- Cross Section Design
- Traffic Control Plans
- Roadway Design and Plans
- Structure Design and Plans
- Signing and Pavement Marking Design and Plans
- Drainage Design and Plans
- Utility Coordination
- Landscape and Irrigation Design and Plans
- Lighting and Electrical Design and Plans
- Opinion of Probable Construction Cost
- Environmental Services and Permitting
- Public Outreach
- Bidding and Project Phasing Services
- Post Design Services

Client Name: City of Miramar

Contact: : Leah DeRiel, Assistant City Engineer I 954.602.3356| lderiel@miramarfl.gov

Address: 2300 Civic Center Place, Miramar, FL 33025

Start Date: 2022

End Date: Ongoing

Team Members:

- Project Manager: Eric Regueiro, PE
- Project Engineer: Brandon Kern, PE;
- Environmental Scientist: Tori Bacheler, PWS
- Geotechnical Engineering: H2R Corp

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $73 Million (Construction is Ongoing and the cost is TBD) / Kimley-Horn's contract with the City for design is $6 Million

Consultant Cost:

- $6 Million

Change Orders: Amended for alternate drainage design development and removal of Segment A postdesign services

Miramar Parkway Streetscape from SW 64th Ave to SW 68th Ave Projects, City of Miramar, FL

Description of Work:



Kimley-Horn provided professional engineering and landscape architecture services for this FDOT LAP funded project that involves roadway, landscape, irrigation , and lighting improvements on Miramar Parkway. Additional project improvements include bicycle lanes, drainage modifications, landscaping, lighting, hardscaping, driveway apron regrading, sidewalk replacement, ADA improvements at the intersections, and a mid-block pedestrian crossing/emergency signal modification.

Client Name: City of Miramar

Contact: : Salvador Zuniga I City Engineer I 954.602.3323 I sezuniga@miramarfl.gov

Address: 2300 Civic Center Place, Miramar, FL 33025

Start Date: 2016

End Date: 2021

Team Members:

- Project Manager: Stefano Viola, PE
- Project Engineer: Tiffany Stanton, PE
- Landscape Architect: Jonathan Haigh, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $1,297,729.32 / $1,327,608

Consultant Cost:

- $137,265

Change Orders: Amended to include additional limited post design services, design of electrical service to medians, and a public meeting presentation.

Downtown Mobility Hub Streetscape, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn provided landscape architecture design, planning, traffic engineering, civil engineering, permitting, and construction oversight services for the revitalization of the existing streetscape in Downtown Fort Lauderdale in the vicinity of the BCT Central Terminal and Brightline Station. The goal was to create a pedestrian-friendly environment by adding walk/bike lanes and creating separation between traffic and pedestrian spaces this included adjusting lane lengths and altering bus lanes. Kimley-Horn coordinated with various stakeholders (Broward County, Broward County Transit, Sun Trolley, Brightline Rail) and prepared workshop-style presentations for several streetscape options.

Client Name: City of Fort Lauderdale and the Fort Lauderdale Downtown Development Authority

Contact: : Elizabeth Van Zandt, MPA | Executive Vice President I 954.463.6574 | elizabeth@ddaftl.org

Address: 201 East Las Olas Boulevard, Suite 1150, Fort Lauderdale, FL 33301

Start Date: 2018

End Date: 2022

Team Members:

- Project Manager: Matt Gibson, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $2,100,000 / $2,050,000

Consultant Cost:

- $361,857

Change Orders: None

Complete Streets Initiative, Broward MPO, Broward County, FL

Description of Work:



Kimley-Horn's multidisciplinary team of technical experts and dedicated safe streets advocates assisted the Broward MPO to enhance and implement Complete Streets projects and programs. Kimley-Horn initially prepared the Complete Streets Master Plan in 2013, which defined a program of investment and identified specific projects through a unique analysis of identifying "project bundle areas" that will create a network of Complete Streets in areas of greatest need and social equity challenges. Kimley-Horn conducted Walking Audits and developed an updated Complete Streets Design Guidelines 2.0.

Client Name: Broward Metropolitan Planning Organization

Contact: Ricardo Gutierrez I Livability/Mobility Program Manager I 954.876.0044 I gutierrezr@browardmpo.org

Address: 115 South Andrews Avenue, Suite 329, Fort Lauderdale, FL 33301

Start Date: 2016

End Date: 2021

Team Members:

- Project Manager: Stewart Roberston, PE
- GIS Specialist: Erin Emmons

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $845,685

Change Orders: None

Districtwide Pedestrian and Bicycle Consultant, FDOT District Six, FL

Description of Work:



Kimley-Horn was selected to provide professional consulting services for the Florida Department of Transportation District #6 Bicycle and Pedestrian Program Support. The objective of the program is to promote conditions for safe and effective travel by foot and pedestrian issues both system wide and on a project-by-project basis, as well as coordinate these initiatives with Miami-Dade County Metropolitan Planning Organization's (MPO) Bicycle and Pedestrian Advisory Committee (BPAC).

Client Name: Florida Department of Transportation District #6

Contact: Ken Jeffries I Planning Project Manager I 305.470.5445 I ken.jeffries@dot.state.fl.us

Address: 1000 NW 111th Ave, Miami, FL 33172

Start Date: 2011

End Date: 2015

Team Members:

- Project Manager: John McWilliams, PE
- Project Engineer: Stewart Robertson, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $365,611

Change Orders: None

Parkland Parks and Recreation Master Plan, City of Parkland, FL

Description of Work:



Kimley-Horn provided specific professional services as a subconsultant to BerryDunn for the City of Parkland Parks and Recreation Master Plan. As part of these services, Kimley-Horn provided parks amenity asset inventory and classification for nine park facilities. Using data collected during the observation and inventory visits, Kimley-Horn produced exhibits and narratives for use as a component of the master plan document that also described proposed improvements and provided opinions as to the cost of those future improvements. Kimley-Horn also developed level of service (LOS) standards for the City, utilizing NRPA Park Metrics Program data to compare similar communities as well as GIS technology to clearly document location and attributes of park system assets.

Client Name: Berry, Dunn, McNeil and Parker, LLC and the City of Parkland

Contact: Charles Snow, CFE, PMP I Chief Operating Officer of Consulting Services | 207.541.2294 I csnow@berrydunn.com

Address: 6600 University Drive, Parkland, FL 33067

Start Date: 2019

End Date: 2020

Team Members:

- Project Manager: Jonathan Haigh, PLA , ASLA

Primary: BERRY, DUNN, MCNEIL AND PARKER, LLC

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $25,500

Change Orders: None

Welleby Park Expansion, City of Sunrise, FL

Description of Work:



As part of a landscape architecture continuing services agreement, the City of Sunrise tasked Kimley-Horn with the design of an expansion and major improvements to Welleby Park, located at NW 44th Street and Hiatus Road within the City. As part of the project, the City incorporated a former FPL-owned property located northwest of the developed park property. The existing building and outdoor storage yard were demolished, and the site was improved with park amenities as identified by a park master plan prepared by another consultant. The City identified a park program comprised of the following: additional parking, grading and drainage improvements, dog park facilities, a stand-alone restroom building, completing an off-street loop for the park trail system, playground area improvements, relocating a sand volleyball court, a new safety town play feature, 800-square-foot addition to the existing park community building as well as a reconfigured patio space, and a boardwalk at the lake's edge to replace portions of existing chain link fence. Kimley-Horn provided conceptual design for two options for the park redevelopment that were presented at a public presentation meeting. Our team refined the concept design and prepared design plans, including paving, drainage, utility, and signing and marking plans.

Client Name: City of Sunrise

Contact: Earl Prizlee I Capital Projects Coordinator I 954.789.8705 I eprizlee@sunrisefl.gov

Address: 10770 W Oakland Park Blvd, Sunrise, FL 33351

Start Date: 2015

End Date: 2023

Team Members:

- Project Manager: Jonathan Haigh, PLA , ASLA
- Project Engineers: Stefano Viola, PE; Jeffrey Sallee, PE; Tiffany Stanton, PE; Tom Jensen, PE; Matt Fursetzer, PE
- Project Analyst: Josue Ramos, EI
- GIS Specialist: Erin Emmons, GISP
- Landscape Architect: Tom Hargrett, PLA, ASLA

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: $3,000,000 / $5,500,000 (Construction cost included additional services as well as change in contractor)

Consultant Cost:

- $720,300

Change Orders: Amended to include electrical and communication drawings for the security system and design development for a new splash pad feature with wet and dry deck and associated furnishings.

GIS Grant Feasibility Analysis, City of Fort Lauderdale, FL

Description of Work:



Kimley-Horn was contracted by the City to develop an interactive GIS application to help with performing a preliminary assessment of areas within the Fort Lauderdale . The work included research and gathering of GIS datasets that meet the various grant requirements and developing tools to identify project locations that could align with potential grant application requirements. The analysis helped to maximize funding opportunities for future planned projects that align with grant requirements. As well as identify grants and loan funding sought and considered from Federal, State, Municipal, or other non-governmental sources.

Client Name: City of Fort Lauderdale

Contact: Karen Warfel, Transportation Planning Manager | 954.828.3798 I kwarfel@fortlauderdale.gov

Address: 290 NE 3rd Avenue, Fort Lauderdale, FL 33301

Start Date: 2023

End Date: 2024

Team Members:

- Project Manager: Amber Crane

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $14,701

Change Orders: None

Interactive Capital Improvement Program (CIP) GIS Application, City of Miami, FL

Description of Work:





The City of Miami Transportation Office recognized that the existing geographic information systems (GIS) based reporting system used to document and update the City's Transportation Program could be enhanced to more efficiently serve the needs of the City for the uses required to properly maintain, display, or update the City's transportation projects. Kimley-Horn helped with the development of an internal, web-based GIS application that would improve quality and efficiency with maintaining, displaying, and updating the transportation projects within the City. Our services included interim software interface and application development, application installation and testing, draft user manual and training, and user manual finalization.

Client Name: City of Miami

Contact: Jose Perez, Capital Improvement Program Director I 305.416.1225 I jrperez@miamigov.com

Address: 3500 Pan American Drive, Miami, FL 33133

Start Date: 2013

End Date: 2016

Team Members:

- Project Manager: Erin Emmons, GISP

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $78,525

Change Orders: None

Public Works Permitting Reviews, City of Aventura, FL

Description of Work :

Kimley-Horn was selected by the City of Aventura to review development applications submitted for compliance with City Code and other applicable regulations. We have reviewed 24 applications to date.

Client Name: City of Aventura, FL

Contact: Jake Ozyman I Public Works and Transportation Director | 305.466.8970 I jozyman@cityofaventura.com

Address: 19200 W Country Club Drive, Aventura, FL 33180

Start Date: 2019

End Date: Ongoing

Team Members:

- Project Manager: Stefano Viola, PE
- Construction Inspection: Luis Guerra

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

Consultant Cost:

- $131,426

Change Orders: None

Wilton Manors Development Review Committee Assistance, City of Wilton Manors, FL

Description of Work:

Under a continuing Professional Engineering and Consultant Services Agreement, Kimley-Horn was selected by the City of Wilton Manors to provide professional consultant services for the review of applications to the City for new development. To date, Kimley-Horn has reviewed 34 applications.

Client Name: City of Wilton Manors

Contact: Todd DeJesus, Capital Projects and Grant Administrator | 954.390.2105 I tdejesus@wiltonmanors.com

Address: 2020 Wilton Drive, Wilton Manors, FL 33305

Start Date: 2021

End Date: Ongoing

Team Members:

- Project Manager: Stefano Viola, PE

Primary: KIMLEY-HORN AND ASSOCIATES, INC.

Initial Construction Estimate/Contract Award: No construction cost associated with this project

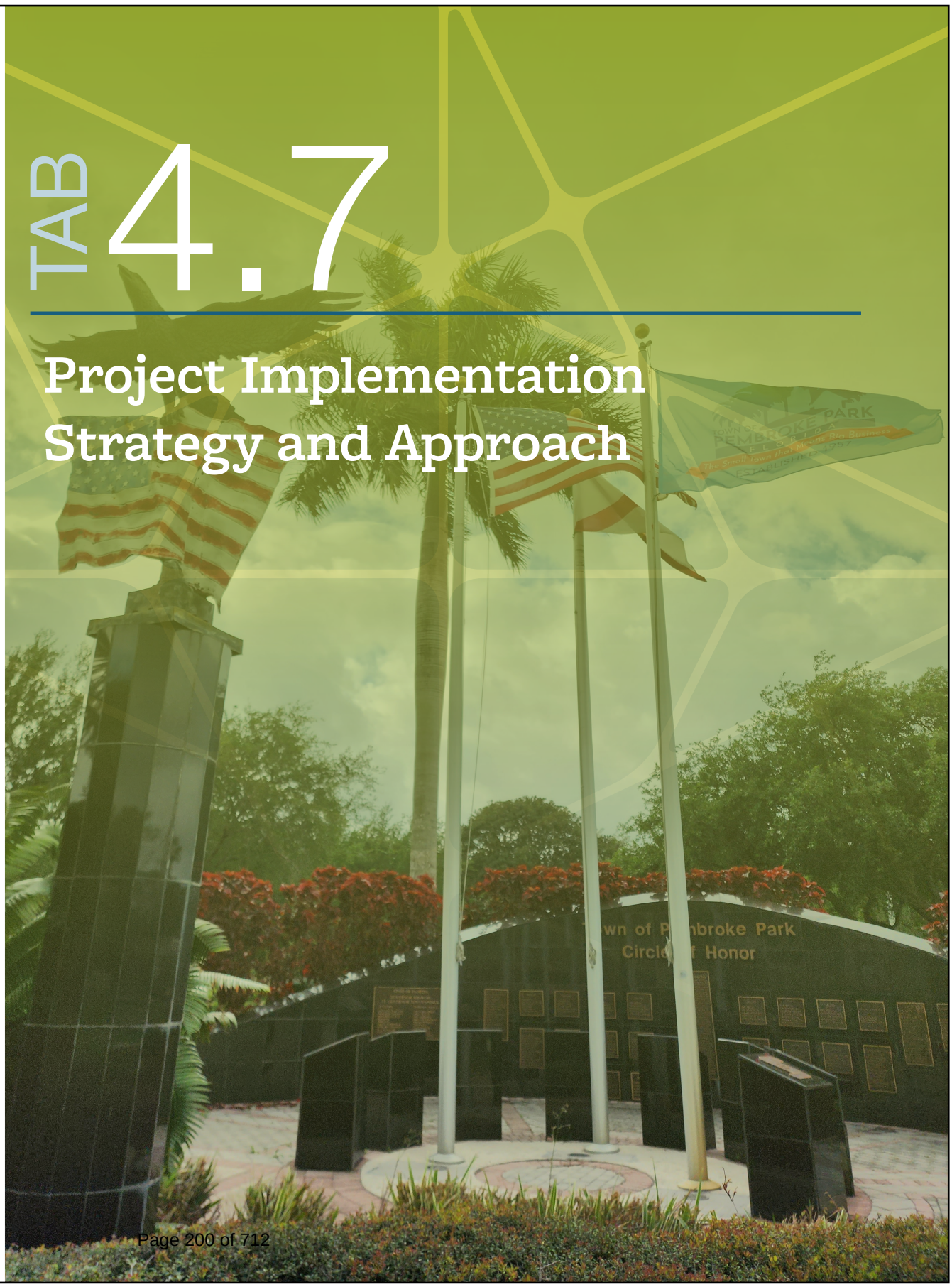
Consultant Cost:

- $56,525

Change Orders: None

TAB 4.7

Project Implementation Strategy and Approach



4.7 PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Since our inception, Kimley-Horn has been serving government clients as one of our primary practice areas. We have served more than 140 cities, counties, and local government clients throughout Florida. In addition to specific projects for public agencies, our on-call contracts have enabled us to develop strong relationships with our clients. ***Kimley-Horn is currently providing services to more than 140 Florida municipalities through on-call contracts.***

Continuing services contracts require consultants to understand the Town's needs and possess experience across various project types.

Our approach as your continuing services consultant is built on providing prompt service, customer satisfaction, conflict-resolution, and timely initiation and completion of work.

We have assembled a diverse team capable of addressing all potential tasks and services outlined in the RFQ. We recognize that each project under the continuing services contract has specific expectations that must be understood and exceeded. At Kimley-Horn, our overall approach for each project begins with effective project management and a clear understanding of the project goals.

UNDERSTANDING PEMBROKE PARK'S NEEDS, GOALS, AND OBJECTIVES

Pembroke Park is a dynamic and industrious community in Broward County. Kimley-Horn understands that prioritizing Pembroke Park's goals will be crucial in maintaining its commitment to its residents and businesses while fully aligning with the Town's priorities.

FINANCIALLY SUSTAINING A SMALL TOWN THAT MEAN BIG BUSINESS

***Understanding and Aligning with Project Goals.** We collaborate closely with Town officials to align our projects with Pembroke Park's strategic objectives. Through planning sessions and stakeholder engagements, we ensure every project is streamlined for execution and meets the community's needs.

***Monitoring Project Cost.** Kimley-Horn uses advanced project management tools to track costs meticulously from start to finish. This includes detailed estimates, real-time financial reporting, and cost-benefit analyses to optimize resource allocation and avoid unexpected expenses.

***Expert Grant Identification and Application.** Our team of grant specialists will help Pembroke Park secure funding. We identify relevant grants, develop compelling proposals, and support the application process, reducing the financial burden and enabling project success with external funding.

***Geospacial Solutions of Enhanced Efficiency.** Kimley-Horn leverages our GIS experts and software to improve decision-making and operational efficiency. This technology has the power to provide data visualization and mapping for better planning, track Town assets and infrastructure and create visualizations for grant applications.

ENHANCING PUBLIC SAFETY

***We Know Traffic Calming.** Kimley-Horn has extensive experience in both master planning and engineering design of traffic calming. We conduct thorough traffic studies to implement measures that improve safety, such as roundabouts, speed humps, and enhanced crosswalks. Community collaboration is essential to tailor these interventions effectively.

FOSTERING A STRONGER SENSE OF PLACE

***A Community Connection.** Kimley-Horn will support Pembroke Park in creating a connected community through innovative design as well as with virtual or in-person public engagement. We use social media and mobile apps to gather feedback as well as our public workshops to involve the community in shaping their environment.

TOWNWIDE REVITALIZATION

***From Planning to Engineering.** Kimley-Horn aims to empower public spaces with thoughtful design and planning using our wide range of services. Our experts have developed municipal master plans for everything from traffic calming, to utilities, stormwater, mobility, landscaping, and pavement management planning. Our strong design and project knowledge helps us develop master plans that strategically meet the Town's needs and are attainable with ease.

Kimley-Horn is committed to exceptional service, focusing on the needs, aspirations, and well-being of Pembroke Park's residents and businesses. Together, we can achieve a brighter and sustainable future.

Methodology for Projects

At Kimley-Horn, we believe the foundation of any successful project starts with the right people. Our project methodology is designed to harness the collective expertise of our diverse team early in the process, ensuring we anticipate challenges and implement effective solutions from the get-go. Our collaborative approach helps ensures that every perspective is considered. Engineers, planners, environmental specialists, and more come together to share insights and innovative ideas. This comprehensive brainstorming phase is pivotal in identifying key opportunities and obstacles.

We don't wait for issues to arise. By drawing on our extensive experience and industry knowledge, our experts can foresee challenges before they materialize. This proactive methodology allows us to make strategic decisions that safeguard your project's trajectory and avoid costly delays or rework.

Above all, Kimley-Horn is committed to exceptional client service. By engaging the right people from the start and maintaining clear, open lines of communication, we help ensure you are informed and involved every step of the way. Your vision and goals are at the heart of our methodology, driving us to create solutions that exceed expectations.

Your vision and goals are at the heart of our methodology, driving us to create solutions that exceed expectations.

PROJECT MANAGEMENT

Given the challenges of creative design, impacts of permitting, and the critical importance of cost management, effective project management is essential to the production of quality work and successful projects completed on schedule and within budget. The basic approach to any project begins with an effective and responsive project manager who understands the project requirements and is committed to developing a project team that contains the right staff for the right job and maximizes the expertise and experience of each professional.



TIFFANY STANTON, PE
Project Manager

Our project manager, **TIFFANY STANTON, PE**, will be in command and control of the project always. She will have the authority to allocate resources and troubleshoot difficulties. We pledge to view the project from the Town's perspective, examine issues in a strategic context, and provide you with tactical solutions.

Tiffany will also engage the appropriate deputy project manager depending on the project. Kimley-Horn's management approach is team-oriented, results-oriented, and saturated with top-quality people who routinely produce superior outcomes. Kimley-Horn has the depth of resources, local experience, and diversity of expertise to provide the entire scope of services required for this civil consultant services contract. For each assignment under this contract, the project manager will develop a tailored and individualized approach using a proven process.

6.1 Project Delivery Plan

TEAM SELECTION

After communicating a need for professional services, our project manager will assemble a team of appropriate supporting professionals to meet with the Town's project manager and staff to review the assignment and the scope of services. Once the proper team has been assembled for any given project, we will draw on the team's expertise to anticipate possible problems before scoping.

SCOPE AND FEE PREPARATION

Kimley-Horn will meet with Town staff to fully go over the Town's goals for the project as well as bring in our expertise for recommendations that the Town may want to incorporate. The intent is to pull together a full picture of the project and anticipate any possible challenges that the team foresees.

From this meeting, Kimley-Horn will develop a detailed project work plan for each assignment. The work plan defines who, what, when, where, and how for all project tasks with clearly defined channels of communication. This level of detail requires that the project manager and team members think the project through and develop a plan that they are responsible for implementing. The work plan also lays out project requirements and allows the team to see any improvements that can be made in the schedule at the earliest stage of the project.

This work plan will be presented to the Town in the form of a formal and detailed scope of services with a description of tasks, assigned staff, deliverables, schedule milestones, quality reviews, agency reviews, client meetings, presentations, and external client reviews. This will be coordinated with and accompanied by a task and staff-based level of effort (by hours) fee estimate, and task plan. The combined work plan will be reviewed with the Town to assure complete understanding of the services, budget, schedule, and deliverables prior to notice to proceed (NTP).

NOTICE TO PROCEED

We fully understand that starting work ahead of the issuance of an NTP complicates, not helps, project execution. Only upon receiving executed authorization and an NTP, we will schedule a formal project kick-off meeting with your assigned project manager and staff.

PROJECT KICK-OFF AND DATA COLLECTION

After receiving a Notice to Proceed, Kimley-Horn will partner with the Town of Pembroke Park on this project and will immediately schedule a kick-off meeting to identify key deliverable dates, establish project procedures, and develop a comprehensive project database. Additionally, our team will diligently collect all necessary data for the project area to help ensure a thorough understanding and successful execution of the project.

CONSENSUS BUILDING AND PROGRAMMING

The success of any project largely depends on the consensus and support from the public and permitting agencies. Our approach to building consensus and programming for any project involves a comprehensive public engagement strategy that includes community outreach through meetings, workshops, and online platforms; continuous coordination with permitting agencies through consultations and regular communication; the development of multiple project alternatives based on stakeholder feedback; and the creation of transparent preliminary cost estimates. We will utilize detailed preliminary assessments to help ensure cost accuracy and incorporate feedback from both the public and permitting agencies to refine project alternatives, ensuring that the final plan aligns with community needs and regulatory requirements.

DESIGN PROCESS



Our design process starts with an experienced team that has the right blend of vision, technical expertise, and practical experience to implement solutions that achieve your goal of creating high visual impact with a distinctive sense of place at a reasonable cost. Without vision, designs often reflect the status quo; and with a lack of implementation experience, untested design concepts can lead to maintenance nightmares. Constructing the selected design in an efficient and timely matter, consistent with public expectations, is the last stage of successful project implementation and the design process. Good final design, accurate bid documents, and management of construction are crucial factors for a successful, cost-effective project. Kimley-Horn will take the time to understand your project goals and will pull on our expertise to help craft a design that fits Pembroke Park's needs.

1. Preliminary Design Phase – At Kimley-Horn, the preliminary design phase is a crucial step in shaping the foundation of successful projects. During this phase, we diligently incorporate valuable feedback from the Town, the public, and various permitting agencies to help ensure that the needs and concerns of all stakeholders are addressed. Leveraging the selected alternative solution, our team of expert engineers and designers develop a meticulously planned and feasible solution tailored to meet project objectives. This collaborative approach helps ensure that the design aligns with community expectations and regulatory requirements from the outset.

In addition, we perform essential preliminary calculations to validate our designs meticulously. This process involves rigorous analysis to guarantee that the proposed design is cost-effective, permittable, and constructible. Our attention to detail and commitment to precise calculations ensure that the project moves forward efficiently without unforeseen complications, keeping both the budget and timeline on track. At Kimley-Horn, we take pride in delivering designs that not only meet but exceed expectations, providing sustainable and practical solutions for every project.

2. Final Design Phase – In the final design phase, Kimley-Horn advances the project design with meticulous attention to detail, setting the stage for permitting, bidding, and construction. During this critical phase, we incorporate feedback from permit agencies and integrate finer details into the project plan, ensuring that every aspect is thoroughly prepared for a comprehensive construction set of plans. Our team works diligently to refine the design, addressing all regulatory requirements and building in the necessary details for a seamless transition to the construction phase. To ensure accuracy and maintain budget control, we update the cost estimate with every progress submittal. This continuous review process allows us to monitor the project budget closely and make necessary adjustments, providing transparency and confidence to all stakeholders. At Kimley-Horn, our commitment to precision and excellence in the final design phase guarantees that our clients receive a well-prepared, detailed, and cost-effective set of plans, paving the way for successful project completion.

3. Bidding Phase (as needed) – During the bidding phase, Kimley-Horn ensures a smooth and successful process by preparing all necessary documents, including construction plans, technical specifications, and bid forms. We will also partner closely with Pembroke Park to answer any questions that may arise during the bidding process, providing seamless communication and clarity for all involved parties.

A critical component of our approach is our rigorous Quality Assurance and Quality Control (QA/QC) process, which is intensified before bidding. Although QA/QC checks are conducted throughout the design phase, we perform an additional full constructibility review before issuing the bid plans. This review is conducted by a separate QA/QC manager, ensuring an impartial and thorough examination of all project details. This extra layer of scrutiny helps us identify and resolve any potential issues, guaranteeing that the final bid documents are precise, complete, and of the highest quality. At Kimley-Horn, our meticulous QA/QC process ensures that all stakeholders can proceed with confidence, laying a strong foundation for the project's success.

4 . Construction Phase (as needed) – During the construction phase, Kimley-Horn will partner closely with Pembroke Park to ensure that the design intent is thoroughly upheld. Our dedicated in-office and field staff work tirelessly to review product submittals, assess pay applications, and evaluate change order requests. We provide regular site observations, attend progress meetings, and offer essential clarifications or design adjustments as needed. Additionally, we assist in creating punch lists and coordinating project closeout activities, ensuring every detail is addressed comprehensively.

Our team's commitment to quick response times is a key factor in keeping construction on schedule and within budget, minimizing delays and financial overruns. Furthermore, Kimley-Horn can help maintain any web-based public engagement platforms to keep the community informed about project progress. This transparency fosters trust and keeps the public abreast of important developments. At Kimley-Horn, our holistic approach during construction ensures a seamless experience, from groundbreaking to project completion.



PROJECT STATUS REVIEW MEETINGS

Kimley-Horn will schedule and conduct regular project status and review meetings with the Town to evaluate progress and to adjust services as needed. Our preference is for face-to-face meetings as a cooperative forum for interactive discussion and resolution of unforeseen occurrences or design challenges. That said, we have tools for efficient virtual meetings. Regardless of the forum, regular meetings allow project participants to be fully informed, resolve issues, and review intermediate deliverables. For all client meetings, we will prepare meeting summaries including a listing of decisions made and action items to assure that we have fully communicated. If on review of the meeting summary decisions were not fully communicated, we will issue a revised summary noting updates. This documentation allows our clients to record decisions made throughout the project or by previous staff members. It helps our clients and helps Kimley-Horn track action items. We will also provide a monthly project status report with monthly invoices.

AVAILABILITY

We are available to serve you by phone any time and can be at your office for in-person meetings with little notice. We pride ourselves on our client service and our responsiveness. Kimley-Horn will also use resources throughout the firm to cover all project demands. To do so, we maintain an effective and accurate accounting of projected staff hours for up to a six-month period through our **Castaheads** system. We know our availability at any given moment, and because we have access to the resources of 21 other offices in Florida (and more than 147 offices across the firm), we assure you we have the required staff and tools to meet critical deadlines for any task, at any time. *Our key staff availability is included in the Key Personnel Availability table on the following page.*

Key Personnel Availability	
Key Personnel	**Availability**
 **TIFFANY STANTON, PE** Project Manager; Civil Site Engineering; Stormwater Master Planning; Stormwater Collection, Conveyance, and	60%
 **STEFANO VIOLA, PE** Quality Assurance/Quality Control; Civil Site Engineering; Signing and Pavement Marking; Traffic Calming;	65%
 **KEVIN GERSZUNY, PE** Water/Wastewater Conveyance	55%
 **JASON LEE, PE** Wastewater Pump Stations	35%
 **CESAR BORGES, PE** Wastewater Pump Stations; Stormwater Pump Stations	40%
 **HEATHER RIPLEY, PE** Water/Wastewater Conveyance; Water/Wastewater Planning	25%
 **AL LAPERA, CXA, LEED AP BD+C, LEED AP O+M, EMP, FWA** MEP (Mechanical and Plumbing)	60%
 **MAGGIE GIRALDO, PE** National Pollution Discharge Elimination System (NPDES)/MS4 Permitting	30%
 **MATT BROSMAN, PE** Stormwater Master Planning; Stormwater Vulnerability Assessments; Floodplain Management	40%
 **JEFFREY SALLEE, PE** Electrical	55%
 **CHRIS NIFORATOS PE** Roadway Engineering/ Planning	15%
 **ERIC REGUEIRO, PE** Roadway Engineering/ Planning	25%
 **JAMES HOWELL, PE** Pavement Management	15%
 **JERRY PICCOLO, PE** Roadway or Bridge Repairs, Replacement, or Construction	60%
 **JAMEA LONG, PE** Structural Analysis, Design, and Reporting	45%
 **TORI BACHELER, PWS** Environmental Engineering and Permitting	65%
 **JOHN MCWILLIAMS, PE** Traffic Calming	55%
 **AMBER CRANE** GIS	35%
 **RON KAGAWA, ASLA, LEED AP** Landscape Architecture (Parks)	15%
 **JONATHAN HAIGH, PLA, ASLA** Parks; Park Planning	20%
 **CARLOS FLORIAN, PE** Cost Estimating; Building Inspections, Plans Review and Permitting	55%
 **LAURA WITTENBAUER** Grant Management	15%

APPROACH TO COMMUNICATION WITH TOWN

Regular meetings are important but are not our only means of communication. We will tailor our communication to the method that works best for the Town staff. We regularly track lists of outstanding items for each project and use the list to remind each responsible party of their task and deadlines. This process allows the Kimley-Horn team to ensure that client needs are met and that any project-related issues are promptly resolved. Communication is one of the key pillars to ensuring the timely initiation and completion of work.

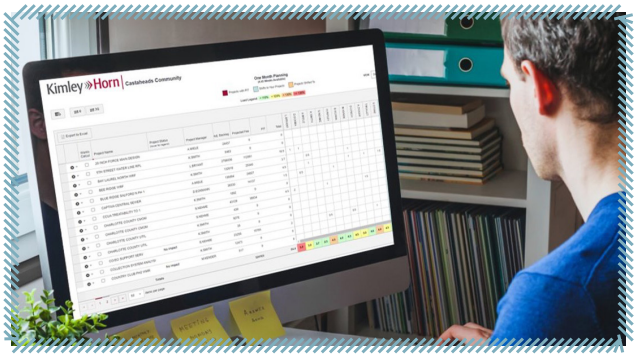
Approach to Schedule and Budget Requirements



Kimley-Horn recognizes budget and schedule control are critical to the success of the infrastructure improvements the Town will soon embark on. Meeting your schedule and budget for deliverables is not just a goal to us—it is a mandate. We will utilize our team's collective experience and past lessons learned to identify realistic budgets and schedules for each project assigned under this contract. To supplement this historical knowledge and experience, Kimley-Horn has developed internal tools, as discussed below, to facilitate detailed manpower and budget planning. These tools give us the capability to determine real time effort at any given time.

Kimley-Horn is very progressive when it comes to understanding its current workload and its capacity to take on additional work without impacting our ability to serve our clients. We use a proactive **management information system (MIS)** to continuously track our financial performance and productivity, accurately forecasting technical and manpower needs.

Schedule control begins with the preparation of a detailed schedule that includes milestone completion dates for specific tasks and the overall project. Our Project Management Plan allocates task-based hour budgets by individual. Twice monthly, the MIS generates a Project Effort Report showing actual effort expended by task. This system allows our project managers to check budget expended and current time on employee timesheets in real time. These internal controls enable timely adjustments to maintain your schedule and ensure our professional staff are on task as planned.



One of the key elements of the MIS is a proprietary manpower forecasting tool we call the **Castaheads** system. As mentioned previously, this system is accessible by our project managers and is a means of tracking and managing our staffing requirements and meeting client schedule commitments. Updated monthly, the Castaheads system forecasts our workload for the next month and the upcoming six-month period. This process helps ensure staff are available to meet contracted project schedules without compromising our ability to provide exceptional client service and the highest quality deliverables.

We will complete a project schedule specific for each task assignment, including all milestone submittals, which will be kept current throughout the life of the project. ***For specific project requests, we will treat each task under this contract as its own, recognizing that each project has unique demands requiring specific skills and disciplines***. We are committed to maintaining the schedule, keeping you informed at every stage. If for any reason a deadline is not met, our project management team will immediately communicate concerns to the Town's project manager. There will be unexpected challenges in any project; we will control what can be controlled and provide contingency reserves for dealing with the unexpected.

4.7.1 Firm's Innovative Resources and Technology

At Kimley-Horn, we are always examining our use of technology to be sure it matches our clients' needs. We understand that you want a consultant who serves as a true extension of your staff and, as such, Kimley-Horn does whatever is required to make our communication and design methods compatible with our clients. Sometimes that means we develop a project website to enhance communication between project team members. Other times it means we need to upgrade to a specific version of design software to effectively collaborate with the team. Our clients, who represent a broad range of markets and disciplines, vary widely in technological capabilities and needs; for this reason, we continuously update our own software and hardware to remain current, while also maintaining "previous versions" to serve those clients who choose not to update. By maintaining a library of resources, we can cater to virtually any client in any application. We also have advanced communication, video conferencing, and file sharing tools to facilitate collaboration of project teams. This includes Microsoft Teams, Microsoft Outlook, and other online meeting and collaboration platforms.

Kimley-Horn stays at the forefront of state-of-the art engineering technology and is well prepared to focus on the Town's system-specific needs. ***A sampling of the technologies we frequently utilize is provided below:***

- AutoCAD Civil 3D
- Microstation
- Geopak
- REVIT/BIM
- BIM 360
- ICPR4
- ArcGIS Pro
- SketchUp
- Lumion
- WaterCAD
- StormCAD

At Kimley-Horn, we are committed to consistently enhancing the value we deliver to our clients. This dedication drives us to continuously explore and implement innovative strategies and solutions. By staying ahead of industry trends and leveraging cutting edge technologies, we ensure that our clients receive the most effective and efficient services possible. Kimley-Horn's technology solutions are specifically designed to help you navigate the ever-changing world of technology and its impact on the built environment.

Our innovative technology suite addresses your engineering, planning, design, maintenance, and operations challenges. Our team of experts combine their field experience with our own software and innovative devices to provide solutions for intelligent transportation systems, smart cities, and advanced data analytics implementation and design.

A sampling of our innovative in-house tools is highlighted below.

GrantSource: An internal database to help identify and prepare grant requirements.

Access 2 Opportunity: An advanced analytics process and diagnostic planning tool that analyzes data to produce equitable and desired community outcomes.

Public Coordinate: An interactive, web-based mapping tool that allows public agencies to share project information and gather feedback.

XAK-PACK: Kimley-Horn's exclusive pump station hardware and software system that provides faster, more accurate data analysis.

Kadence: Kimley-Horn's Kadence™ software solution is a vital tool in a traffic engineer's toolbox. Our easy-to-deploy system with minimal infrastructure and configuration requirements can help you manage fluctuations in demand and short- and long-term changes in traffic patterns all from your central Traffic Management Center (TMC). With zero field components to manage, maintain, or upgrade, this integrated system will help the Town meet its objectives and increase performance.

TREDLite: TREDLite VMT automates vehicle miles traveled calculations on land use projects. The cloudbased application leverages big data including aggregated and anonymized average trip distances and trip density. It informs municipalities' planning initiatives and custom, sustainable transportation solutions. TREDLite VMT's user-friendly interface makes it fast and easy to model scenarios and output projections.

Kimley-Horn's sustainable transportation solution was designed with your needs in mind. Whether you need a fast solution to meet regulations or data to inform local planning initiatives, Kimley-Horn can help with TREDLite VMT. Forward-thinking developers and urban planners are weighing the transportation and environmental impacts of new projects on their communities.

SMARTS
A Kimley-Horn Asset Management Solution

SMARTS: Take control of all your project and program needs with Kimley-Horn's data management platform, SMARTS. Access what you need, when you need it, to keep your projects on time and within budget. Each SMARTS application is intuitive and scalable to meet the unique needs of the Town. You can store, organize, and filter project data previously stored in silos across people and programs, giving all team members a single source of up-to-date project information.

TractionTravel
A Kimley-Horn Software Solution

Traction Priority: Traction Priority gets priority vehicles through intersections efficiently, reducing travel time and improving safety for everyone. Traction Priority applies to any mode of transportation, including emergency vehicles, transit, school buses, bicycles, and pedestrian traffic. Traction Priority runs safely and securely in the Microsoft Azure cloud computing platform—which allows the Town to scale priority operations to tens of thousands of fleet vehicles and thousands of traffic signals with minimum effort and cost.

4.7.3 Quality Assurance/Quality Control

Quality control begins with the team assigned to undertake this project. Recognizing the critical importance of careful quality control, we have developed an extensive internal quality control program with a 200-page manual to guide this process, which is routinely implemented on our projects. There will be no learning-curve impact on quality for the Kimley-Horn team.

Our approach to frequent communication and to quality assurance/quality control will relieve Town staff of any significant project review efforts. A QA/QC review of project solutions and analysis, together with design reviews, will ensure a top-quality deliverable for the Town. Our team's experience in coordinating and conducting public meetings and information sessions will also relieve staff of a considerable burden. The goal of each project is to provide a safe and satisfactory outcome for your citizens. Our formal QA/QC program is based upon assigning experienced senior professionals who are otherwise qualified to manage a particular project, to serve in an independent quality control role. Our staffing depth allows us to provide such personnel, and their involvement provides the project with fresh perspective and critical eye. For this contract we have selected Stefano Viola, PE, to serve as the contract's overall QA/QC manager. Stefano will be responsible for assigning the most qualified individual to conduct QA/QC reviews at the end of each project phase to ensure that the project deliverable is not only technically correct, but also consistent with the project's objectives. The assigned QA/QC reviewer will review project deliverables for clarity, accuracy, completeness, and complete scope compliance.

ACHIEVED
Through adequate planning, coordination, supervision, and technical direction

CONTROLLED
By assigning task managers to evaluate all work flow and procedures

VERIFIED
Through independent reviews by qualified staff

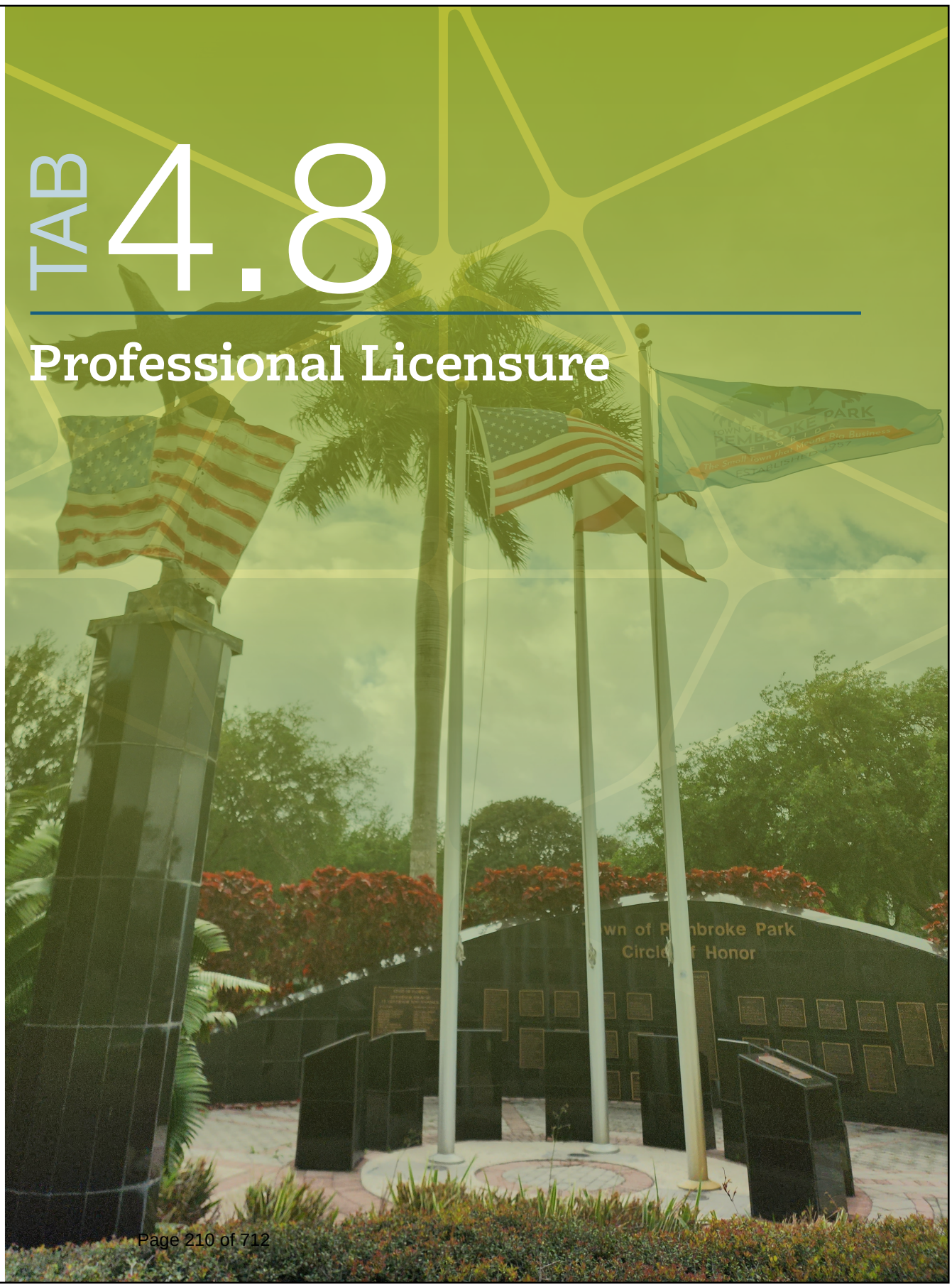
SECURED
Through careful quality control of work activities by parties not involved in the initial efforts

Our internal QA/QC program will include:

- An internal kick-off meeting held with key team members assigned to the job to clearly define the scope, outline sub-task responsibilities, establish schedules and identify project milestones and goals
- At the end of each phase, a QA/QC review will be conducted as one of several final checks to ensure that the project deliverable is technically correct and consistent with your objectives
- Any modifications required to respond to the comments and recommendations of the quality control team will be incorporated during the ongoing analysis prior to submitting our plans to you

TAB 4.8

Professional Licensure



Kimley-Horn Licenses And Certificates

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

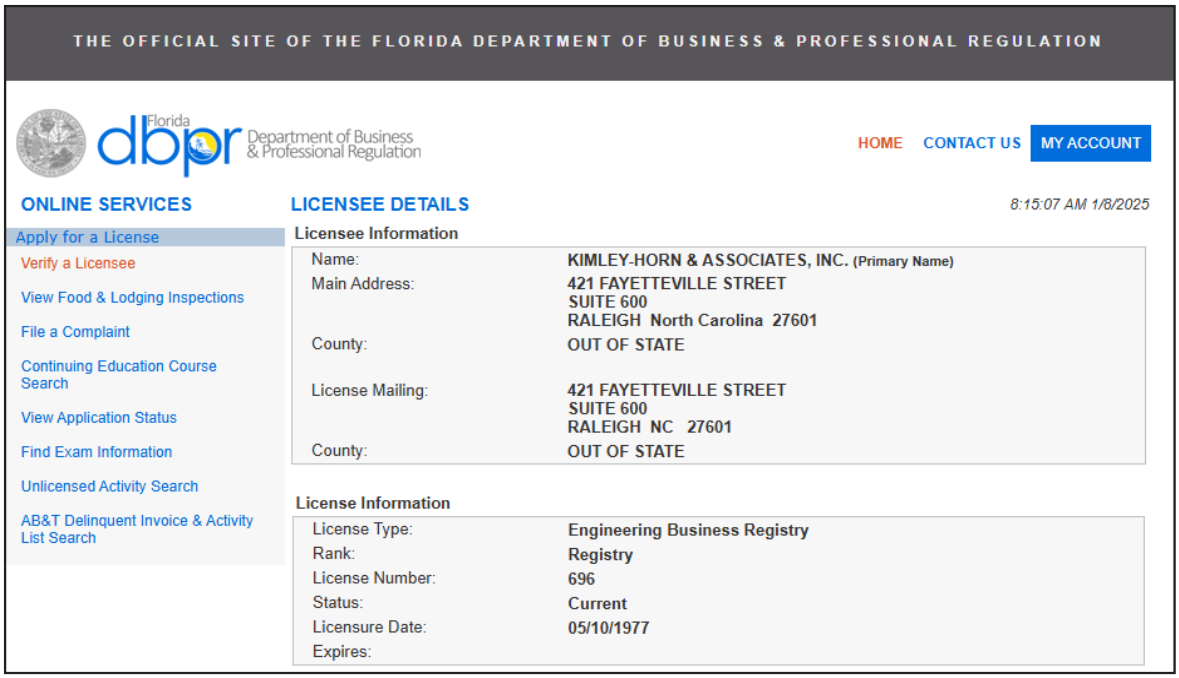
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of April, 2025

Secretary of State

Tracking Number: 6244092437CU

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

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



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LICENSEE DETAILS

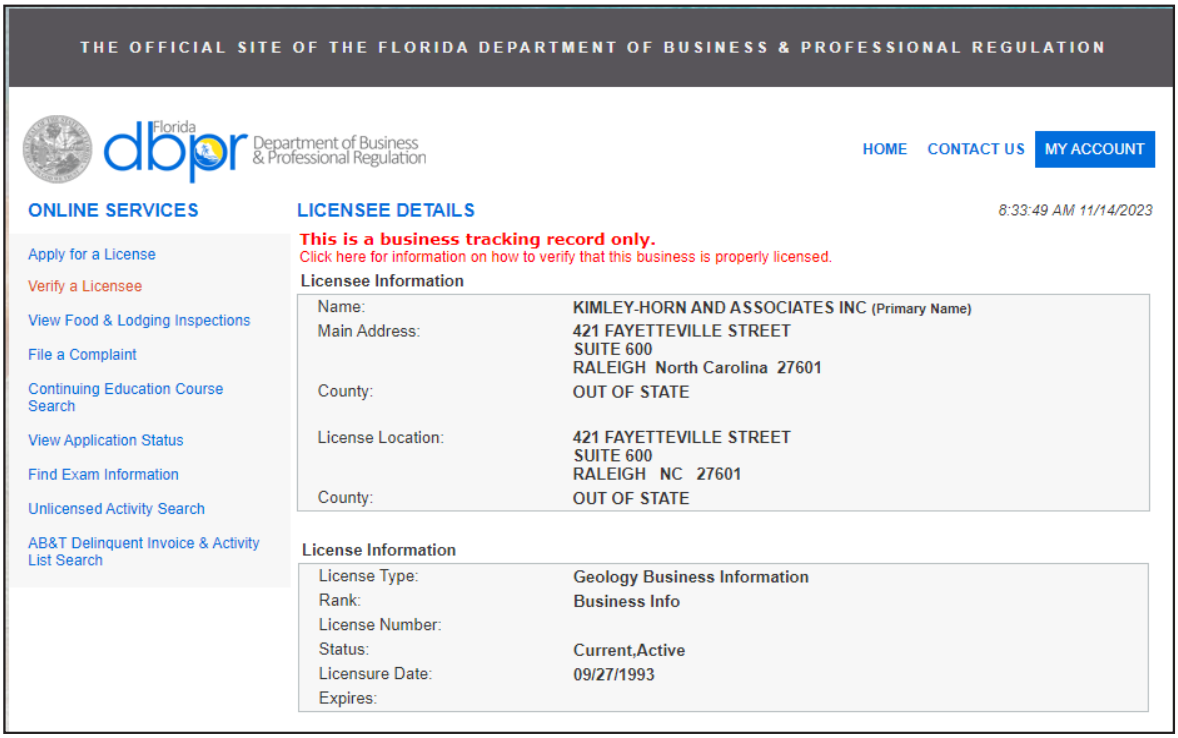
8:15:07 AM 1/8/2025

Licensee Information

Name:	KIMLEY-HORN & ASSOCIATES, INC. (Primary Name)
Main Address:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH North Carolina 27601
County:	OUT OF STATE
License Mailing:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	696
Status:	Current
Licensure Date:	05/10/1977
Expires:	



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LICENSEE DETAILS

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This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	KIMLEY-HORN AND ASSOCIATES INC (Primary Name)
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County:	OUT OF STATE
License Location:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County:	OUT OF STATE

License Information

License Type:	Geology Business Information
Rank:	Business Info
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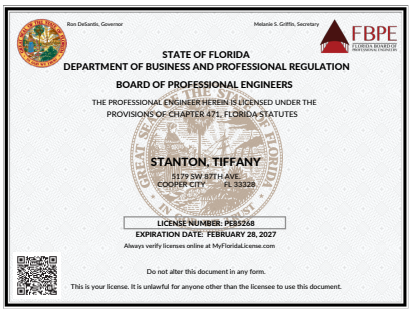
Status:	Current,Active
Licensure Date:	09/27/1993
Expires:	

Kimley-Horn Staff Licenses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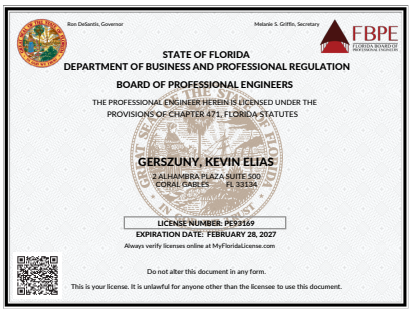
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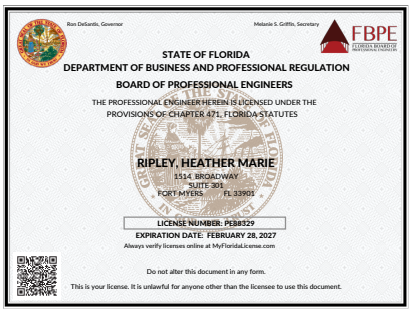
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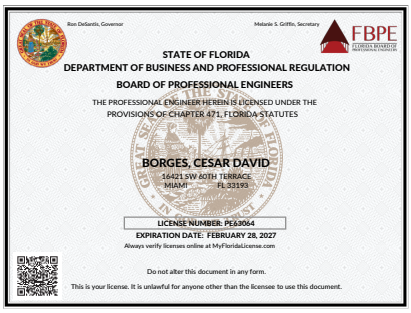
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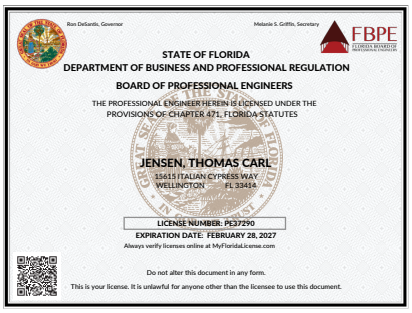
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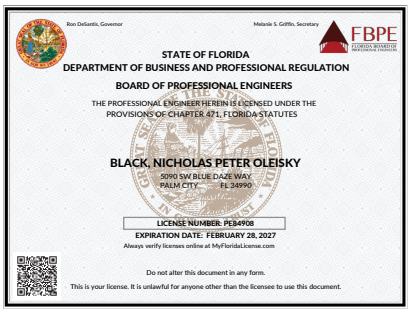
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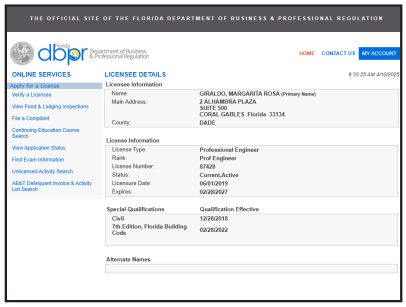
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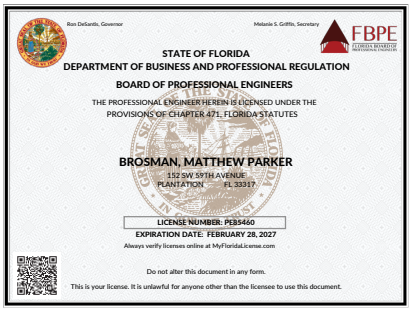
Licensee Information
Name: GIRALDO, MARGARITA ROSA (Primary Name)
Main Address: 2 ALHAMBRA PLAZA SUITE 500 CORAL GABLES Florida 33134
County: DADE
License Information
License Type: Professional Engineer
Rank: Prof Engineer
License Number: 87428
Status: Current,Active
Licensure Date: 06/01/2019
Expires: 02/28/2027
Special Qualifications
Civil 7th Edition, Florida Building Code — Qualification Effective 12/28/2018, 02/28/2022
Alternate Names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ENERGY MANAGEMENT ASSOCIATION
hereby certifies that
Albert W. LaPeara, P.E., CxA, EMP
Kimley-Horn and Associates, Inc.
has demonstrated the technical, managerial, financial, and communications knowledge required to plan and implement energy management, and passed the necessary examination to be awarded this certificate in recognition of his qualifications as an EMA
Energy Management Professional (EMP)
This registration number 1012-E48 and this certificate, valid effective 1/01/2025 and expiring on 12/31/2025, are renewable on an annual basis upon meeting all requirements for maintaining EMP certification.
EMP ENERGY MANAGEMENT PROFESSIONAL
ANAB ACCREDITED
Gretchen A. Coleman, PE, CxA, EMP, EMA Certification Council Chair
Anna Kolova, Executive Director
This certificate is the sole property of EMA and must be returned upon request.

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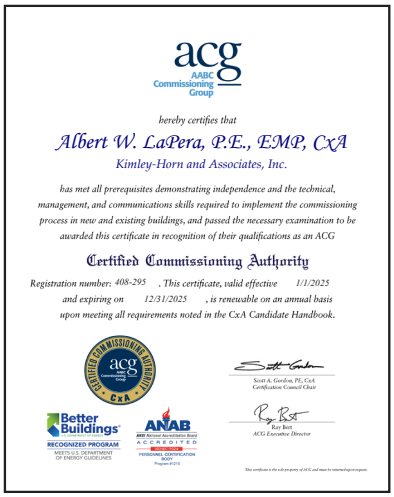


acg
AABC Commissioning Group

hereby certifies that

Albert W. LaPera, P.E., EMP, CxA
Kimley-Horn and Associates, Inc.

has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG

Certified Commissioning Authority

Registration number: 408-295 . This certificate, valid effective 1/1/2025 and expiring on 12/31/2025 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.

Scott A. Gordon, PE, CxA
Certification Council Chair

Ray Bott
ACG Executive Director

Better Buildings RECOGNIZED PROGRAM
ANAB ACCREDITED



Society of Wetland Scientists
Professional Certification Program, Inc

grants the designation

Professional Wetland Scientist

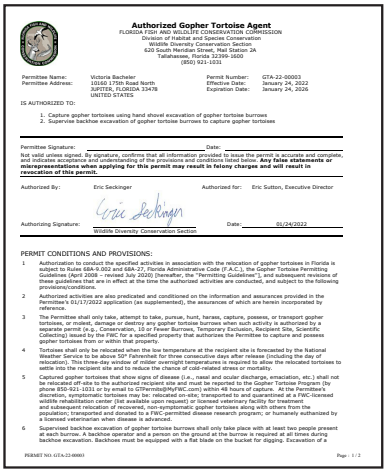
For

Victoria Bacheler, M.S.

In recognition of all the professional requirements approved by the Society of Wetland Scientists Certification Program, Inc. and verified by the Society's Certification Review Panel on 3/25/2022. Professional Wetland Scientist number 3486. Due to recertify by 3/25/2027.

Gillian Davies, PWS
President

Robert D. Sneddon, Ph.D., PWS
Review Panel Chair



Authorized Gopher Tortoise Agent
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Wildlife Diversity Conservation Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name: Victoria Bacheler
Permittee Address: 10160 175th Road North JUPITER, FLORIDA 33478 UNITED STATES

Permit Number: GTA-22-00003
Effective Date: January 24, 2022
Expiration Date: January 24, 2026

IS AUTHORIZED TO:

1. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
2. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

Permittee Signature: Date:

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger Authorized for: Eric Sutton, Executive Director

Authorizing Signature: Eric Seckinger Date: 01/24/2022
Wildlife Diversity Conservation Section

PERMIT CONDITIONS AND PROVISIONS:

1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27, Florida Administrative Code (F.A.C.); the Gopher Tortoise Permitting Guidelines (April 2008 – revised July 2020) (hereafter, the "Permitting Guidelines"), and subsequent revisions of these guidelines that are in effect at the time the authorized activities are conducted, and subject to the following provisions/conditions.

2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 01/17/2022 application (as supplemented), the assurances of which are herein incorporated by reference.

3 The Permittee shall only take, attempt to take, pursue, hunt, harass, capture, possess, or transport gopher tortoises, or molest, damage or destroy any gopher tortoise burrows when such activity is authorized by a separate permit (e.g., Conservation, 10 or Fewer Burrows, Temporary Exclusion, Recipient Site, Scientific Collecting) issued by the FWC for a specified property that authorizes the Permittee to capture and possess gopher tortoises from or within that property.

4 Tortoises shall only be relocated when the low temperature at the recipient site is forecasted by the National Weather Service to be above 50° Fahrenheit for three consecutive days after release (including the day of release). This is to ensure that adequate food resources are available to allow the relocated tortoises to rebound from the stress of relocation to the recipient site and to reduce the change of cold-related stress or mortality.

5 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site and must be reported to the Gopher Tortoise Program (by phone 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of capture. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.

6 Supervised backhoe excavation of gopher tortoise burrows shall only take place with at least two people present at each burrow. A backhoe operator and a person on the ground at the burrow is required at all times during backhoe excavation. Backhoes must be equipped with a flat blade on the bucket for digging. Excavation of a

PERMIT NO: GTA-22-00003 Page - 1 / 2



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ALBERT LAPERA

as a **Fitwel Ambassador**

JULY 3, 2017

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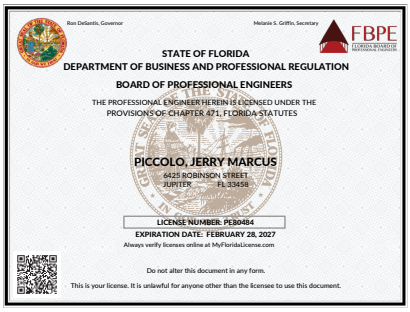
JOANNA FRANK
Executive Director, Center for Active Design

REENA AGARWAL
Director, Fitwel



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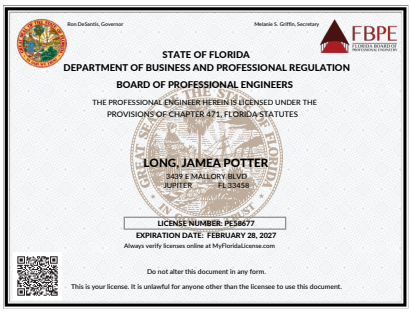

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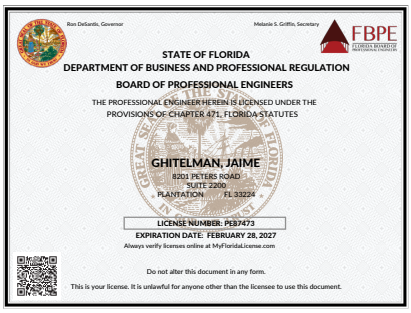

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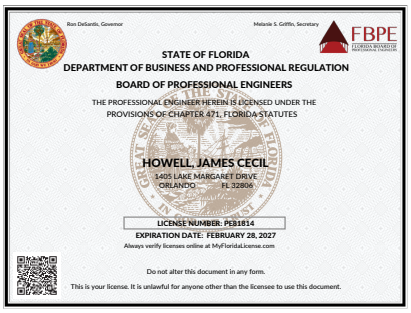

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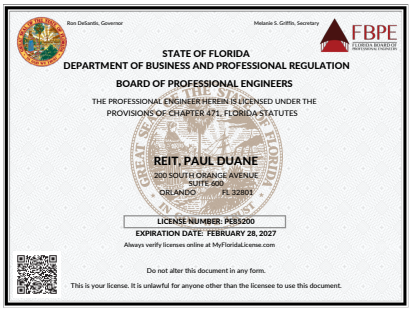
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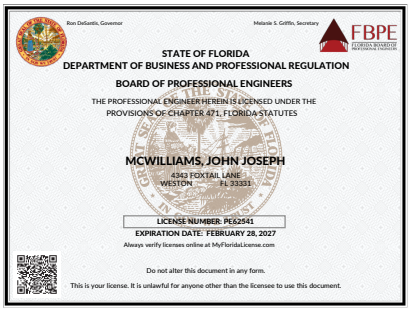
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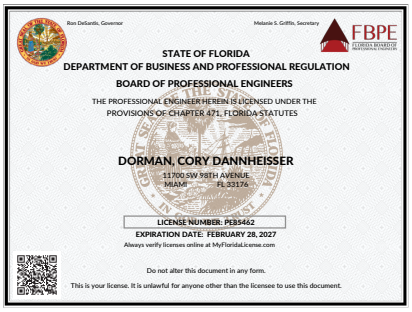
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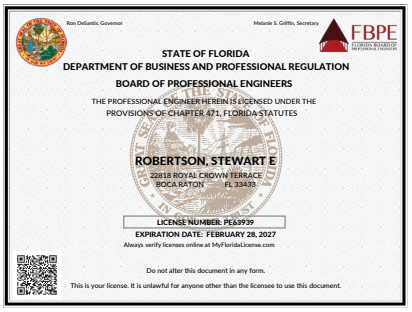
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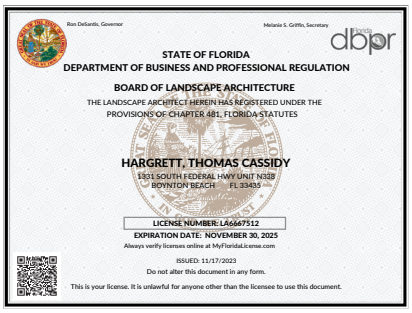
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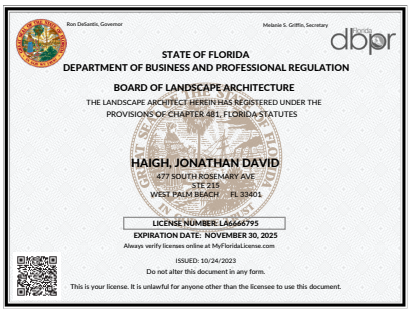
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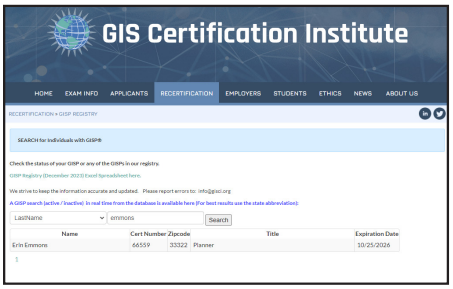

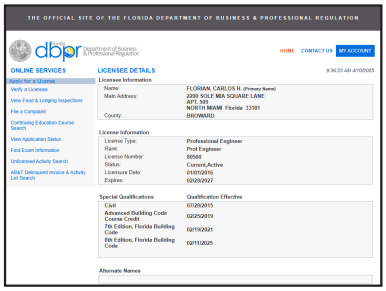

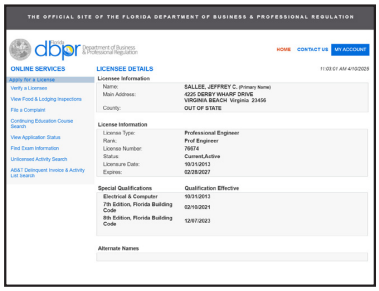

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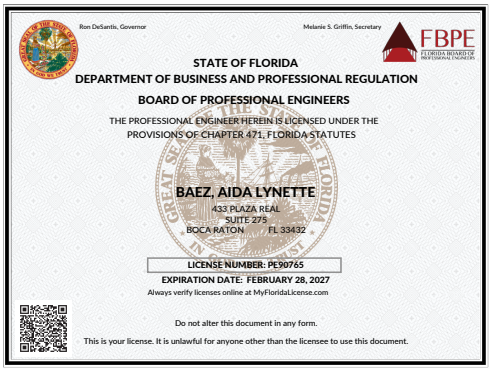
87490	Current, Active	NEWKIRK, CLIFTON	Registry		Professional Engineer	02/28/2025



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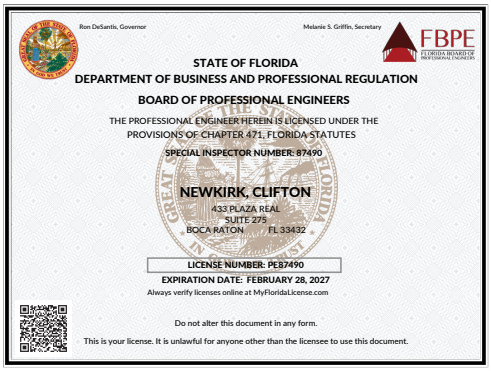

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BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

ACCORD ENGINEERING, INC.

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT, THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE) and Small Business Enterprise (SBE)

SANDY-MICHAEL MCDONALD

Digitally signed by SANDY-MICHAEL MCDONALD
Date: 2024.08.29 14:52:37 -04'00'

Anniversary Date: August 27th.

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.
A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/ECONDEV

GOVERNMENTAL CENTER ANNEX · 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 · EMAIL: SBCERT@BROWARD.ORG · TTY: 954-357-5664

ACcord Engineering continued

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

September 22, 2025

ANNIVERSARY DATE: August 27th

Mrs. Aida Baez
ACCORD ENGINEERING, INC.
1147 NE 7 AVE
Fort Lauderdale, FL, 33304

Dear Mrs. Baez:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE) and Small Business Enterprise (SBE)** certifications have been renewed.

Your firm's certifications are continuing from your anniversary date but are contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. **However, the responsibility to ensure continued certification is yours**. Failure to document your firm's continued eligibility for the CBE and SBE programs within **thirty (30) days** from your anniversary may result in the expiration of your firm's certifications. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **Periscope S2G** (f/k/a Bidsync). However, the County is in the process of switching to a new procurement system called **BPRO, powered by Bonfire**. All vendors must complete the vendor registration process in the new **BPRO** system. It is free to do so. Until the switch to **BPRO** is complete, it is advisable to register your company to do business with Broward County under both Periscope S2G and BPRO. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing or use your camera to scan the QR code.

Current Broward County Government bid opportunities can be viewed on www.broward.org/Purchasing, you may have to scroll down the page, and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in Periscope S2G or BPRO to ensure you have added all appropriate classification codes. Bid opportunities over $3,500 will be advertised to vendors via e-mail and

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Architecture/Engineering Services**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODES: 541330, 541350, 541512, 541690

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2025.09.22 13:44:58 -04'00'

Cheryl Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE SBE

Page **2** of **2**

H2R Corp

State of Florida
Department of State

I certify from the records of this office that H2R CORP is a corporation organized under the laws of the State of Florida, filed on April 14, 2016, effective April 11, 2016.

The document number of this corporation is P16000033992.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 3, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 0151631818CU

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

NGUYEN, THAI
19451 GULF BLVD
UNIT 307
INDIAN SHORES FL 33785

LICENSE NUMBER: PE66551
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

DELMAS, YVES-STANLEY
3760 MOSS POINTE CIRCLE
LAKE WORTH FL 33467

LICENSE NUMBER: PE80352
EXPIRATION DATE: FEBRUARY 28, 2027
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2/3/2021 License Menu (login.licenseMenu)

Florida dbpr Department of Business & Professional Regulation

DBPR ONLINE SERVICES

Main Menu | Update Profile | Logoff | Contact Us

Registry #31828

License Menu

Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	**H2R CORP**
License Status:	**Current**
Originally Licensed On:	**08/26/2016** (mm/dd/yyyy)
Expires On:	

Functions

Address Change
Remove This License From My Account

Back

H2R Corp continued

BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

September 23, 2025

ANNIVERSARY DATE: August 11th

Mr. David Rancman
H2R CORP
5601 Powerline Road
Fort Lauderdale, FL, 33309

Dear Mr. Rancman:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Your firm's certification is continuing from your anniversary date but is contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. **However, the responsibility to ensure continued certification is yours**. Failure to document your firm's continued eligibility for the CBE program within **thirty (30) days** from your anniversary may result in the expiration of your firm's certification. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **BPRO, powered by Bonfire.** All vendors must complete the vendor registration process in Broward County's **BPRO** system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.

To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in **BPRO** to ensure you have added all appropriate classification codes. Bid opportunities over $3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

Your primary certification group is: **Construction Services.** This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODES: 541330, 541380, 213115, 237110, 238910

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2025.09.24 16:59:37 -04'00'

Cheryl E. Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE

Inframap Corp

State of Florida
Department of State

I certify from the records of this office that INFRAMAP CORP. is a Delaware corporation authorized to transact business in the State of Florida, qualified on October 6, 1994.

The document number of this corporation is F94000005189.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 14, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of February, 2025

Secretary of State

Tracking Number: 4841033451CU

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

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

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

License No.: LB6666
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

INFRAMAP CORP
1100 N FLORIDA MANGO RD STE D1
WEST PALM BEACH, FL 33409-5263

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

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

License No.: LS5708
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

PAUL DEAN ENGLE
8033 STIRRUP CAY COURT
BOYNTON BEACH, FL 33436

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Smith Engineering Consultants, Inc.

State of Florida
Department of State

I certify from the records of this office that SMITH ENGINEERING CONSULTANTS, INC. is a corporation organized under the laws of the State of Florida, filed on June 3, 1999, effective June 1, 1999.

The document number of this corporation is P99000049883.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 19, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of January, 2025

Secretary of State

Tracking Number: 9073846044CC

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

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

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

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

SMITH, LARRY MICHAEL
2161 PALM BEACH LAKES BLVD
SUITE 312
WEST PALM BEACH FL 33409

LICENSE NUMBER: PE45997
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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BROWARD COUNTY FLORIDA
Office of Economic and Small Business Development
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

This Certificate is Awarded to:

SMITH ENGINEERING CONSULTANTS, INC.

As set forth in the Broward County Business Opportunity Act of 2012, the certification requirements have been met for:

County Business Enterprise (CBE)
Anniversary Date: August 5th

Authorized Representative

The Office of Economic and Small Business Development must be notified within 30 days of any material changes in the business which may affect ownership and control. Failure to do so may result in the revocation of this certificate and/or imposition of other sanctions.

A Service of the Broward County Board of County Commissioners
www.broward.org/smallbusiness

Florida dbpr Department of Business & Professional Regulation

DBPR ONLINE SERVICES

Main Menu | Update Profile | Logoff | Contact Us

Registry #8228

Logged in as **Smith, Larry Michael**

License Menu

Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	**SMITH ENGINEERING CONSULTANTS, INC.**
License Status:	**Current**
Originally Licensed On:	**06/21/1999** (mm/dd/yyyy)
Expires On:	
Modifiers:	**Corporation 06/21/1999** (mm/dd/yyyy)

Functions

Address Change
Remove This License From My Account

Back

Smith Engineering Consultants, Inc. continued

BROWARD COUNTY FLORIDA

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

November 19, 2024 **Anniversary: August 5th**

Mr. Larry M. Smith
SMITH ENGINEERING CONSULTANTS, INC.
412 S.E. 18th Street
Fort Lauderdale, Florida 33316

Dear Mr. Smith:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Please note: your certification is continuous but is contingent upon your firm verifying annually its eligibility in the CBE program. Each year, on the anniversary of the date you were awarded certification, you **must submit to OESBD** a Personal Net Worth Worksheet, a copy of the previous year's Business Tax Return, copies of the current professional licenses, and County and local business tax receipts. As a courtesy, OESBD will notify you in advance of your obligation to provide the continuing eligibility documents. **However, the responsibility to ensure continued certification is yours.**

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is BPRO, powered by Bonfire. All vendors must complete the vendor registration process in Broward County's BPRO system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.

To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in BPRO to ensure you have added all appropriate classification codes. Bid opportunities greater than $3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

Page 1 of 1

Your primary certification group is: **Architecture/Engineering Services.** This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following area:

NAICS CODE: 541330

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS Digitally signed by CHERYL ROBERTS Date: 2024.11.19 11:03:55 -05'00'

Cheryl Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE

Page **2** of **2**

Stoner & Associates, Inc.

State of Florida
Department of State

I certify from the records of this office that STONER & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on September 13, 1988.

The document number of this corporation is M99107.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 6, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 6536125821CC

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

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

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

License No.: LS4039
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JAMES D STONER
4341 SW 62ND AVE
DAVIE, FL 33314-3426

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Detach Here

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

License No.: LB6633
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

STONER & ASSOCIATES INC
4341 SW 62ND AVE
DAVIE, FL 33314

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

BROWARD COUNTY FLORIDA
OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

CERTIFIED

OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

THIS CERTIFICATE IS AWARDED TO

STONER & ASSOCIATES, INC.

AS SET FORTH IN THE BROWARD COUNTY BUSINESS OPPORTUNITY ACT THE CERTIFICATION REQUIREMENTS HAVE BEEN MET FOR:

County Business Enterprise (CBE)

SANDY-MICHAEL MCDONALD Digitally signed by SANDY-MICHAEL MCDONALD Date: 2024.11.06 16:57:13 -05'00'

AUTHORIZED REPRESENTATIVE

Anniversary Date: October 29th

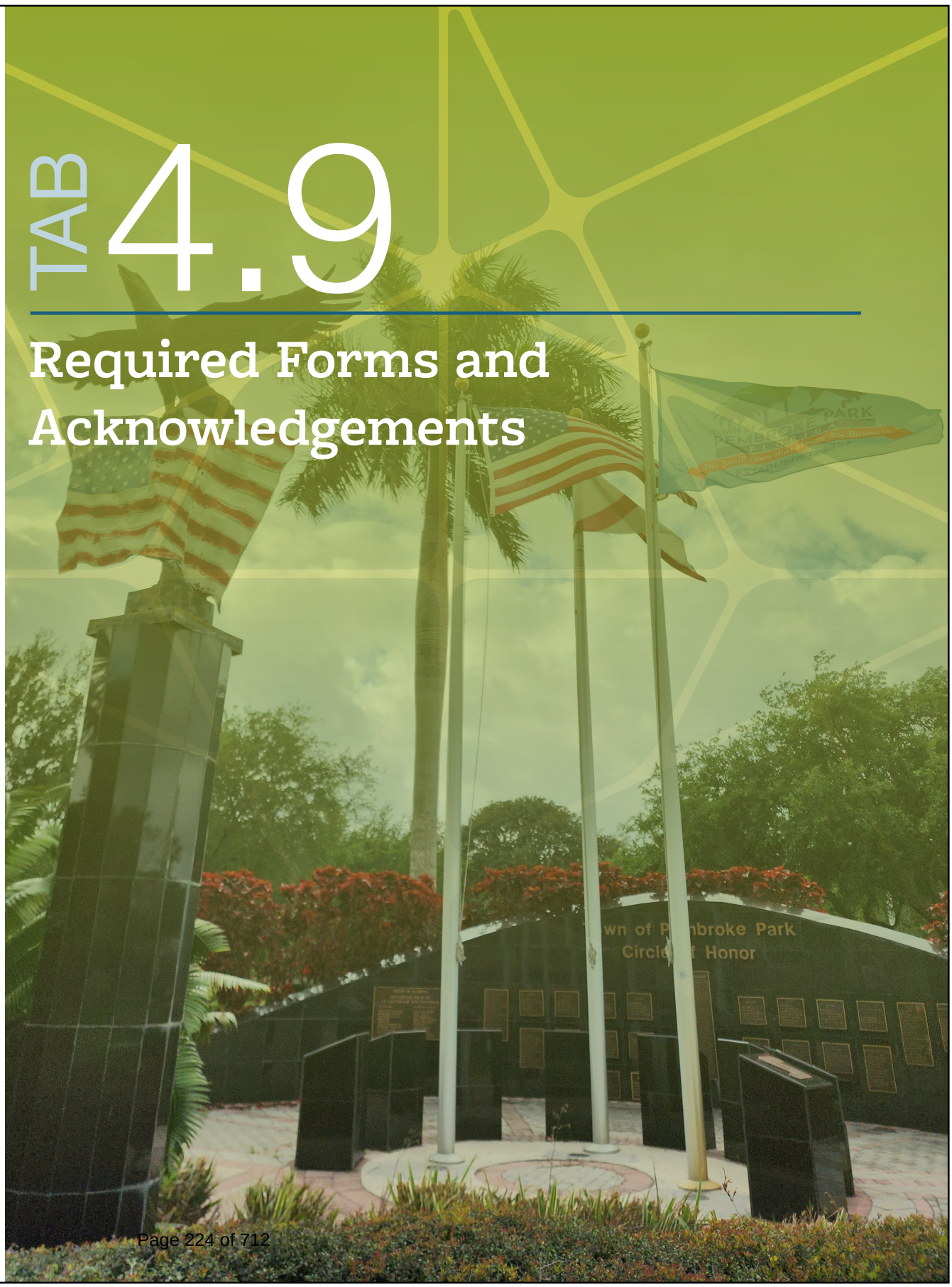
THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT MUST BE NOTIFIED WITHIN 30 DAYS OF ANY MATERIAL CHANGES IN THE BUSINESS WHICH MAY AFFECT OWNERSHIP AND CONTROL. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF THIS CERTIFICATE AND/OR IMPOSITION OF OTHER SANCTIONS.

A SERVICE OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD.ORG/SMALLBUSINESS

GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE, ROOM A680 FORT LAUDERDALE, FL 33301
TEL: 954-357-6400 • FAX: 954-357-5674 • TTY: 954-357-5664

TAB 4.9

Required Forms and Acknowledgements



SECTION 6.0 REQUIRED FORMS

Business Name: Kimley-Horn and Associates, Inc.

D.B.A.:_____ Federal I.D. No.: 56-0885615

Business Address: 8201 Peters Road, Suite 2200

City : Plantation State: FL Zip: 33324

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/5/2025

Addendum No.: 2 Dated: 11/4/2025 Addendum No.: _____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☐ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☐ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☐ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☐ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☐ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

Response required

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

Response required

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

Response required

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 375667

Response required

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

*Response required

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Kimley-Horn and Associates, Inc.
Consultant Name

11/5/2025
Date Signed

Affiant Signature

Stefano Viola, PE, Senior Vice President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was affirmed, subscribed, and sworn to before me this 5TH day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Stefano Viola who is personally known to me or who produced the following identification:_____.

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
Expires 10/28/2028
William Arbulu
My Commission HH 607019

Notary Public for the State of Florida

My commission expires: 10/28/28

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Kimley-Horn and Associates, Inc., a nongovernmental entity.

3. Kimley-Horn and Associates, Inc. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: James Coffin

Witness #2 Print Name: Micheline Doucet

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stefano Viola, PE

Title: Senior Vice President

Entity Name: Kimley-Horn and Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of November, 2025, by Stefano Viola (name of person) as Senior Vice President (type of authority) for Kimley-Horn (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____
_____ Did take an oath; or
_____ Did not take an oath

NOTARY PUBLIC
Expires 10/28/2028
William Arbulu
My Commission HH 607019
STATE OF FLORIDA

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Kimley-Horn and Associates, Inc. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: James Coffin

Witness #2 Print Name: Micheline Doucet

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stefano Viola, PE

Title: Senior Vice President

Entity Name: Kimley-Horn and Associates, Inc.

OATH OR AFFIRMATION

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of November, 2025, by Stefano Viola (name of person) as Senior Vice President (type of authority) for Kimley-Horn (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification:_____)
_____ Did take an oath; or
_____ Did not take an oath

NOTARY PUBLIC STATE OF FLORIDA
Expires 10/28/2028
William Arbulu
My Commission HH 607019

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Kimley-Horn and Associates, Inc.

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 56-0885615

4. Website address: (if applicable): www.kimley-horn.com

5. Principal place of business address: 421 Fayetteville Street, Suite 600 Raleigh, NC 27601

6. Office location responsible for this project: 8201 Peters Road, Suite 2200, Plantation, FL 33324

   Telephone No.: 954.535.5100

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation): North Carolina
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Tiffany Stanton, PE

   Title: Project Manager

   E-mail: tiffany.stanton@kimley-horn.com

   Telephone No. 954.828.0081

Name: Stefano Viola, PE

Title: Senior Vice President

E-mail: stefano.viola@kimley-horn.com

Telephone No. 954.535.5133

9. List name and title of each principal, owner, officer, and major shareholder:

a) *See attached page.

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) Parent company – (Associates Group Services, Inc., which is wholly owned by APHC, Inc)

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Kimley-Horn is a multidisciplinary consulting firm offering a broad range of engineering and planning services including civil, water/wastewater utility, structural, roadway, transportation, MEP, and construction phase services; environmental services, planning services, landscape architecture services, and an extensive range of other specialized services. Our municipal clients benefit from having access to the full range of services under the management and quality control of one firm.

Attachment with Response to Form 6.3 Consultant Questionnaire, Question 9

List of current Kimley-Horn corporate officers, principals, and shareholders As of April 26,2025

FULL NAME/TITLE	BUSINESS ADDRESS
PARENT COMPANY	
APHC, Inc., Parent Company	421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Associates Group Services, Inc., Parent Company	421 Fayetteville Street, Suite 600, Raleigh, NC 27601
PRINCIPAL OFFICERS	
Brent H. Mutti, President, Chief Executive Officer	1001 West Southern Avenue, Suite 131 Mesa, AZ 85210
Steven E. Lefton, Executive Chair	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Tammy L. Flanagan, CFO, Executive Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Aaron W. Nathan, COO, Executive Vice President	801 Cherry Street, Unit 1, Suite 301 Fort Worth, TX 76102
David L. McEntee, Senior Vice President, Treasurer	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Ashley R. Keil, Secretary	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
DIRECTORS	
Ashley M. Frysinger, Senior Vice President	11700 Katy Freeway, Suite 800 Houston, TX 77079
Aaron W. Nathan, Executive Vice President, Chief Operating Officer	801 Cherry Street, Suite 1300, Unit 11 Fort Worth, TX 76102
Brent H. Mutti, President, Chief Executive Officer	1001 West Southern Avenue, Suite 131 Mesa, AZ 85210
Brian A. Good, Senior Vice President	445 24th Street, Vero Beach, FL 32960
Emily H. Meador, Senior Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Jennifer L. Harry, Senior Vice President	401 B Street, Suite 600, San Diego, CA 92101
Joseph D. Kaltsas, Executive Vice President	401 B. Street, Suite 600, San Diego, CA 92101
Kevin M. Schanen, Senior Vice President	1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Lori A. Hall, Executive Vice President	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Steven E. Lefton, Executive Chair	11400 Commerce Park Drive, Suite 400 Reston, VA 20191
Stephen W. Blakley, Jr., Senior Vice President	200 South Tryon Street, Suite 200 Charlotte, NC 28202
Scott W. Colvin, Executive Vice President	4582 South Ulster Street, Suite 1500 Denver, CO 80237
Tammy L. Flanagan, Executive Vice President	421 Fayetteville Street, Suite 600 Raleigh, NC 27601

Kimley-Horn and Associates, Inc. is wholly owned by Associates Group Services, Inc., which is wholly owned by APHC, Inc., which is owned by over 1,000 Kimley-Horn employees, none of which own 2% or more of the outstanding shares.

IWFLFTLD011383.2025

14. How many years has your firm been in business while providing the services offered within this solicitation? 58 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Kimley-Horn and Associates, Inc.

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☑ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☐ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM I
RFQ # 25-02 Architectural and Engineering Services (CCNA)

October 22, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. **Does the Town have local or Small Business preference?**

Response: The Town does not currently have an established Local Business or Small Business Enterprise (SBE) preference policy within its procurement ordinance or CCNA selection process. However, consistent with South Florida municipal practice, the Town encourages participation by local and small firms registered within Broward County and the State of Florida and may include such participation as a qualitative consideration during evaluation.

2. **On page 30 of the RFQ it shows "Emergency Response" as a service under Structural Engineering; can the Town define this service?**

Response: "Emergency Response" within the Structural Engineering category typically refers to professional services related to post-event inspections and stabilization of public infrastructure after declared emergencies (e.g., hurricanes, flooding, or accidents). Under Florida CCNA, this includes structural assessments, shoring recommendations, temporary repair design, damage documentation, and coordination with FEMA or State agencies for reimbursement or hazard mitigation projects.

3. **On page 32 of the RFQ – Drainage and Stormwater Services category – does this include preparation of grant applications?**

Response: Yes, firms providing drainage and stormwater services may include grant identification and preparation support when the scope relates directly to project design, permitting, or resilience funding. However, standalone grant writing unrelated to technical engineering work would typically fall under separate professional services and may not be required under this CCNA contract.

4. **Are firms expected to have subconsultants to fill any services they are not qualified to perform?**

Response: Yes. In accordance with Florida Statutes §287.055, firms may form teams or include subconsultants to provide a comprehensive range of services. The Prime consultant remains responsible for overall contract performance but may list qualified subconsultants to fulfill specialty disciplines.

5. **What is the total maximum page count allowed for this proposal?**

Response: The page limits are listed in the RFQ under each section. However, the standard industry practice is 50 pages, excluding covers, tabs, and required forms.

6. **Does the Town expect separate proposals for each category?**

Response: Yes. Firms must submit a separate proposal for each professional category they wish to be considered for. Each submittal will be evaluated independently under its respective category criteria.

7. **Can the Prime apply for only one category (discipline)?**

Response: Yes. Firms may elect to apply for one or more categories based on qualifications. There is no requirement to apply for multiple categories to remain eligible.

8. **Does applying for only one category affect the evaluation?**

Response: No. Evaluations are based on qualifications within each specific category, not on the number of categories submitted. A firm submitting for one category will be evaluated on equal footing with others within that category.

9. **Can architectural firms submit independently under the Architectural category, or must they include a full multi-disciplinary team?**

Response: Architectural firms may submit independently for the Architectural Services category. The Town does not require a full multi-disciplinary team at the qualifications stage.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM II
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 4, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services for clarification to question six in Addendum I issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

- No, separate proposals are not required for each discipline. The solicitation specifically requests that within a single proposal submission; the proposer provide a summary discussion of technical qualifications and expertise for each discipline for which they are submitting statements of qualification (as identified in Form 6.4 – Designation of Qualified Discipline Form).

- Each proposer should therefore include, within one comprehensive proposal, the relevant experience, qualifications, and up to five (5) completed projects per discipline as outlined in Section 4.6.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Town of Pembroke Park
3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

ADDENDUM III
RFQ # 25-02 Architectural and Engineering Services (CCNA)

November 5, 2025

This Addendum is issued in reference to RFQ 25-02 Architectural and Engineering Services in response to questions from prospective respondents, or other clarifications issued by the Town.

All bids must be received no later than Thursday, November 13, 2025, at 10:00 a.m. at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://www.demandstar.com/ by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered.

1. Is the Town expecting the PRIME firm to provide all services under Civil, Structural, and MEP Engineering? For instance, if a firm specializes only in Civil, would we need to include subconsultants for the Structural and MEP components?

Response: Firms may team with subconsultants under Florida Statute §287.055; the Prime remains contractually responsible for overall performance.

2. Can a firm submit solely for MEP Engineering services and omit the civil and structural disciplines if those services are not provided by our firm?

Response: Firms may apply for one subcategory individually, or form teams if pursuing combined services.

3. Would the Town please remove Section 19, Conflict of Interest/Code of Ethics from the sample contract?

Response: The Town recognizes the concern regarding potential conflicts of interest and intends to ensure compliance with Florida Statutes Chapter 112, Part III (Code of Ethics for Public Officers and Employees) and §287.055(4) of the CCNA. The Town will review Section 19 during contract finalization to confirm that it aligns with these statutory

requirements and does not impose restrictions beyond the scope of state law. The final version will clarify that the conflict-of-interest provisions apply only as required under Florida law.

4. Section 3.4 “All work will be performed in accordance with high industry standards…” – Request to modify to Standard of Care language.

Response: Yes. The Town will amend the statement to align with Florida CCNA and professional practice standards, defining performance obligations according to the prevailing professional standard of care. Revised wording will reflect: “All work shall be performed in accordance with the professional standard of care ordinarily exercised by firms providing similar services in the same locality at the time the services are rendered”.

5. Can we submit as Prime & be subs in another team?

Response: Firms may serve as Prime on one submission and as a subconsultant on others; however, disclosure of overlapping participation is required for transparency.

6. Do you take preference on a team that has every single discipline, or do you focus more on a team that has high-level experience on a few categories?

Response: The Town evaluates qualifications based on depth of expertise and past performance in the category submitted, not solely on the number of disciplines represented.

7. We are a Civil Engineering Firm. Do you prefer a team with specific disciplines?

Response: Single-discipline firms are eligible; inclusion of qualified subconsultants is optional but may enhance scoring where multidisciplinary capability is relevant.

8. Is the intent of the Town to hire a full multi-disciplinary team for this contract comprised of architecture and engineering?

Response: The Town may award to multiple firms across categories; multidisciplinary teams are encouraged but not mandatory.

9. If the application is only submitted for “architecture,” will the Town pair the selected architect with the other engineering disciplines?

Response: Architectural firms may submit independently; the Town does not automatically pair firms but may encourage future teaming.

10. If the Town will not pair the selected architect, will said selected architect then have the opportunity to bring on board their multi-disciplinary team of engineers?

Response: Yes, primes may include subconsultants for supporting disciplines.

11. Please confirm whether a page limit applies to Submittal Requirements: 4.7 Project Implementation Strategy and Approach section.

Response: Unless otherwise specified, the 50-page industry standard applies to the total submittal, excluding forms and tabs.

12. Water Systems is listed for Civil Engineering, under the Design of Infrastructure projects bullet; could you please clarify under which category Sewer will be evaluated?

Response: Sewer and wastewater infrastructure fall under the Civil/Structural/MEP category — generally the Civil subcategory.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at procurement@tppfl.gov. Bidders are reminded to acknowledge receipt of this addendum as part of your RFQ submission.

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

The following individuals have authority to sign both standard and non-standard agreements directly related to serving clients ("Project Agreements"). Project Agreements include client contracts, subcontracts, project-specific vendor agreements, IPO's, contract amendments, non-disclosure agreements, teaming agreements, project-specific equipment and facility rental agreements for specific projects, and certifications related to proposals. This document does not grant authorization to sign other types of contracts or legal documents not directly related to client service such as office leases, software purchase or license agreements, tax returns, purchase agreements for supplies, or agreements to procure accounting, legal, recruiting, or similar services.

ATLANTIC

BALTIMORE CITY
Kraft, Jonathan H.
Miller, Sean T.
Murphy, Erin M.
Smith, Jeff B.

BALTIMORE COUNTY
Leffner, Nicholas J.
Hutton, Heather

BOSTON
Jacques, Christopher
Keegan, Katherine A.

CHARLOTTESVILLE
Oliver, Jonathan H.

HARRISBURG
Bankert, Larry I.
McGinley, Steve M.

LOUDOUN
Bollinger, Kyle T.
Giffin, Geoffrey D.
Stevens, Ross S.

NORTHERN VIRGINIA
Carter, Erica V.
D'Alessandro, Jonathan J.
Elman, Paul D.
Frosch, Colin
Howell, Christopher M.
Kauppila, John L.
Knox, Sarah E.
Koopman, Jennifer R.
Lefton, Steven E.
Millot, Sean M.
Musson, David B.
Powell, Meredith P.
Prunty, Robert W.
Samba, David B.
Sauro, Thomas J.
Schrader, Carly N.
Smith, Andrew T.
Teague, M. Zach
Whyte, Richard D.

PHILADELPHIA
CENTER CITY
Harmon, Amanda R.
Hughes, Paul W.
Morgan, Taylor M.

PITTSBURGH
Beaves, Adele M.
Beduhn, Tyler J.
Moldovan, William

PRINCETON
Diggan, Tony W.
Gibson, Adam T.

RICHMOND
Chance, Maxwell P.
Crum, Katie E.
Dougherty, Sean P.
Harrell, Matthew T.
Hill, Corey W.
Lickliter, Ashley C.
McCray, Danielle R.
McPeters, Brian A
Perkins, Ryan R.
White, Timothy E.

VIRGINIA BEACH
Chambers, Jon S.
Dallman, David B.
Davidson, Scott O.
Falk, Katherine W.
Farthing, Andrew P.
France, William D.
Funk, Gerald S.
Holland, Kimberly R.
Holland, Stephen R
Mackey, William F.
Mertig, Karl E.
Moser, Emily A.
Niss, Robyn M.
Schmitt, Gregory H.
Votava Charles F.
Wharton, Michelle L.
Williams, Kyle D.
Yee, Leong Wee

WHITE PLAINS
Canning, Thomas J.
Van Hise, Kevin A.

CALIFORNIA

COACHELLA VALLEY
Sutton, Mike S.

LONG BEACH
Hewitt, Melissa A.
Phillips, Chad E.
Starkey, Jonathan H.

LOS ANGELES
Duong, Danh
Fares, Jean B.
Kyle, Gregory S
Phaneuf, Alyssa S.
Ranta, Shahrzad

MONTEREY
Falgout, Mark A.

OAKLAND
Akwabi, Kwasi
Colety, Mike D.
Dankberg, Adam J.

ORANGE
Adrian, Darren J.
Bossu, David M.
Glaze, Jacob S.
Kerry, Nicole M.
Matson, Jason B.
Marechal, Jason A.
Melchor, Jason J.
Melvin, M. Pearse

PLEASANTON
Chazbek, Chadi
Johnson, Miles R.
Mowery, Michael C.
Sowers, Brian E.

RIVERSIDE
Cowan, Eugene D.
Pollock, John A.

SACRAMENTO
Bhatt, Sheetal K.
Melvin, Enda
Pittalwala, Fareed S.
Schmitt, Michael L.
Tait, Zachary T.
Weir, Matthew D.

SANTA CLARITA
Chakravarthy, Srikanth

SAN DIEGO
Barlow, Matthew T.
Becker, Justin S.
Harry, Jennifer L.
Kaltsas, Joseph D.
Madsen, Michael P.
McCormick, Matthew B.
McWhorter, Samuel L.
Podegracz, Anthony J.
Ulery, Megan R.
Valencia, Jason B.

SAN JOSE
Hedayat, Leyla
Mehta, Parag G.
Venter Frederik J.

SAN MATEO
Pulliam, John E.

CAROLINAS

CHARLESTON
Edmonson, William C.
Guy, Jonathan R.

CHARLOTTE
Blakley, Jr., Stephen W.
Denney, Seth A.
Edwards, Matthew A.
Lewis, Ryan T.
Racer, Joseph M.
Taylor, Benjamin S.

COLUMBIA
Iser, Christopher M.

DURHAM
DOWNTOWN
Lewellyn, Earl R.
Raney, Nolan D.

FORT MILL
Holcomb, John E.

GREENVILLE
Hensley, Stephen A.

HOLLY SPRINGS
Brewer, William J.

RALEIGH
Adams, Richard C.
Barber, Barry L.
Beck, Chadwick W.
Brewer, Brian J.
Cochran, Adam P.
Cook, Richard N.
Flanagan, Tammy L.
Glass, Brianne M.
Howell, Cory J.
Keil, Ashley R.
Kuzenski, John D.
Leverett, Christopher C.
Meador, Emily H.
Netzer, Lesley E.
Thompson, Erin K.

CENTRAL

DALLAS
Fraccaro, Joseph A.
Galloway, Steven D.
Harris, Mark E.
Henrichs, Tyler B.
Hoppers, Kevin P.
Moss, Bradley J.
Rader, Aaron K.
Samarripas, Anthony M.
Sulkowski, Nicholas E.
Williamson, Sarah T.

FORT WORTH
Arnold, Douglas M.
Arnold, Scott R.
Atkins, John R.
Hill, Bradley J.
Igo, Chris P.
James, Richard J.
Kubista, Kyle P.
Nathan, Aaron W.
Webb, Floyd C.

FRISCO
Coppin, Thomas G.
McCracken, Paul D.
Dickey, Kyle A.
Ross, Casey J.

IRVING/LAS COLINAS
Ante, Louis N.

FLORIDA

BOCA-DELRAY
Webber, Jason A.
Haggerty, Jordan L.

DAYTONA BEACH
Stubbs, Jarod C.

FORT LAUDERDALE
Alam, Mudassar M.
Capelli, Jill A.
Cordasco, John L.
Dabkowski, Adrian K.
Emmons, Erin N.
Falce, Christopher T.

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

McWilliams, John J.
Robertson, Stewart E.
Viola, Stefano F.

FORT MYERS
Bryant, M. Lewis
Clark, Kellie R.

GAINESVILLE
Brighton, Ali H.
Towne, Christopher D.

JACKSONVILLE
Brenny, Martin T.
Deitsch, Brian S.
Mecca, Joseph P.
Mullis, Raiford M.
Roland, George E.
Shelton, Mark W.

LAKELAND
Lewis, Jason A.
Wilson, Mark E.
White, Wayne E.
Wynn, Jared M.

LAKE NONA
Ashby, Brian S.
Stickler, Brooks A.

MELBOURNE
Husainy, Kinan F.

MIAMI
Almonte, Leonte I.
Baldo, Burt L.
Buchler, Aaron E.
Collier, Julio A.
Fernandez, Jorge L.
Fye, Barton J.

OCALA
Busche, Richard V.
Gartner, Amber L.
Losito, Gene B.

ORLANDO
Chau, Hao T.
Lenzen, Brent A.
Littrell, Lance R.
Martin, Jonathan A.
Mingonet, Milton S.
Roberts, Heather A.
Thigpen, Jonathan D.
Wetherell, Ryan S.

PALM BEACH GARDENS
Long, Jamea M.
Meyer, Alexis E.

SARASOTA
Cianfaglione, Christopher D.
Klepper, B. Kelley
Leep, Jordan E.
Pankonin, James R.
Schmid, Seth E.

ST. PETERSBURG
Arriaga, Brooke R.
Bishop, Mark C.
Dodge, Dawn M.
Walker, Jordan W.

TALLAHASSEE
DeVeau, Zachariah A.
Kalbli, Shawn C.
Lewis, Kelsey V.

TAMPA
Bulloch, Kelly B.
Collins III, Carroll E.
Gilner, Scott W.
Lee, Nathan Q.
Nadeau, Gary J.

VERO BEACH
Good, Brian A.
Hollen, Christopher J.
Lawson, Jacob B.
Roberson, Kevin M.
Thomas, Melibe S.
Van Rens, Peter J.

WEST PALM BEACH
Lee, Jason R.
Rapp, Bryan T.
Regueiro, Eric
Schanen, Kevin M.
Schwartz, Michael F.
Tercilla, Lindsey A.
Walthall, David W.

WPB DOWNTOWN
Heggen, Christopher W.
Spruce, Michael D.

MIDWEST

CHICAGO DOWNTOWN
Lemmon, Peter C.
Marnell, Colleen L.
Mayer, Joseph P.
Morton, Jr., Arthur J.
Panter, Jake H.
Whitson, Bryan D.

CHICAGO NORTH SUBURBS
Cooper, Jason C.
Tracy, Eric J.
West, Craig L

CHICAGO WEST SUBURBS
Fancler-Splitt, Rory K.
Garner, Chad S.
Heinen, Andrew N.
Kaufman, Phil R.
Walker, Michaela E.
Walker, William A.

COLUMBUS
Muller, Justin M.
Reeves, Michael C.
Schall, Andrew J.
Schnug, Regan A.

INDIANAPOLIS
Butz, Jr., William A.
Timko, Michael J.
Sheward, Bryan A.
Wolfred, Maurice A.

KANSAS CITY
Kist, Matthew D.
McKerrow, Jeff D.
Myers, Zachary

NORTHEAST OHIO
Clements, Kevin J.

TWIN CITIES
Bourdon, Brandon J.
Coyle, Daniel J.
Elegert, Brandon R.
Hume, Robert M.
Jensen, Matthew D.
Matzek, William D.
Phipps, Ryan A.
Schmitz, William J.
Wall, Lisa M.
Zimmerman, David

TWIN CITIES – SOUTH
Fosmo, Eric J.

TWIN CITIES- WEST
Kuhnau, JoNette L.
Manning, Jon T.
Wurdeman, Brian M.

MOUNTAIN PACIFIC

ASPEN
Christensen, Bryce E.

BOISE
McDougald, Brandon D.
Nicholson, Tim P.

BROOMFIELD
Pratt, Anthony J.

COLORADO SPRINGS
Gunderson, Eric J.
Hess, Mitchell O.

DENVER
Andryscik, Kory J.
Colvin, Scott W.
Garinger, Amy M.
Heiberger, John R.
Krell, Gabriel M.
Phelps, Randall J.
Rowe, Curtis D.
Salvagio, Robin
Skeehan, Daniel L.
Sobieski, Dennis M.
McGee, Meaghan M.
Valentine, Brian W.
Wilhelm, William R.

EVERETT
Lincoln, Bradley J.

FORT COLLINS
Felton, Emily P.

PORTLAND
Belsick, Jody W.
Meyerhofer, Peter N.

SALT LAKE CITY
Crowther, Brent C.
Gresham, Teresa R.
Johnson, Zachary A.
O'Brien, Molly M.

SEATTLE
Chen, Nicholas R.
Kamerath, Marcy
Reeverts, Canaan H.
Williams, David S.

SOUTHWEST

LAS VEGAS
Ahartz, Shannon R.
Jones, Christopher R.
Moles, Richard A.
Moore, Devin V.
Mosley, Michael S.
Wolf, Treasea

MESA
Burm, Jason M.
Grandy, Michael L.
Margetts, Sterling T.
Mutti, Brent H.
Walnum, Nathan C.

PHOENIX
Christian, Rajesh S.
Connelly, Alissa J.
Delmarter, Michael L.
Ehrick, Taylor R.
Henderson, Benjamin J.
Thoma, Jayme R.
Kimm, Kevin J.
Kissinger, John C.
Leistiko, David J.
Marella, Damon J.
Perillo, Adam C.
Sjogren, Timothy P.
Smalkoski, Brian R.

RENO
Hildebrandt, Timothy H.
Nasset, Brent J.

SCOTTSDALE
Jupp, Andrew M.
Rutkowski, David R.

TUCSON
Payne, Kevin W.
Rhine, Timothy J.

SOUTH

ALPHARETTA
Dufour, Zachary J.
Fanney, Angela L.
Fanney, Lawson H.
Hamilton, James R.
James, Alvin B.
Shearouse, Sarah
Stricklin, David L.
Walker, John D.
Zittrauer, Derek M.

PEACHTREE CORNERS
Ergle, Kevin B.
Fink, Kenneth L.
Smith, Patrick N.

ATLANTA MIDTOWN
Bosman, Eric S.
Coleman, Sean H.
Elsey, Jeffrey B.
Pastore, Cristina C.
Ross, Robert A.
Triplett, Katherine R.

BIRMINGHAM
Bailey, Clark B.
Johnson, Elizabeth H.

CHATTANOOGA
Skidmore, Benjamin W.

FRANKLIN
Espelet, Leonardo E.

MEMPHIS
Danley, Drake E.
Minor, Henry W.
Peregoy, Samuel J.
Peregoy, Jennifer M.

MOBILE
Starling, Charles H.

NASHVILLE
Boyd, Mark R.
Creasman, Brett R.
McMaster, Ryan L.
Neal, Philip H.

Rhodes, Christopher D.

SAVANNAH
Gwaltney, Jamie N.
Marsengill, Chris C.

WOODSTOCK
West, Brian B.

TEXAS SOUTH

AUSTIN EAST
Ponton, Clinton J.

AUSTIN NORTH
Boecker, Brian C.
Hudson, Harrison M.
Kiewit, Jordan S.
Neal, Trey A.
Parker, Brian J.
Araque, Santiago A.
VanLeeuwen, Andrew W.

AUSTIN SOUTH
Mason, Sean R.
Williams, Robert B.

BRYAN/COLLEGE STATION
Harris, Joseph C.
Lucas, Michael D.

HOUSTON
Cargill, Kenneth W.
Deshpande, Vivek
Frysinger, Ashley M.
Frysinger, Chris V.
Guillory, Michael B.

PEARLAND
Hall, Andrew T.

SAN ANTONIO
Brignon, Brit A.
Farnsworth, Jeffrey A.
Holscher, Nicholas F.

THE WOODLANDS
Freeman, Jr., Steven C.
Kirland, Mark R.
Lewis, Tyler W.



TOWN OF PEMBROKE PARK
FLORIDA
The Small Town that Means Big Business

RFQ 25-02

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

NOVEMBER 13, 2025



Town of Pembroke Park

RFQ NO. 25.02
ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS (CCNA)

November 13, 2025

Presented by **KEITH**
Alex Lazowick, PE, PMP, ENV SP
President/CEO
301 East Atlantic Boulevard
Pompano Beach, FL 33060
954-788-3400
ALazowick@KEITHteam.com

Additional contact:
Caroline Glass
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CGlass@KEITHteam.com

TAB 4.2

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TAB 4.3

COVER LETTER

KEITH
Engineering Inspired Design.

November 13, 2025

Dear Selection Committee Members,

It is with great pleasure that Keith and Associates Inc., dba KEITH, provides you with our team submittal for the **Town of Pembroke Park Civil Engineering Consultant Services Contract RFQ 25-02**. We will be submitting on the following categories:

- Civil, Structural, and Mechanical, Electrical and Plumbing Engineering Services - Civil Engineering
- Transportation, Traffic and Roadway Engineering
- Landscape Architectural Services
- Planning and Community Development
- Surveying and Mapping
- Drainage and Stormwater
- Building Inspections, Plans Review, and Permitting
- Construction Engineering Inspection (CEI)
- Project Management

We believe our team is positioned well within the community, provides the expertise within our craft, infuses all our efforts with precision and creativity, and most importantly, we know your Town. **KEITH is proudly serving the Town of Pembroke Park on the current Engineering On-Call Services Contract.** Over the past several years, the Town has continued to reshape the community by reinvesting in the public realm and we applaud the Town for continuing to value key assets for the community to ensure the future success of the Town, its businesses, residents, and visitors.

KEITH is a transdisciplinary firm that provides holistic site development solutions, offering in-house expertise in civil engineering, surveying and mapping, landscape architecture, subsurface utility engineering, utility coordination, planning, transportation engineering, and construction management services. KEITH is a team of 200 professionals and is led by Chairman, Dodie Keith-Lazowick, PSM, and CEO/President, Alex Lazowick, PE, PMP, ENV SP, with offices throughout Florida. Currently our office locations include our headquarters in Broward County, along with Miami-Dade, Palm Beach, St. Lucie, and Orange counties.

Throughout the Firm's history, KEITH has been awarded over 75 continuing services contracts. As one of the veteran consulting firms in the community, KEITH is extremely qualified to meet the Town's needs. As an incumbent firm, our team's familiarity with your Town and providing similar services through many municipalities across South Florida provides us with valuable insight into your project needs and requirements. We understand that numerous stakeholders, consultants, contractors, and agencies must work concurrently, effectively, and in harmony for infrastructure improvement projects to culminate in success. We recognize the critical importance of effectively coordinating with the Town's operations staff to minimize impacts to operations, beginning with development of design alternatives/concepts through construction.

Our experience within the Town of Pembroke Park, combined with specific discipline knowledge translates into a minimal learning curve which can save the Town precious resources, including time and money. Our involvement in the community extends well beyond the profession as we are active throughout South Florida on a philanthropic and community support level. This support may be seen in the time, talent, and treasure that KEITH continues to give back.

KEITH recognizes that our primary responsibility in this contract will be to provide accurate and timely service, as individual work orders are authorized by the Town. Careful consideration of individual project conditions, scopes, and the assignment of a responsive point of contact are necessary components in developing innovative project solutions and procedures to complete the project most efficiently and to maximize the benefit to the Town. KEITH is committed to this contract and through our team's combined expertise, experience, relationships, and client-centered approach we are confident we will bring value to the Town of Pembroke Park, its residents, and businesses.







At KEITH, we bring years of experience with a particular emphasis on municipal, multi-tasked contracts, providing the necessary leadership, and team strength, to effectuate the orderly execution of this continuing services contract. We bring to you the personal commitment of ourselves, our firm, and our long-standing reputation of accountability and no excuses. Given our current and projected workloads for the staff proposed herein, KEITH can and will provide the personnel and resources required to service this contract. KEITH manages its long and short-term workload fluctuations through a policy of proactive management and resource/personnel sharing. Our diverse staff have made the commitment of their time and energy to meet the schedule requirements of similar contracts in the past and is committed in providing unparalleled service to this contract. Delays are contained and minimized through routine weekly department/project meetings aimed at maximizing project scheduling effectiveness.

Our staff routinely operates on extended and modified work schedules allowing for expedited project executions and absorption of unforeseen schedule challenges. We carefully monitor our staff's hours, which allows us to properly plan for additional staffing requirements. This senior management oversight and weekly interaction ensures that the delivery and project communication remain with the utmost priority within the firm.

The KEITH Team has been authentically curated to provide balance between context and forward-thinking ideas, practical experience and commitment to excellence, which aims to support the Town of Pembroke Park in this continuing services contract.

As CEO/President of KEITH, I am an authorized representative who is able to negotiate terms, make binding decisions, and commit resources. We have also included our SunBiz document that shows the other members of the executive team that are authorized representatives of KEITH. KEITH will maintain all required licenses, certifications, and permits throughout the contract term.

The KEITH Team further believes authenticity is what is needed in any design to reflect the location, culture, and diverse community. Through our many years of working with the Town, we have a thorough understanding of the Town's procedures and expectations, and we are aligned with wanting the best interests of the Town of Pembroke Park. As a firm currently holding a Town of Pembroke Park continuing services contract, we want to continue our strong relationship with the Town and plan to serve Pembroke Park with the highest standards.

Respectfully,

Alex Lazowick, PE, PMP, ENV SP - President/CEO
301 East Atlantic Boulevard, Pompano Beach, FL 33060
954-788-3400
ALazowick@KEITHteam.com

TAB 4.4

PROFESSIONAL CAPABILITIES AND PROJECT EXPERIENCE

Qualifications of Firm

More than 60 years ago, the KEITH story began when we first started serving the community. Through our work and our partnerships in the area, we create the stage for everyday moments; expected and unexpected. Our projects are interconnected, touching lives, and contributing to the resilience of our community.

KEITH takes what might be considered mundane and transforms it by considering it through our unique lens. With the task-at-hand in focus our work becomes more than simply streets, parks, or utilities. Each task becomes an exceptional space where we work, live, and play. KEITH employs its more than six decades of experience to reshape each project so that it more than works, it works into the future, positively affecting our communities, and all achieved within the parameters provided by our clients. As a result, our expansive body of award-winning work exemplifies what we call ***Engineering Inspired Design***.

Looking toward the future is best done with a sound knowledge of the past. Through our founder Bill Keith's leadership, years of discipline and hard work, Bill created a legacy of a growing enterprise to his daughter, our Chairman, Dodie Keith-Lazowick, PSM. In turn, KEITH, under Ms. Keith-Lazowick's guidance has grown into a third generation of talent lead by our CEO/President, Alex Lazowick, PE, PMP, ENV SP. KEITH, constantly building on our history, stands today as a multi-disciplinary powerhouse shaping communities across Florida and beyond with state-of-the-art inspired solutions to the needs of the day.

The team at KEITH combines the technical experience of a diverse pool of professionals possessing an encyclopedic working knowledge of local and regional projects, emphasizing municipal land development and re-purposing activities. This synergy results in the development of important relationships with key agencies. This tremendous database of knowledge, information, and skill is an invaluable asset for our clients.



As a mid-size close-knit firm of over 200 professionals, we provide surveying and mapping, subsurface utility engineering, planning, civil engineering, transportation and traffic engineering, landscape architecture, construction management, and construction services. The firm was founded on the principle of achieving success by combining the latest technology with client-oriented business practices, and a staff of experienced, talented professionals.

KEITH understands the importance of community involvement and the necessity of working with local, state, and federal agencies in a hands-on cooperative manner to build consensus and receive subsequent approval of sensitive projects. This approach represents an underlying philosophy of the firm which results in a quality product, with emphasis on scheduling and cost effectiveness through team-oriented management and quality control.

Firm Experience

The KEITH Team has performed a wide variety of work for local municipalities, counties, and state agencies. Our experiences have resulted in thorough knowledge, practice of standards, and how to apply them with a practical and logical approach to problem solving. It has also allowed our team to "get connected" to municipality staff. KEITH believes that building these relationships is what it takes to truly understand the concerns of the Town and address them in a professional manner that is personal to the Town and its residents. We take pride in building long-lasting relationships and acting as a fully competent extension to our client's staff.

Managing a continuing services contract is difficult for those without experience. KEITH has provided general services for hundreds of these contracts with various municipalities and government agencies. Our staff is extremely well-versed in the nuances of servicing these contracts, understanding the unique characteristics of each community, and curates a team to successfully accomplish our goal in a timely, cost-effective manner while maintaining the highest standards.

Municipalities for whom we currently or previously serviced continuing contracts include the following:

- City of Coconut Creek
- City of Hallandale Beach
- Town of Surfside
- City of Pompano Beach
- City of Pompano Beach CRA
- City of Fort Lauderdale
- City of Parkland
- City of Deerfield Beach
- City of Hollywood
- Town of Pembroke Park
- City of Margate
- City of Coral Springs
- Town of Southwest Ranches
- Town of Davie
- City of Plantation
- City of Miami



KEITH has the administrative know-how and the staff capacity to manage large and small work authorizations, the management skills to know when to engage, and the technical expertise to ensure top quality is always delivered on time and under budget to the Town.

Pembroke Park projects include:

- Pembrok Park GEC
- SW 52nd St Sinkhole
- Monthly Planning
- Magnolia Townhomes
- Public Storage
- Koinonia Worship Center
- Pampas Soccer
- Trinity LUPA
- Zoning Reviews
- Ekos Pembroke Park
- Palmetto Lakes
- Facilities Master Plan
- SW 30th Sewer Improvements
- SURTAX Projects
- Lyons Lane Stormwater
- County Line Road Stormwater
- Town Hall Hardening
- Police Department Renovation
- 6-Acre Traffic Study
- SW 31st Traffic Study
- 30th Avenue Redevelopment
- Park Hotel Cost Recovery
- 95 Warehouse
- Seneca 800
- Valrose Awnings

A Multi-Disciplinary Approach

KEITH is a rare gem. Each of its facets, the many disciplines we provide under one roof, is another unique benefit to our clients. All these professional disciplines are offered as an in-house service every day to you. We pride ourselves on the ability to work with municipalities, government agencies, and other consultants while providing close coordination with our clients. Having access to our own in-house, multi-disciplined team means we often solve problems within our own walls. Opportunities to confer interdepartmentally are indispensable. They give us insight to the biggest picture often resulting in the saving of time and budget resources.

Civil Engineering Services

Site Plans
- Site investigation and engineering due diligence reports
- Preliminary engineering (DRC site plan approval)
- Site plan layout design
- Parking lot design
- Signing and pavement markings
- Phasing plans
- Traffic circulation analysis
- Turning movement analysis
- Demolition plans
- Value engineering
- Erosion and sedimentation control plans
- Construction administration

Paving/Grading
- Pavement design and analysis
- Grading and drainage design
- Driveway connections
- Turn Lane

Stormwater Management/Drainage
- Stormwater infrastructure design
- Master stormwater modeling
- 5-year drainage certifications

Water Distribution & Sanitary Sewer
- Domestic water infrastructure design
- Wastewater infrastructure design
- Pump stations
- Master water/wastewater modeling

Permitting
- Local/City/County Engineering/Drainage/Site/ Planning and Zoning
- State – FDEP, WMD, FDOT
- Federal – ACOE, FAA, Coast Guard
- Environmental Resource Permit
- NPDES – SWPPP
- Drainage wells
- Water and sanitary extension of public utility systems
- De-watering
- Driveway connection permit
- Utility connection permit
- Maintenance of traffic/Traffic control

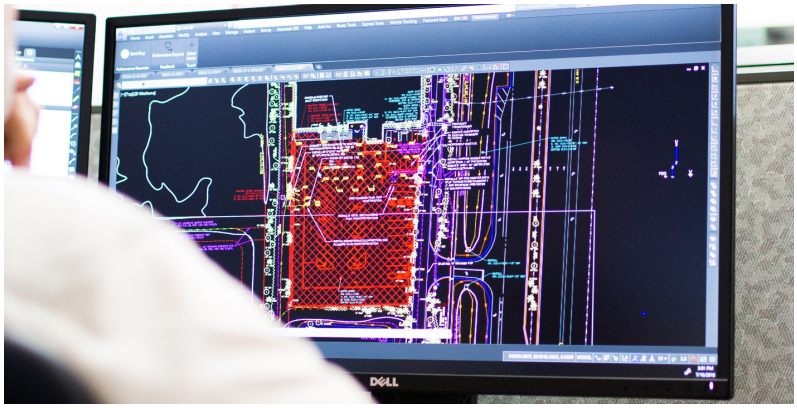
Airports/Aviation
- Aviation geometry design
- Aviation pavement design
- 7460-1 construction in the vicinity of an airport

CIVIL ENGINEERING

The KEITH Team has the expertise to provide a wide variety of general and detailed civil engineering services to respond to the diverse needs within a community. The KEITH staff have provided comprehensive engineering services involving many government agencies, institutions, and municipalities. These many years of collective experience mean that the Town's concerns with project development will be taken under consideration throughout the entire design and construction process. When planning, programming and/or assessing new construction or renovations to existing facilities, the KEITH Team is cognizant of utility operational requirements and the impact they have on our design work and schedule to successfully complete any work authorizations.

Stormwater Management: KEITH has the knowledge and proven abilities to understand the complex nature of stormwater management, in particular with low-lying areas and their susceptibility to high tide and regular rain event flooding. KEITH is familiar with this challenge and the many potential stormwater improvement solutions. KEITH is cognizant of the balance that must be achieved between the permitting requirements, restricted positive outfalls, budget limitations, and existing historical drainage patterns. Our team has the professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. KEITH has successfully implemented Light Detection and Ranging (LiDAR) information for initial topographic investigation and determine key problem low areas and applied either ICPR or the EPA SWMM software models to analyze many projects with similar characteristics found in South Florida. In addition, we are routinely evaluating the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it for other municipalities.

Water Distribution and Sanitary Sewer Collection System Services: KEITH has vast experience with studies, designs, permitting and construction administration tasks associated with water distribution and sanitary sewer collection systems. Our team has successfully worked with several of South



Florida utility providers and has been able to implement their engineering standards into the overall design to achieve permitting. KEITH has designed several sanitary sewer collection systems ranging from gravity collections to pressurized collection and transmissions systems including public and private pump stations, and our team is also familiar with low pressure system. These systems have been designed and completed throughout Broward and Miami-Dade Counties. KEITH's construction administration staff has the expertise with all AWWA/Florida HRS testing requirements of water distribution systems and all FDEP testing requirements for gravity/force main sanitary sewer collection systems. At Fort Lauderdale Hollywood International Airport, KEITH was responsible for many miles of sanitary sewer force main and water main relocations and upgrades associated with the construction of the South Runway. KEITH also has the knowledge of all the latest construction methods being used by different municipalities to achieve project completion such pipe bursting, directional drill, and other trenchless technologies.

Plan Development: KEITH has developed numerous site plans to respond to the needs of the surrounding environment from a civil engineering perspective.

Our multi-discipline approach ensures that our team will not only provide plans that are technically responsible, but also coordinate with the needs of each site, relative to the end users experience. Our team is accustomed to developing paving, grading, drainage plans, erosion control plans, Temporary Traffic Control (TTC) plans, parking lot and roadway plans, and many more.

GEOSPATIAL ENGINEERING

The KEITH Team believes that one of the key elements of design is discovering unknown physical elements, utilities, easements, potential utility relocations, or any other site encumbrances. It is imperative to have the best information before embarking on any land development effort as this will limits disruption to future development activities from design through construction. Our geospatial team focuses on survey, subsurface utility engineering, and utility coordination efforts and brings decades of experience combined with best-in-class technology including mobile LiDAR. Our field crews are cross trained to have both survey and utility experienced personnel on each crew allowing us to expand crews, if necessary. This added flexibility allows our teams to provide increased efficiency and response times.

Surveying and Mapping - The KEITH Team has completed and performed similar assignments for consulting service contracts which include numerous surveys for horizontal and vertical geodetic control surveys, construction layout and as-builts, topographic, digital terrain models (DTM), boundary determination, ALTA, trees and other special purposes for the preparation of maps, plats, sketches and legal descriptions. Data is collected using a wide variety of equipment from traditional levels and total stations, GPS units, static and Terrestrial Mobile LiDAR (TML) scanners and the Hydrone, a remote-controlled boat used for hydrographic surveys. The final surveying and mapping deliverables are provided in AutoCAD or MicroStation files.

Subsurface Utility Engineering (SUE) – The KEITH Team provides the ability to research, locate, and map subsurface elements in an accurate method to provide a thorough understanding of what lies beneath. Primarily the intent is to coordinate existing utility locations, however the team might also locate foundations, buried tanks, and other unknown

Geospatial Services

- Boundary/Alta surveys
- Topographic surveys
- As-built/Record surveys
- Platting
- Tree surveys
- Cross-sections and profiles
- Control surveys
- Wetland/Mitigation surveys
- Construction surveys
- Drainage surveys
- Engineering design services
- Global Positioning Systems
- Differential leveling
- Construction surveys
- Utility coordination
- Geographic Information Systems
- Right-of-Way mapping
- Monumentation of Right-of-Way
- Digital Terrain Models
- Hydrographic/Bathymetric surveys
- Photometric control surveys
- Legal descriptions
- Expert witness testimony
- Geophysical investigations
- Non-destructive vacuum excavation
- Multi-Channel Ground Penetrating Radar
- 3D underground mapping and concrete imaging



underground elements. Through use of Ground Penetrating Radar (GPR), test holes, and other exploration techniques the data collected can be invaluable to coordinating any development project.

Utility Coordination (UC) - The KEITH Team is comprised of experts who will coordinate with the utility agencies throughout Florida. Many of our team members are former employees of these agencies so from the initial contact to the final stages of development our team is very capable to get the job done. Typically, these agencies include Florida Power and Light (FPL), TECO, Comcast, AT&T, Verizon, and similar power, communication, TV cable, fiber- optic, and gas companies. Our team will ensure that the record drawings and proposed design plans from utility owners will be reviewed from the start and coordinated through development phase and the construction process.

Our team of experts also includes utility coordination managers with extensive experience in working with facility owners, design teams and agencies to mitigate conflicts between existing facilities and proposed designs. Our relationships with area utility agencies serve to facilitate negotiations, expedite requests for available records and ultimately the successful certification of each project.

PLANNING

The KEITH Team believes that a thorough understanding of codes, land use regulatory agencies, entitlement process, and more is required to navigate the development of a community. Our teams' approach to planning looks at creating form and ensuring the function of the space measures to the environment and community's needs. Our team has worked as City Planners, Planning Directors, and as City Planning Consultants for various municipalities to guide everything from public engagement, vision planning, due diligence, and rezoning through entitlement. Through their time in public service, they gained valuable insight into the constraints, challenges and opportunities public agencies encounter as they carry-out their mandates. This understanding informs their approach when overseeing public agency contracts. In addition to the public sector, our team has a sound grasp on the needs for private development. This balance approached allows our team to provide insight on a wide variety of projects, while considering every angle of response.

KEITH has a vast amount of experience in providing professional planning services. This includes long-range planning services, comprising of comprehensive planning, evaluation and appraisal reports, preparation of land development applications including, rezoning, platting, delegation requests, and site planning. Our planners have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. Our team is experienced in all aspects of planning, including the creation of a framework in which development parcels, massing, heights, relationships of buildings, circulation and streets are defined in enough detail to define predictable outcomes, but with sufficient flexibility to allow various responses to actual developers and designers, of which there may be several within one master plan area.

Planning & Landscape Architecture Services

- Site due diligence and analysis
- Master planning, urban design, and site design
- Hardscape, paving, fine grading
- Pool/water and specialty feature design
- Landscape and irrigation design
- Pedestrian and site lighting/ photometrics
- Platting and plat note amendment
- Rezoning and land use amendment
- Conditional use permit
- Right-of-way vacation
- Site plan approval processing and agency coordination
- Certified Arborist review and appraisal

We also have significant expertise with planned unit developments, form-based codes, and non-physical aspects of master planning, such as funding, scheduling, and phasing. Our team has prepared master plans for various jurisdictions and agencies. We can also provide numerous planning studies including, but not limited to, parking studies, corridor studies, state-mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies. We understand the necessity for continual input during the conceptual site planning design stages to assure a satisfactory final community site plan.

LANDSCAPE ARCHITECTURE



The KEITH Team believes that landscape architecture is the creative fusion of art and science to develop resilient solutions for the community. Our team of experts provides a wide range of services that blend our multidisciplinary approach to create a solution for each development scenario. These solutions start with creative thinking, decades of experience and end with the built environment. Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas, and various urban redevelopments. Whether it is in meeting the code of landscape ordinances with creativity or in creating spectacular lush destinations—we bring experience, knowledge, fresh energy, and innovation to each project.

KEITH has a vast amount of experience in providing professional landscape architectural services and has worked with dozens of agencies with similar general services contracts. This includes development of site plans, hardscape plans, fine grading, site lighting, photometrics, planting, irrigation, specialty features, pools/water features and the supporting details. Our team communicates these solutions in a variety of formats including hand renderings, CADD, BIM or 3D Visualization to ensure ideas our understood by the public, elected officials and/or the contractors. From the broadest stroke to the finest detail, our collective team is prepared to deliver.

In addition to landscape architecture, our team has licensed experts to provide Certified Arborist services. Combined with our geospatial team, our arborists will locate, identify, and accurately assess all the existing tree and palm canopy species on a site. The team will work with the local agency, contractors, and owners to determine the appropriate mitigation, preservation, or relocation efforts a site might require. From being in the field collecting data to successful navigating an agencies mitigation/entitlement process, our team is prepared to deliver.

TRAFFIC AND TRANSPORTATION ENGINEERING

The safe and efficient movement of people, goods, and vehicles is the focus of our traffic engineering practice. Because we understand that traffic is connected with, is impacted by, and itself affects other facets of development, our experienced staff provides a holistic approach to solving and providing insight into traffic engineering challenges that can be typical of our region or that are unique to a community. By drawing upon our interdisciplinary expertise, we can incorporate ideas such as multi-modal solutions, intelligent transportation



systems and complete streets into traffic designs, studies and analyses that effectively optimize transportation solutions. Whether designing to maximize on-site parking, performing analyses to determine traffic patterns or preparing signal plans, our team focuses on providing solutions that address the needs of each project. This informed approach thoughtfully analyzes current industry trends, while adhering to the requisite engineering standards and practices to yield professional, reliable and cost-effective results that allow both our public and private sector clients to meet all of the goals and regulatory requirements essential to the successful completion of their projects.

CONSTRUCTION MANAGEMENT

KEITH has provided construction related services for projects ranging from airport facilities, residential communities, commercial projects, and recreational parks including structures, terminals, roadways, parking lots, and utility infrastructures. The best construction management practice is to maintain a close working relationship with all parties involved and to respond quickly and effectively to any issues that may arise. This approach coupled with our experience and knowledge, offers our clients the opportunity to minimize cost overruns and delays during construction through pre-design services, design and construction oversight, and construction administrative services.

KEITH is able to provide construction management duties and responsibilities which may include but are not limited to the following:

- Bid Evaluation
- Construction Administration
- Consultant/contractor/materials testing coordination
- Agency coordination including MOT (Maintenance of Traffic)
- Project controls utilizing the county's records system for financial reporting and project recordkeeping with strict adherence to county policy
- Estimating and scheduling
- Oversee daily job site activities with supervisors, engineers and inspections, as needed

Traffic Engineering Services

- Operations and corridor studies
- Traffic simulation
- Interchange analyses (IJR, IMR, SIJR, SIMR, IOAR, SOAR, more.)
- Crash analyses and diagrams
- Safety studies
- Intersection signal warrant studies
- Parking studies
- Parking lot designs analyses
- Site circulation and roadway designs
- Trip generation reports
- Traffic impact studies
- Origin/Destination studies
- Bicycle and pedestrian plans
- Concurrency and development review
- Signal design
- Signalization plans
- Signing and marking plans
- Traffic engineering support to FDOT districts, counties, cities
- Roadway compliance reports
- Land use amendments
- Traffic control agreements

Program & Construction Management Services

- Bid evaluation
- Construction administration and management
- Consultant/Contractor/Materials testing coordination
- Agency coordination including Maintenance of Traffic
- Project controls utilizing County Records System for financial reporting and project record keeping
- Estimating and scheduling
- Oversee daily job site activities
- Quality Assurance
- Safety/Risk management
- Oversight of permitting and inspections
- Coordinate all temporary badges, visitor passes, escort-related badges, badge renewals, vehicle decals, airside driver endorsement
- Review and approve all pay applications
- Assist with all environmental standards, FAA rules and regulations and state and federal DOTs
- Advise on and comply with all security policies
- Contract close-out certifications

- Quality Assurance
- Safety and Risk Management
- Oversight of permitting and inspections
- Coordinate all temporary badges, visitor passes, escort rated badges, badge renewals, vehicle decals, airside driver endorsement, and any other required security issues
- Report to contract program manager or designated Project Manager as applicable
- Review and approve all pay applications for earned value and contract compliance which may include change orders, CPEAMs, release of retainage, and final payments
- Be knowledgeable with county contract delivery methods such as CM@Risk, fixed bid, unit price and design/build
- Be knowledgeable with all environmental standards, FAA rules and regulations and State and Federal DOTS
- Advise on and comply with all security policies.



KEITH is committed to delivering an effective level of oversight and stewardship of any construction program. We focus on program practices and techniques that add value and help to ensure effective oversight and acceptable accountability.

CONSTRUCTION ENGINEERING INSPECTION (CEI)

KEITH has experienced and qualified staff, trained in providing CEI services. Our inspection staff members are Construction Technician Qualification Program (CTQP) certified. From construction managers to technical inspection personnel, our highly efficient team has the flexibility to support private development clients as well as governmental municipalities and State agencies (FDOT). We provide an array of Construction Engineering and Inspection services including contract administration, construction management, document control, utility coordination, observations / inspections, schedule and cost controls, and contract close-out certifications. The unique ability to understand and recognize both construction constraints and the processes required for a successful project is what defines the KEITH CEI Team.

PERMITTING

Permitting to facilitate construction of improvements is a critical element in the overall project management process. Permitting can be extremely time consuming and may result in project delays and cost overruns. It is, therefore, critical that members of the project management team work closely with the client, other consultants, and the respective agencies to identify issues of importance to regulatory agencies during early stages of the design process.

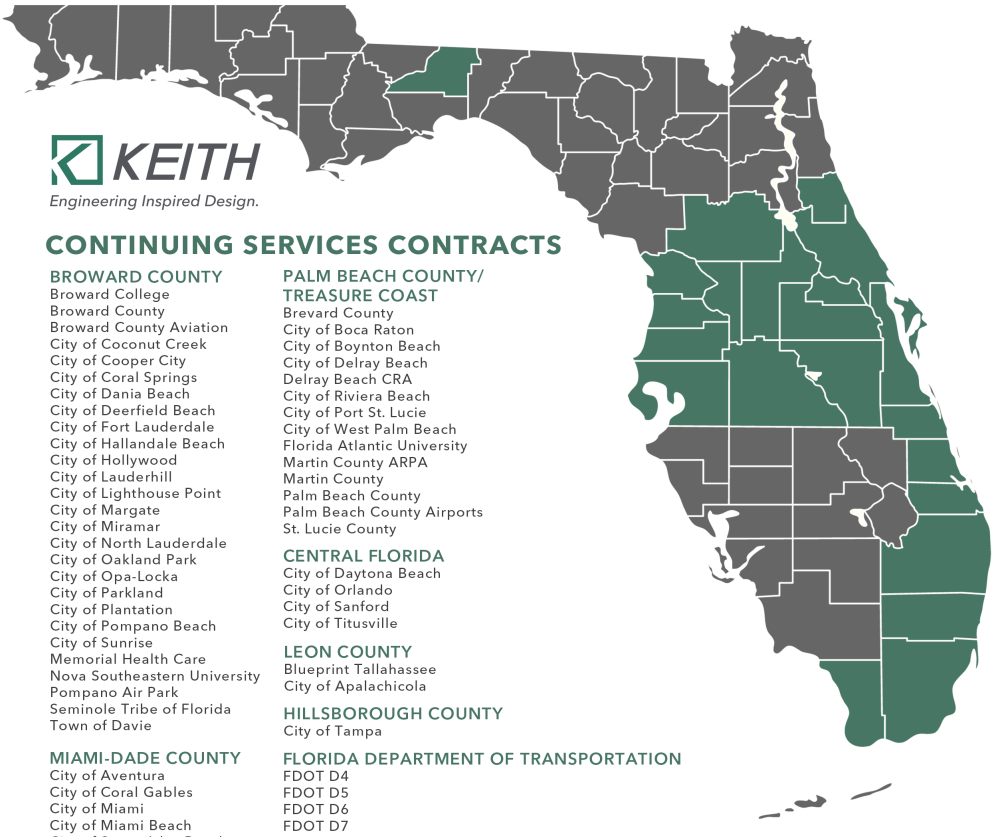
To facilitate an orderly flow of our design services, KEITH utilizes a hands-on approach, meeting early in the process with regulatory agencies having jurisdiction over the site to evaluate their standards and assess the issues relative to their approval process. Our project approach includes permitting as a specific task in our scheduling process and given the magnitude of the assignment, schedules may be updated more frequently to assure compliance with the overall project schedule. KEITH's experience in dealing with the regulatory agencies enables us to secure the necessary permits in a most expeditious manner.

TAB 4.5

EXPERIENCE OF KEY PERSONNEL AND PROJECT TEAM

Prime Proposer Overview

- Company Name: Keith and Associates, Inc., dba KEITH
- Headquarters: Pompano Beach, FL
- Years in Operation: 27
- Core Competencies:
  - Civil Engineering
  - Transportation, Traffic and Roadway Engineering
  - Surveying and Mapping
  - Landscape Architecture
  - Planning and Community Development
  - Drainage and Stormwater
  - Building Inspections, Plans Review and Permitting
  - Construction Engineering Inspection (CEI)
  - Project Management
- Certifications & Licenses:
  - Engineering - 7928
  - Landscape Architecture - LA6666804
  - Surveying and Mapping - LB6860



CONTINUING SERVICES CONTRACTS

BROWARD COUNTY
Broward College
Broward County
Broward County Aviation
City of Coconut Creek
City of Cooper City
City of Coral Springs
City of Dania Beach
City of Deerfield Beach
City of Fort Lauderdale
City of Hallandale Beach
City of Hollywood
City of Lauderhill
City of Lighthouse Point
City of Margate
City of Miramar
City of North Lauderdale
City of Oakland Park
City of Opa-Locka
City of Parkland
City of Plantation
City of Pompano Beach
City of Sunrise
Memorial Health Care
Nova Southeastern University
Pompano Air Park
Seminole Tribe of Florida
Town of Davie

MIAMI-DADE COUNTY
City of Aventura
City of Coral Gables
City of Miami
City of Miami Beach
City of Sunny Isles Beach
Miami-Dade County
Town of Surfside
Village of Key Biscayne

PALM BEACH COUNTY/ TREASURE COAST
Brevard County
City of Boca Raton
City of Boynton Beach
City of Delray Beach
Delray Beach CRA
City of Riviera Beach
City of Port St. Lucie
City of West Palm Beach
Florida Atlantic University
Martin County ARPA
Martin County
Palm Beach County
Palm Beach County Airports
St. Lucie County

CENTRAL FLORIDA
City of Daytona Beach
City of Orlando
City of Sanford
City of Titusville

LEON COUNTY
Blueprint Tallahassee
City of Apalachicola

HILLSBOROUGH COUNTY
City of Tampa

FLORIDA DEPARTMENT OF TRANSPORTATION
FDOT D4
FDOT D5
FDOT D6
FDOT D7
FTE

WATER DISTRICTS
South Florida Water Management District

KEITH has provided general services for hundreds of on-call contracts with various local governments throughout South Florida. Our staff is well-versed in the nuances of servicing these contracts, understanding the unique characteristics of each community and fashions a team to successfully accomplish our goal in a timely, cost-effective manner with the highest of standards maintained. The contracts above are similar to the scope of services to be performed under this contract.

Roles and Responsibilities

KEITH will be solely responsible for all aspects of this contract. The following table outlines how each category of service will be handled internally:

Category	Responsible Department	Lead Staff Member
Civil Engineering	Civil	Michael Pinzon, PE
Transportation, Traffic and Roadway Engineering	Transportation	Lori Treviranus, PE, RSP1
Surveying and Mapping	Surveying	Bryan Merritt, PSM
Landscape Architecture	Landscape Architecture	Kelli Schueler, PLA, LEED AP
Planning and Community Development	Planning	Michael Vonder Meulen, AICP
Drainage and Stormwater	Civil	Michael Pinzon, PE
Building Inspections, Plans Review, and Permitting	Construction Program Management	Jonathan Weymouth, PE
Construction Engineering Inspections	Construction Program Management	Jonathan Weymouth, PE
Project Management	Civil	Michael Pinzon, PE

Key Personnel Qualifications

The following individuals are proposed as key staff for this project. Each has a minimum of five years of experience:



MICHAEL PINZON, PE
PROJECT MANAGER AND CIVIL LEAD
8 Years of Experience



LORI TREVIRANUS, PE, RSP1
TRANSPORTATION, TRAFFIC AND ROADWAY LEAD
24 Years of Experience



KELLI SCHUELER, PLA, LEED AP
LANDSCAPE ARCHITECTURE LEAD
21 Years of Experience



MICHAEL VONDER MEULEN, AICP
PLANNING AND COMMUNITY DEVELOPMENT LEAD
39 Years of Experience



BRYAN MERRITT, PSM
SURVEYING AND MAPPING LEAD
42 Years of Experience



OMAR RODRIGUEZ, PE, CFM, ENV SP
DRAINAGE & STORMWATER LEAD
7 Years of Experience



JON WEYMOUTH, PE
BUILDING INSPECTIONS, PLANS REVIEW AND CONSTRUCTION ENGINEERING INSPECTIONS LEAD
35 Years of Experience

ALEX LAZOWICK, PE, PMP, ENV SP

Principal-in-Charge



EDUCATION

2010
B.S., Civil Engineering, University of North Florida

YEARS OF EXPERIENCE

Industry: 15
KEITH: 15

PROFESSIONAL REGISTRATIONS

ENV SP, 50669, 2022

Professional Engineer, 78625, FL, 2015

PMP, 2554175, 2019

Project Management Professional

Temporary Traffic Control Certification, Intermediate

PROFESSIONAL AFFILIATIONS

Parkland Advisory Board, Member

American Society for Highway Engineering (ASHE), Member

American Council of Engineering Consultants, Florida (ACEC-FL), Member

American Public Works Association (APWA), Member

Planning and Zoning Advisory Board, Board Member

Florida Engineering Society (FES), Vice President

American Society of Civil Engineering (ASCE), Member

BIM Smart Foundation, Member

PROFILE

Alex Lazowick was introduced to civil engineering and construction by his grandfather, Mr. Bill Keith, Founder of the firm. He has enthusiastically taken on the challenge of becoming the third generation of family leadership at KEITH, working to provide quality land development and design solutions to our complex South Florida community. Alex has over a decade of experience in civil engineering design including water, sewer, and drainage systems, roadway design, permitting, and construction administration services for a variety of land development projects across the state and beyond. Alex understands the importance of working together as a team to quickly identify and establish project goals, while achieving successful results in the most expedient and cost-effective manner. His qualifications include knowledge with AutoCAD Civil 3D, Navisworks, Revit, BIM, and computer networking. Alex is also a steward of the community, providing his time and talent by taking on a leadership role for a variety of local organizations including board positions for the Broward County Planning and Zoning Board and the Parks Foundation of Broward County.

RELEVANT PROJECT EXPERIENCE

City of Pompano Beach Surveying, Civil Engineering, And LA Continuing Services, FL: Principal-in-Charge. KEITH is providing general engineering services to the City on an as-needed basis on this ongoing continuing services contract. Some projects provided under this contract include Municipal Reclaimed Water Main Design; Force Main Replacement Design; Pompano Beach Branch Library Renovations; Municipal Golf Course, Dog Park, and Pier renovations; SE 8th Court Bridge Replacement; Reuse Water Main Distribution System; NE 4th Street Reuse Water Line Expansion; Pompano Beach Boulevard Water Main Design Site Plan; and Permitting Services for Municipal Chiller Plant. KEITH also provides general surveying and mapping services to the City on an as-needed basis. Some geospatial projects include South Cypress Road and SE 15th Court Intersection Design Survey; SE 13th Street Force Main Design Survey; SR A1A Survey and Subsurface Utility Engineering Services from Hillsboro Boulevard to Terra Mar Drive; Permanent Emergency Generators Design Survey for City Hall and Public Safety Building; and North Riverside Drive Directional Drill Survey and Subsurface Utility Engineering Services.

BCWWS Booster Pumping Station 3A, Pompano Beach, FL: Principal-in-Charge. KEITH, under its continuing services contract with Broward County Water and Wastewater, and as subconsultant to CDM Smith, assisted the Client in developing this KEITH Water project. KEITH provided services to the Client including topographic surveying, easement and right-of-way searches, horizontal designation, location services of 12 test holes, and landscape architecture services for the Booster Pumping Station 3A property, a portion of which is at Fort Lauderdale-Hollywood International Airport and Unincorporated Broward County.

BCAD T5 Construction Engineering Inspection Services, Fort Lauderdale, FL: Principal-in-Charge. KEITH is assisting the BCAD with a KEITH Access project consists of a new five-gate terminal facility at FLL Terminal 5. This new facility will have the capacity to accommodate Airplane Design Group III aircraft, as well as one wide body aircraft. Terminal 5 will feature a two-level domestic concourse with public circulation areas, airline ticketing with support spaces, a security screening checkpoint, baggage processing, and retail concession spaces. In addition to the new terminal building, the project will also include the relocation of overnight aircraft parking, anew ramp aircraft parking connection to Concourse G, a hydrant fueling system, a two-level enclosed pedestrian bridge connection to Concourse G, an elevated and enclosed connector bridge to Cypress Garage, improved terminal curb fronts, an improved terminal access roadway system, and the expansion of the existing Ground Transportation Area 4.

GREG CHAVARRIA, PMP, CISSP

Client Services



EDUCATION

2001
MS, Management of Information Systems, Florida International University

1999
BS, Civil Engineering, University of Miami

1999
BS, Environmental Engineering, University of Miami

YEARS OF EXPERIENCE

Industry: 27
KEITH: 1

PROFESSIONAL REGISTRATIONS

PMP

Engineer Intern, 1100004995, FL, 1999

PROFILE

Greg Chavarria serves as a regional leader for the Miami-Dade County market for KEITH. With over 25 years of experience in municipal local government, Greg has supported various projects involving aviation, land development, smart cities, and infrastructure. As a former City Manager for two South Florida coastal cities, he oversaw one of the busiest general aviation airports in the state, in addition to leading critical projects that support infrastructure, public safety, public spaces, housing, resilience capital improvement programs, and economic development initiatives. Early in Greg's career, he worked on numerous ITS projects for MDAD, gaining hands-on experience with their network and security requirements.

RELEVANT PROJECT EXPERIENCE

Gary Matzner Park, Pinecrest, FL: Principal. Positioned as the gateway for the Village of Pinecrest and Kendall Drive, Gary Matzner Park boasts a massive Heritage Oak that gives the central feature of the site. To provide compliment to the Oak, the Village of Pinecrest retained the KEITH Team to develop this KEITH Life project near the densely populated multi-family district in northwest Pinecrest. The project program of this 3.75-acre park is slated to include a significant gateway element to the village and the park alike, a restroom building complete with a plaza and seating areas, themed and nature-based play areas, open lawns, an exercise circuit trail, and other preserved vegetation. KEITH is serving as the Project Manager, Civil Engineer of Record, and leads a complement of project subconsultants that includes Landscape Architecture, Architecture, Mechanical, Electrical, Plumbing, (MEP) and Structural engineers.

Abbott Avenue Drainage Improvements Final Design - Phase II, Surfside, FL: Principal. KEITH assisted the Client in developing the final phase of a KEITH Access project that included services for the Abbott Avenue Stormwater Drainage Design – Phase II. KEITH provided survey, SUE, civil engineering, FDOT coordination, bidding assistance, and construction program management services to the Client. KEITH oversaw structural engineering, mechanical and electrical engineering, and geotechnical engineering services provided by subconsultants. The KEITH Team assisted the Client in milling, resurfacing, restriping, preparation of construction documents, construction observation, final inspections, and final certification.

Sunny Isles Beach Bella Vista Park, Sunny Isles Beach, FL: Principal. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team. All phases from early development and design through final construction documents are being developed by this team of industry professionals.

Champlain Tower South Surfside Memorial, Surfside, FL: Principal. KEITH is the prime consultant for the Town of Surfside leading the design and construction of the Memorial for the collapse of the Champlain Tower South from June 24, 2021. KEITH has lead extensive public outreach and stakeholder engagement throughout the life of this project. KEITH has been able to navigate the sensitive topic of the project and draw out the desires of the stakeholders to provide a memorial design that embodies the need to balance both chaos and order that is embodied in the memory and tragedy of this event. KEITH provided full services for this project and has also been working to manage the utilization of the Grant funds that support the development of the project.

MIKE PINZON, PE

Project Manager



EDUCATION

2019
BS, Civil Engineering, Florida International University

YEARS OF EXPERIENCE

Industry: 8
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 95668, 2023

Qualified Florida Construction Stormwater Management Inspector

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member

PROFILE

Michael Pinzon is an accomplished civil engineer and project manager with over 8 years of experience delivering complex land development and infrastructure projects across Florida, Arizona, and beyond. He has successfully led multidisciplinary teams on high-profile initiatives, including stormwater drainage improvements and community park developments, ensuring compliance with FEMA, FDOT, and local regulatory standards. Michael combines technical expertise in AutoCAD, Civil 3D, BMP Trains modeling, ICPR modeling, RSMeans, and Hydraflow with a proven ability to manage design, permitting, and construction phases. His work consistently drives sustainable, cost-effective solutions that enhance community resilience and quality of life.

RELEVANT PROJECT EXPERIENCE

JP Lyons Lane Drainage Improvements, Pembroke Park, FL: Project Manager. KEITH is assisting the Client in developing a KEITH Access project including solving regular flooding issues along Lyons Lane/SW 31 Avenue associated with requirements from the FEMA-Phase 1 Hazard Mitigation Grant Program (HGMP) issued to the Town for initial design. Previously completed phased drainage improvements by the Town, in 2016, relied on limited exfiltration trenches to handle stormwater for the roadway and surrounding properties. This project extends the stormwater collection system and installs a centralized stormwater pump station. The new pump station will connect to the existing 30" force main, which connects to FDOT's 60" force main that discharges into the City of Hollywood's Orange Brook Golf Course system, then ultimately into the South Florida Water Management District's C-10 Canal. KEITH is providing civil engineering and survey/SUE services to the Client. The KEITH Team is assisting the Client in topographic and special purpose surveying, title search, sketch and descriptions for easements, horizontal designation and location, utility mapping, hydrologic and hydraulic study, complete engineering design services for detail construction documents for stormwater improvements, permitting, and FEMA grant management.

SW 30th Street Sanitary Sewer Force Main Replacement, Pembroke Park, FL: Project Manager. KEITH is assisting the Client with the replacement of a 6" sanitary sewer force main composed of Asbestos Concrete Pipe (ACP). The existing ACP is slated for capping, grouting, and abandonment in place. This endeavor entails the installation of approximately 4,000-LF of 8" gravity sewer main, 2,000-LF of sanitary sewer force main, and the construction of two public pump stations along SW 30th Street from SW 33rd Avenue to SW 46th Avenue, aligning with the town's Wastewater Master Plan. All pump stations linked to the current 6" ACP will be transitioned to the new gravity main, while the old infrastructure will be disconnected and abandoned in place. KEITH provides services to the Client including civil engineering, survey, subsurface utility engineering, and construction program management. The KEITH Team is assisting the Client in topographic survey, location services, design of civil engineering plans, schematic designs, creation of construction documents, on-site construction observations, inspections, and the certification process.

Tweddle Park, Golden Beach, FL: Project Manager. KEITH is assisting the Client with a KEITH Play project to enhance Tweedle Park and the Wellness Center Building, adding several sports courts, a children's playground, and dog parks. KEITH provides civil engineering, survey, and construction program management services. The KEITH Team is assisting the Client in updated boundary and topographic survey, final engineering construction documents including paving, grading, and drainage plans, pavement marking and signage, water distribution and sanitary sewer plans, erosion control and demolition plans, permitting, construction observation, inspection, construction engineering, and engineering certification.

STEVE WILLIAMS, PE

QA/QC Manager



EDUCATION

1977
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 48
KEITH: 12

PROFESSIONAL REGISTRATIONS

Professional Engineer, 32090, 1982

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member

Florida Engineering Society (FES), Member

National Society of Professional Engineers (NSPE), Member

PROFILE

Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida since 1970. Steve has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway and land development (governmental, residential, mixed-use and commercial) projects in South Florida. These include projects at Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports and multiple projects for the local municipalities, school districts and universities. Projects have included roadway and site engineering design and analysis (paving, grading, drainage, water and sanitary sewer design and construction administration) for both private and governmental clients. Steve has served as the general municipal civil engineering consultant to cities of Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Pompano Beach and Tamarac throughout his career. Notably, he developed a SWMM EXTRAN computer model for the 55,000-acre Indian River Farms Water Control District. Steve also serves as the Firm's Senior Quality

RELEVANT PROJECT EXPERIENCE

SW 30th Ave Sanitary Sewer Improvement, Pembroke Park, FL: QA/QC Manager. Under KEITH's continuing services contract with the Town, KEITH is providing professional services associated with sanitary sewer improvements on SW 30th Avenue. The project consists of a gravity sanitary sewer system and a pressurized system with two alternative routes. KEITH provided a route study and is preparing a detailed scope of services for the design plans/construction documents required for public bidding along the route. KEITH's services included subsurface utility engineering, a route study, conceptual design, coordination with FDOT District 4 for the I-95 project development and environment (PD&E) study from South Hallandale Beach Boulevard to North Hollywood Boulevard.

CSLIP Bike Land & Sidewalk Improvements, Pembroke Park, FL: QA/QC Manager. As a part of our continuing services contract with the Town, KEITH was retained to provide civil and transportation engineering services for a Broward MPO CSLIP Project including a bicycle path and sidewalk improvements on minor collector roadways. Services included ADA compliance upgrades, drainage adjustments for lost swale areas, design of a new bike path with travel lane, crosswalk improvements, and ADA compliant sidewalks. This project was administered through LAP.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: QA/QC Manager. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and site improvements of this 43-acre county park that serves millions of visitors each year. The site is located at the junction of two SFWMD canals and is part of SFWMD water conservation areas 3A and 3B. The project also included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction program management services. The KEITH Team assisted the Client in comprehensive public outreach, conceptual design, permitting, and construction phase services associated with a two-phase development. Permitting was a challenge, as the park is located within the Florida Everglades and spans flood protection levees under the jurisdiction of the Army Corp of Engineers and the South Florida Water Management District. Through constant coordination with Broward County and the concessionaire, the design and construction team were able to satisfy the needs of all stakeholders. The park was kept open throughout the construction process by constructing the project in two phases, with the first phase being utilized for the park users when the contractor moved into Phase 2 of construction. The project had two main goals: to renovate and rehabilitate the park program elements and to allow the community safe and continuous access to the park; these goals were met with distinct and celebrated success.

FERNANDO VAZQUEZ, PE

Civil Engineer



EDUCATION

BS, Ocean Engineering, Florida Institute of Technology

YEARS OF EXPERIENCE

Industry: 38
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 60517, 2003

PROFILE

Fernando Vazquez has 37 years of experience, bringing extensive experience in water, sewer, and stormwater projects in both the public and private sectors. Fernando has experience managing high-risk, large-scale infrastructure projects and fostering resilience and innovation. He has an expertise in regulatory compliance, fiduciary oversight, and governance frameworks for multilateral projects. Fernando is acknowledged as a trailblazer in climate-resilient infrastructure, having developed South Florida's first Stormwater Master Plan to incorporate sea-level rise mitigation strategies, which served as a model for broader regional planning.

He brings experience in leading diverse teams, delivering high-stakes water, wastewater, and stormwater projects including master plans and compliance oversight for public-private partnerships (P3s). Ultimately, he is committed to advancing infrastructure resilience, promoting transparency, and driving innovation in global infrastructure governance.

RELEVANT PROJECT EXPERIENCE

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: Principal. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City of Pompano Beach. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

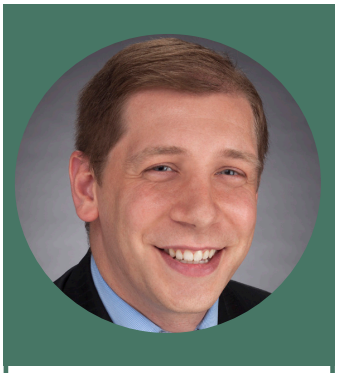
Gary Matzner Park, Pinecrest, FL: Civil Engineer. Positioned as the gateway for the Village of Pinecrest and Kendall Drive, Gary Matzner Park boasts a massive Heritage Oak that gives the central feature of the site. To provide compliment to the Oak, the Village of Pinecrest retained the KEITH Team to develop this KEITH Life project near the densely populated multi-family district in northwest Pinecrest. The project program of this 3.75-acre park is slated to include a significant gateway element to the village and the park alike, a restroom building complete with a plaza and seating areas, themed and nature-based play areas, open lawns, an exercise circuit trail, and other preserved vegetation. KEITH is serving as the Project Manager, Civil Engineer of Record, and leads a complement of project subconsultants that includes Landscape Architecture, Architecture, Mechanical, Electrical, Plumbing, (MEP) and Structural engineers. From conception to completion, Gary Matzner Park will serve as a local landmark estimated for completion in 2026.

Mayfair Drainage Improvements, Sanford, FL: Principal. KEITH is assisting the Client, under its continuing services contract with the City, in developing a KEITH Access project to mitigate regular flooding issues along Virginia Avenue and 4th Street. KEITH provides services to the Client including survey/SUE, civil engineering, permitting, bidding assistance, and construction management. The KEITH Team assisted the Client with a drainage model consisting of existing conditions of the drainage basin using Stormwater Management Model (SWMM) software indicating problem areas, including a stormwater analysis report, construction documents, specifications, and final inspections to improve conditions in this neighborhood. The KEITH Team also provided services to replace a new water main within the project limits due to future water demand.

Town of Surfside General Engineering Contract, Surfside, FL: Civil Engineer. As part of the Town of Surfside's General Engineering Contract (GEC), KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure.

MIKE CARTOSSA, PE

Civil Engineer



EDUCATION

2012
B.S., Civil Engineering, Florida Atlantic University

YEARS OF EXPERIENCE

Industry: 13
KEITH: 9

PROFESSIONAL REGISTRATIONS

Professional Engineer, 99718, FL 2024

32085995-44, 2025

PROFILE

Michael Cartossa has 13 years of experience as a civil engineer. Since 2012, he has worked on numerous land development projects in both the private and public sectors. His background in land development includes both residential and commercial projects such as shopping plazas, aviation facilities, gas stations, banks, car dealerships, restaurants, and storage facilities. He is proficient in performing due diligence, site planning, civil engineering design, permitting, and project closeout. In addition to his engineering experience, Mike is proficient in a variety of software and programs including AutoCAD, ICPR, Cascade, EPANET, FAARFIELD, MicroStation, MS Excel, MS Project, MS Office, Quattro Pro, and WordPerfect.

RELEVANT PROJECT EXPERIENCE

BCWWS-KA17-11 District 3A Step Area 3A-N, Pompano Beach, FL: Project Manager. As a part of KEITH's continuing services contract with Broward County Water Wastewater Services (BCWWS), KEITH assisted with the potential elimination of 36 existing septic tanks within a residential neighborhood in BCWWS District 3A Area 3A-N as part of the Septic Tank Elimination Program (STEP). KEITH provided the Client survey/SUE, landscape architecture, and civil engineering services. The project consisted of the construction of approximately 3,300-LF of gravity sewer, 1,400-LF of sanitary sewer force main, relocation of 50-LF of water main, and a lift station. KEITH is also responsible for the construction phase services for this project. This includes the review of shop drawings, as-builts, testing, and daily site inspections in accordance with the applicable permit conditions required to complete the utilities certification process and close-out.

City of Plantation, Cypress Road Improvements, Plantation, FL: Civil Engineer. KEITH, under a continuing services contract with the City, assisted with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided survey, SUE, civil engineering, landscape architecture, and transportation engineering services. KEITH assisted with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Zone 2 Drainage Study, Plantation, FL: Project Manager. Under its continuing services contract with the city, KEITH was successfully retained to provide a full range of engineering services providing an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) resulting in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

NILES WARRICK, PE, CFM, ENV SP

Civil Engineer



EDUCATION

2018
B.S., Civil Engineering, University of Central Florida

YEARS OF EXPERIENCE

Industry: 8
KEITH: 8

PROFESSIONAL REGISTRATIONS

CFM, 51464, 2022

ENV SP, 50555, 2022

Professional Engineer, 94320, 2022

Temporary Traffic Control Certification, Advanced, 66070, 2018

PROFILE

Niles Warrick is an emerging engineering professional gaining experience in civil design projects including water, sewer, and drainage systems as well as County and Statewide permitting experience. Niles has demonstrated his various abilities and qualifications as an engineer including utility design implementation using AutoCAD Civil 3D. Mr. Warrick has aviation experience as he's worked directly with project management at Fort Lauderdale-Hollywood International Airport as an assistant project manager contracted through KEITH.

RELEVANT PROJECT EXPERIENCE

North Pompano Park Improvements, Pompano Beach, FL: Civil Engineer. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site that is home to the Pompano Eagles youth football team. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management from the early planning stages. The completed improvements continue to provide an activity destination for the community.

General Civil Engineering & Inspection Services, Parkland, FL: Project Manager. KEITH, under our continuing services contract with the City of Parkland, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering services to the Client. The KEITH Team is assisting the Client in engineering plan, engineering calculation, sketch and description reviews and plat reviews, building permit application plan reviews, and inspection services support as needed.

Centennial Park, Pompano Beach, FL: Civil Engineer. KEITH assisted the Client in developing a KEITH Play project that includes an outdoor open-air event pavilion incorporating sensitive architecture honoring the historic Sample-McDougald House currently located on the property as part of the City's GO Bond initiative. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, and construction management. The KEITH Team assisted the Client in incorporating the redevelopment of walkways and garden areas adjacent to the new pavilion while working closely with stakeholders to ensure the new spaces and pavilion suited the event needs of guests and staff.

Police Station, Fort Lauderdale, FL: Project Manager. KEITH, as subconsultant to AECOM, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The new headquarters, built in phases, began with the parking garage, firing range, and perimeter landscape buffers to neighboring residents. Phase two included initial site development, SW 13th Avenue extending up to the existing fleet maintenance facility, restriping of existing surface parking, and replacement of the radio tower. Demolition of outparcel buildings and construction of the new facility, including central plant, were phase three. Lastly, demolition of the old facility and a portion of the fleet maintenance facility followed by final site development including extension of SW 13th Avenue to Broward Boulevard, the creation of a linear park along Broward Boulevard, and the removal of all remaining surface parking and outparcel buildings. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

RAFA CASTRO, PE, PMP, ENV SP

Civil Engineer/Utilities Engineer



EDUCATION

2025
M.B.A, Business Administration, University of Florida

2017
M.S., Renewable Energy, Nationale des Sciences Appliquees de Rouen

YEARS OF EXPERIENCE

Industry: 12
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 91232, FL, 2021

PMP, 6563695, 2021

40246, 2018

25017, 2018

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE)

PROFILE

Rafa Castro is a results-driven professional engineer (PE), PMP, and ENV SP with over 11 years of experience in program controls, cost management, and infrastructure project delivery. Rafa has proven his ability to develop and implement cost-effective strategies, lead cross-functional teams, and ensure successful project execution within budget and schedule constraints. He has a deep understanding of program management, client engagement, technical sales, and construction management. Rafa excels at developing innovative, sustainable infrastructure solutions, with expertise spanning project delivery, business development, cost control estimating, and critical path scheduling. Currently, Rafa is pursuing an MBA at the University of Florida, enhancing strategic leadership, financial acumen, and business management expertise. A strong communicator, Rafa is fluent in English, Spanish, and French,and has a track record of delivering high-quality, cost-efficient solutions in program controls, construction management, and infrastructure development.

RELEVANT PROJECT EXPERIENCE

Hallandale Beach Boulevard (S.R. 858) Water Main Improvements, Hallandale Beach, FL: Project Manager. KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

Habitat For Humanity, Coral Springs, FL: Civil Engineer. KEITH is assisting the Client in developing a KEITH Life project including two separate parcels to be developed into townhome residences for qualified participants in the Habitat for Humanity program. KEITH provides services to the Client including civil engineering, planning, landscape architecture, survey, and construction program administration. The KEITH Team is assisting the Client in planning due diligence, site plan processing and coordination, paving, grading, and drainage plan, water distribution and sanitary sewer plan, erosion control plan, hardscape and paving plan, landscape and irrigation plan, site lighting, tree inventory and analysis by in-house Certified Arborist, construction documentation, observation, and certification. Permitting is being coordinated through the City of Coral Springs, Broward County, and SFWMD. Upon completion, the project will fulfill a need for additional affordable multi-family housing necessary for the community to continue to grow.

Miami-Dade EDP – Pelican Harbor, Miami, FL: Civil Engineer. KEITH, as subconsultant to Insight Design, assisted the Client with the development of a KEITH Life project including a new 20' x 48' restroom building at Pelican Harbor Marina. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and construction program management. The KEITH Team assisted the Client with boundary and topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, landscape schematic design and construction documents, construction observation, as-built review, final inspection, and final certification.

CARLOS SALTOS, EI

Civil Engineer



EDUCATION

2005
B.S., Civil Engineering, Higher Polytechnic School of the Litoral

YEARS OF EXPERIENCE

Industry: 19
KEITH: 2

PROFESSIONAL REGISTRATIONS

Engineer Intern, 1100016311, 2012

FDEP Erosion, Sediment, and Stormwater Inspector

Temporary Traffic Control Certification, Advanced

State of Florida Public Notary

PROFILE

Carlos Santos is a civil engineer with 15 years of experience producing creative solutions for his clients. He looks forward to assisting his clients to find their best solution while meeting deadlines and budget constraints. Carlos has a keen interest in land development and excels at land design and development projects in both public and private sectors. He also has years of experience in utility coordination bolstering his ability to be a problem solver for his clients. He has experience with municipalities throughout South Florida securing required approvals from jurisdictional agencies. He is experienced with AutoCAD, RC-4, AutoTURN, MicroStation, Geopak, Guidesign, and FDOT Design Standards. Carlos looks forward to serving his clients and helping to build communities throughout South Florida and the Caribbean.

RELEVANT PROJECT EXPERIENCE

Hallandale Beach Boulevard (S.R. 858) Water Main Improvements, Hallandale Beach, FL: Civil Engineer. KEITH is assisting the Client with a KEITH Water project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

SW 52nd Ave Sink Hole Repair, Town of Pembroke Park, FL: Civil Engineer. As prime consultant under its continuing services agreement for engineering services with the Town of Pembroke Park, KEITH was selected to provide expert civil engineering and construction program management services for the repair of a sinkhole at the intersection of SW 52nd Avenue and SW 37th Street in Pembroke Park. KEITH's professional services included a detailed sinkhole report, a presentation to the commission, a sinkhole repair plan, and in coordination with the general contractor, construction observations through final inspection.

Water Service Material Validation, Pompano Beach, FL: Civil Engineer. KEITH, under this continuing service contract, provided civil engineering services for this Water Service Material Validation project. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of existing water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations to verify service line materials, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

Asbestos Cement Pipe Replacement, Deerfield Beach, FL: Civil Engineer. KEITH was contracted by the City of Deerfield Beach, under its continuing services contract, to identify the water mains consisting of asbestos cement pipe (ACP) within the City's Community Development Block Grant (CDBG) limits and prepare a technical memorandum for the removal and replacement of the portions of the City owned water distribution system that consists of ACP. KEITH provided Civil Engineering services for the City.

OMAR RODRIGUEZ, PE, CFM, ENV SP

Stormwater Engineer



EDUCATION

2023
M.S., Hydroinformatics and Water Management, Université Côte d'Azur, University of Technology Cottbus-Senftenberg, Warsaw University of Technology, Technical University of Catalonia, Newcastle University, Escuela Superior Politecnica Del Litoral

YEARS OF EXPERIENCE

Industry: 7
KEITH: 7

PROFESSIONAL REGISTRATIONS

Professional Engineer, 94885, FL 2022

ENV SP, 61736, 2024

CFM, US-19-11500

Temporary Traffic Control Certification, Advanced, 54294

PROFILE

Omar Rodriguez is an emerging engineering professional specializing in Hydrology and Hydraulic Modeling and Water Resources engineering. He is heavily involved in Floodplain Management, Urban Drainage, and Climate Adaptation. Gaining experience in water resources and civil engineering design projects including water, sewer, drainage systems, stormwater master plans, and flood mapping as well as County and State-Wide permitting, Omar has demonstrated his various abilities and qualifications as an engineer including Flood Risk Management implementation using CAD, GIS, and Modeling software.

RELEVANT PROJECT EXPERIENCE

Parcview Townhomes, Miramar, FL: Stormwater Engineer. KEITH, under its continuing services agreement, is assisting the Client in developing a KEITH Life project that includes the development of a 46-home residential property located at 6801 SW 34th Street, Miramar, FL. KEITH is providing survey/SUE and planning services to the Client. The KEITH Team is assisting the Client in a boundary and topographic survey showing boundary lines and surface improvements, trees, storm and sanitary structures, and elevations at 50' intervals, plat survey, permitting, post-plat recordation and processing with jurisdictional agencies, processing of on-site and/or off-site engineering cost estimates, and title search/certificate and right-of-way report in accordance with Broward County Land Development Code. The development will become a resilient community of townhomes within the city.

City of Plantation, Cypress Road Improvements, Plantation, FL: Stormwater Engineer. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Zone 2 Drainage Study, Plantation, FL: Stormwater Engineer. The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

CAVEL WILLIAMSON, PE

Stormwater Engineer



EDUCATION

2018
B.S., Chemical and Process Engineering, University of the West Indies

YEARS OF EXPERIENCE

Industry: 7
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 101142, FL, 2025

PROFILE

Cavel Williamson is a highly skilled and motivated Professional Engineer with experience working on interdisciplinary teams for watershed management plans, stream restoration projects, watershed modelling, and vulnerability assessments. She is experienced in fields related to surface hydrology, hydraulics, water quality, and regulatory compliance in Florida. Cavel is a hard-working team player who strives to be successful and to be of value to her community.

RELEVANT PROJECT EXPERIENCE

Fort Lauderdale International Airport (FLL) Stormwater Improvements, Ravenswood Interconnection, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Water project under this continuing services contract for airport utilities and pavement projects. The project encompasses a comprehensive scope of tasks aimed at enhancing the existing drainage infrastructure by connecting the Northern and Ravenswood Drainage Basins at FLL Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services to the Client. The KEITH Team is assisting the Client with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

FLL Stormwater Improvements - Hilton Parcel, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Water project under this continuing services contract for airport utilities and pavement projects. The Hilton Parcel Interconnection project involves the creation of a new retention area, complemented by the installation of a proposed 48" pipe connection utilizing Horizontal Directional Drilling (HDD) to span the Dania cutoff canal and interconnect two basins. Additionally, a discharge mechanism through another 48" pipe south of the HDD equalizer pipe will be established. The project also includes the installation of a new submerged stormwater pump to supplement flows with the anticipated rise in ground water elevation. Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services. KEITH is assisting with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

SW 6th Street and SW 78th Avenue Improvements–Phase 2, Plantation, FL: Stormwater Engineer. KEITH designed and implemented corridor improvements along SW 78th Avenue and SW 6th Street. The project aimed to enhance multi-modal transportation and neighborhood aesthetics through a complete streets approach, supporting safe and accessible travel for vehicles, pedestrians, and cyclists. Phase II involved full design engineering services to develop the selected concept. This included roadway and drainage design, stormwater modeling, ADA accessibility, utility coordination, landscape and irrigation plans, permitting, and preparation of construction documents. KEITH also provided subsurface utility engineering, transportation, and landscape architecture services at multiple design milestones, as well as construction administration support including bid assistance and CEI services.

Vulnerability Assessment, Hallandale Beach, FL: Stormwater Engineer. KEITH is providing Hallandale Beach with a comprehensive Vulnerability Assessment. The goal is to identify at-risk assets by assessing their exposure and sensitivity and then prioritizing them with the help of City staff. KEITH is compiling the Geographic Information System (GIS) files with appropriate metadata to include locations of critical assets owned or maintained by the City as well as regionally significant assets that are classified and defined in s. 380.093(2)(a) 1-4, F.S. The ongoing project is currently examining the exposure of the City's critical assets to high tide flooding, storm surge, and compound flooding, analyzing those risks, and assisting City staff by providing information for any public-led outreach efforts to discuss the results.

FRANCISCO PEILLARD, PE

Stormwater Engineer



EDUCATION

2016
Civil Engineering Degree - Hydraulic, Sanitary, and environ, Universidad de Chile, Santiago, Chile

2014
B.S., Civil Engoneering, Universidad de Chile, Santiago, Chile

YEARS OF EXPERIENCE

Industry: 8
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Engineer, 102513, FL 2025

PROFILE

Mr. Francisco Peillard is a highly skilled and proactive civil engineer with 7 years of experience in water resources projects in Chile and Florida, including hydraulic design, hydrologic analysis, and storm water management. Demonstrated ability to manage multifaceted projects from conception to completion, maintaining regulatory standards.

RELEVANT PROJECT EXPERIENCE

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: Stormwater Engineer. KEITH is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City of Pompano Beach. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

Fort Lauderdale International Airport (FLL) Stormwater Improvements, Ravenswood Interconnection, Fort Lauderdale, FL: Stormwater Engineer. KEITH is assisting the Client with a KEITH Access project under this continuing services contract for airport utilities and pavement projects. The project encompasses a comprehensive scope of tasks aimed at enhancing the existing drainage infrastructure by connecting the Northern and Ravenswood Drainage Basins at FLL Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services to the Client. The KEITH Team is assisting the Client with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.

Zone 2 Drainage Study, Plantation, FL: Stormwater Engineer. The KEITH Team was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

City of Plantation, Cypress Road Improvements, Plantation, FL: Stormwater Engineer. KEITH assisted with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided survey, SUE, civil engineering, landscape architecture, and transportation engineering services. The KEITH Team provided a topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan, roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

TOM GREEN, PE

Stormwater Engineer



EDUCATION

2003
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 23
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 67558, FL, 2008

PROFILE

Thomas Green, PE, brings 23 years of experience as a civil engineer, senior project manager, and capital improvement program manager. Tom has performed for both public and private clients as an esteemed colleague and as a valued consultant and advisor. As Project Manager, Lead Engineer, and team leader, Tom has successfully managed multi-million dollar projects throughout South Florida and the Caribbean. In addition to his skills gleaned from years of navigating municipal board rooms, he has a highly diversified depth of experience with the on-the-ground details of complex development projects keeping them on scope, schedule, and under budget. Tom is proficient in state-of-the-art technologies such as AutoCAD, Land Desktop, ICPR, Microsoft Project, and ProLog construction management software.

RELEVANT PROJECT EXPERIENCE

General Civil Engineering and Inspection Services, Lighthouse Point, FL: Client Services Lead. KEITH is assisting the Client in developing KEITH Life/KEITH Access/ KEITH Campus/KEITH Play projects through this continuing services agreement for general consulting, engineering, and survey services. KEITH is providing services to the Client including civil engineering, survey, and inspection on an as-needed basis.

Architecture and Engineering Services, Hallandale Beach, FL: Project Manager. KEITH, as prime consultant, assists the Client with landscape architecture, civil engineering, survey, and general planning services as part of our Continuing Services agreement. KEITH projects under this agreement include Hallandale Beach Boulevard Water Main Improvements, Hallandale Historic Village Site (Curci House), Layne Boulevard Water Main Improvements, and City-wide Vulnerability Assessment.

General Civil Engineering and Inspection Services, Parkland, FL: Client Services Lead. KEITH, under our continuing services contract with the City of Parkland, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering services to the Client. The KEITH Team is assisting the Client in engineering plan, engineering calculation, sketch and description reviews and plat reviews, building permit application plan reviews, and inspection services support as needed.

Zone 2 Drainage Study, Plantation, FL: Client Services Lead. The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to federal, state and local regulations to meet water quality and quantity requirements. The culmination of the study will be presented in a comprehensive stormwater master plan.

Critical Stormwater Infrastructure Condition Assessment Program, Fort Lauderdale, FL: Project Manager. KEITH is delivering this KEITH Water Project for the City of Fort Lauderdale as part of a city-wide initiative to assess and improve critical stormwater infrastructure. This program focuses on evaluating the condition of large-diameter stormwater gravity mains and their associated structures. Covering approximately 23,000 acres across ten watershed areas, the City's stormwater network is situated in low-lying, flood-prone coastal zones, making this assessment essential for long-term resilience and environmental compliance.

LORI TREVIRANUS, PE, RSP1

Transportation Engineer



EDUCATION

2001
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 24
KEITH: 8

PROFESSIONAL REGISTRATIONS

RSP1, Road Safety Professional Level 1

Professional Engineer, 66508, CA, 2004

Professional Engineer, 73684, FL, 2011

Road Safety Professional Level I

Temporary Traffic Control Certification, Advanced, 76291, 2017

PROFESSIONAL AFFILIATIONS

American Society for Highway Engineering (ASHE), Member

WTS Central Florida, Member

Florida Engineering Society (FES), Member

PROFILE

Lori Treviranus has more than two decades of experience in engineering, providing the highest quality solutions to transportation agencies, local governments, private developers and institutional clients. She is experienced in roadway design, safety analysis, implementation of safety counter measures, milling and resurfacing, roadway reconstructoin, intersection development, roadway modeling, cross-sections, pedestrian/bicycle paths, public engagement/involvement, and cost estimation. In addition, she is familiar with the surveying aspects of civil engineering and is experienced working with sustainable designs. The typical scopes of work she is responsible for include major and minor roadway improvements, milling and resurfacing, multimodal improvements, and complete streets. As Vice President of Transportation at KEITH, Lori uses her leadership skills to enhance her role as Project Manager.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Principal. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

Washington Street and 72nd Avenue Mobility Improvements, Hollywood, FL: Principal. KEITH assisted the Client in the development of this KEITH Access design project including the addition of bicycle lanes and pedestrian improvements to each corridor (FPID 431770-1). KEITH provided full services to the Client including roadway, drainage, signing and pavement marking, ADA compliance, landscape design, survey, subsurface utility engineering, utility coordination, geotechnical engineering, and public involvement. This is a Broward County Metropolitan Planning Organization (MPO) funded project while FDOT District 4 is the client and project facilitator. The KEITH Team's extensive experience coordinating multiple agencies and stakeholders were key factors in the successful completion of this community project.

SR A1A Improvements, Pompano Beach, FL: Project Manager. KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting along SR A1A from Sunset Lane to the Hillsboro Inlet. KEITH provided full services including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. The KEITH Team provided topographic survey, digital terrain modeling, horizontal designation and location services, utility mapping, permitting, bid assistance, landscape concepts through schematic design, complete roadway analysis, pavement design package, temporary traffic control plan analysis, photometric and lighting design analysis, field reviews of roadway and drainage, construction observation and certification. KEITH coordinated with FDOT to have the funds transferred to the City increasing the construction budget for this priority improvement project for the community.

MIKE HERON, PE

Transportation Engineer



EDUCATION

1994
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 31
KEITH: 3

PROFESSIONAL REGISTRATIONS

Professional Engineer, 56182, FL, 2000

Professional Engineer, 27577, SC, 2009

Temporary Traffic Control Certification, Advanced

Temporary Traffic Control Certification, Advanced, 88221, 2009

FDOT Long Range Estimation

PROFILE

Mike Heron brings more than three decades of professional engineering and project management experience to KEITH. He has successfully designed roadway projects for the Florida Department of Transportation (FDOT) Districts 2 and 5, Florida's Turnpike Enterprise, Virginia Department of Transportation, South Carolina Department of Transportation (SCDOT), and the Federal Highway Administration (FHWA). His additional project management and design experience include construction inspection, aviation, marine, and commercial site design, both domestically and abroad. He is proficient in state-of-the-art technology, including Transoft GuideSIGN, AutoTURN, Bentley SignCad, Bentley ORD, MicroStation, GEOPAK 3D Design, and Bentley InRoads. As Deputy PM, Mike will support Lori with project management-related tasks.

RELEVANT PROJECT EXPERIENCE

SR 524/SR 528 from West of Sykes Creek to SR 401 Resurfacing, Cape Canaveral, FL: Project Manager. This is part of a 2-project contract with FDOT District 5. The purpose of this project (452685.1) is to resurface a 4.315-mile segment of SR 524/ SR 528 (Beachline Expressway), from west of Sykes Creek to SR 401 in Merritt Island, Florida. Work will include resurfacing of all travel lanes, shoulders, and the ramps at North Banana River Drive.

SR A1A from SR 520 to George King Boulevard RRR, Cocoa Beach, FL: Project Manager. The purpose of this resurfacing, restoration, and rehabilitation (RRR) project is to extend the service life of the road by replacing all existing asphalt on 3.109 miles of SR A1A, from SR 520 to George King Boulevard in Cape Canaveral. In addition to repaving the roadway, the project includes upgrading pedestrian curb ramps as needed to comply with Americans with Disabilities Act (ADA) requirements. KEITH is providing full roadway design, surveying, mapping, SUE, utility coordination, and landscape design services for this project.

SR A1A from North of SR 40 (Granada Boulevard) to North of Roberta Road, Ormond Beach, FL: Project Manager. KEITH is assisting FDOT D5 with this resurfacing and safety improvements project, part of a 3-project contract in Volusia County (442874-1). This 3.1-mile KEITH Access project is on SR A1A, from north of SR 40 (MP 6.713) to Roberta Rd (MP 9.839), north of Daytona Beach. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management countermeasures/safety improvements (horizontal/vertical deflections, raised mid-block crossings, chicanes/chokers, raised medians), intersection improvements, converting flush shoulders to curb and gutter, sidewalk, and a new shared-use path (SUP). These multimodal improvements are part of FDOT's Target Zero and Complete Streets initiatives. Services include roadway, milling and resurfacing, drainage, signing and pavement marking, signalization, lighting, ADA upgrades, landscape architecture, utility coordination, subsurface utility engineering (SUE), TTCP, access management, geospatial services (survey, mapping, mobile LiDAR, design and right-of-way surveys), minor structures, public outreach, geotechnical services, environmental permitting, and coordination with the municipal airport.

SR A1A from North of International Speedway Boulevard to Milsap Road, Daytona Beach, FL: This 3.7-mile resurfacing and safety improvement project is on SR A1A, from north of International Speedway Boulevard (MP 1.448) to Milsap Road (MP 5.114) in the Daytona Beach tourist district. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management/safety improvement, intersection improvements, converting flush shoulders to curb and gutter; sidewalk; and a new shared-use path.

CHRISTINA YERO, PE

Transportation Engineer



EDUCATION

2009
BS, Civil Engineering, University of Central Florida

YEARS OF EXPERIENCE

Industry: 19
KEITH: 1

PROFESSIONAL REGISTRATIONS

Engineer Intern, 1100014269, FL, 2010

Professional Engineer, 81239, FL, 2016

Professional Engineer, PE048613, GA, 2022

Final Estimates L2

100C

Nuclear Radiation Gauge Safety/ Hazmat

Temporary Traffic Control Certification, Advanced, 606353, 2019

CTQP Quality Control Manager

Traffic Control Technician

Final Estimates L1

Critical Structures

FDEP Erosion, Sediment, and Stormwater Inspector

PROFILE

Christina Yero is a Transportation Engineer with more than 17 years of diverse corporate leadership, operational administration, and project management experience in transportation engineering design, bridge inspections, and construction engineering inspection (CEI). She has an extensive understanding of FDOT policies and procedures, having worked directly with the FDOT LAP Construction group for two years in-house at District 5 and six years in-house at District 4. Christina understands corporate administration and management, having served in a business development role for more than five years developing client relationships and business development pipelines throughout the Southeast region and managing contracts, projects, staff, and marketing efforts in South Florida. Her past experience and specialized expertise, has developed her into a well-rounded and respected professional in the transportation industry.

RELEVANT PROJECT EXPERIENCE

SR A1A from North of International Speedway Boulevard to Milsap Road, Daytona Beach, FL: Transportation Engineer. This 3.7-mile resurfacing and safety improvement project is on SR A1A, from north of International Speedway Boulevard (MP 1.448) to Milsap Road (MP 5.114) in the Daytona Beach tourist district. The project began as a resurfacing, restoration, and rehabilitation (RRR) project and was expanded to incorporate widening; speed management countermeasures/safety improvements (horizontal/vertical deflections, raised mid-block crossings, chicanes/chokers, raised medians), intersection improvements, converting flush shoulders to curb and gutter; sidewalk; and a new shared-use path (SUP). These multimodal improvements are part of FDOT's Target Zero and Complete Streets initiatives. Services include roadway, milling and resurfacing, drainage, signing and pavement marking, signalization, lighting, ADA upgrades, landscape architecture, utility coordination, subsurface utility engineering (SUE), TTCP, access management, geospatial services (survey, mapping, mobile LiDAR, design and right-of-way surveys), minor structures, public outreach, geotechnical services, environmental permitting, and coordination with the municipal airport.

SR 9/I-95 Broward/Palm Beach County Line to Linton Blvd, Fort Lauderdale, FL: Transportation Engineer. KEITH, under its continuing services agreement, is assisting the Client in developing a KEITH Access project that includes landscape architecture post-design services for the construction and establishment phases of the SR 9 (I-95) from Broward/Palm Beach County Line to Linton Boulevard project. KEITH is providing the Client landscape architecture support. The KEITH Team is assisting the Client in attendance at pre-construction, partnering, substantial completion, final acceptance, and progress meetings, response to requests for information from the contractor, review of shop drawings for landscape, erosion control, hardscape, and irrigation components, approval and reporting on selected plant materials, preparation of design and plan revisions, site inspections to report on progress and conformity to plans, final inspection, and twelve two-year establishment period inspections for this project providing inspiring environments through FDOT District 4.

SR 710/Beeline Highway from Northlake Boulevard to SR 708/Blue Heron Boulevard, North Palm Beach, FL: Transportation Engineer. As a subconsultant to HDR, KEITH is providing utility coordination services to FDOT D4 for contract 419251-1, which includes plans distribution to all UAOs within project limits via email; following up with unresponsive utility agency owner (UAO) representatives; collecting mark-ups and responses in the form of Utility Work Schedules and No-Conflict letters, as required for the final Utility Certification package.

HARRISON LAZOWICK, PE

Transportation Engineer



EDUCATION

2020
BS, Civil Engineering, University of North Florida

YEARS OF EXPERIENCE

Industry: 7
KEITH: 2

PROFESSIONAL REGISTRATIONS

Professional Engineer, 99220, FL, 2024

Temporary Traffic Control Certification, Advanced, 78739, 2021

FDOT Specification Package

PROFILE

Harrison Lazowick is an accomplished engineer with more than six years of experience specializing in transportation development projects throughout Florida. Harrison's keen eye for design detail and exacting approach to engineering design plans ensure the strictest compliance with regulatory standards and guidelines. His commitment to delivering high-quality plans, details, and specifications plays a critical role in the successful implementation of projects for municipal, state, and federal clients. Harrison is proficient in Bentley MicroStation, FDOT SS10, GEOPAK, AutoCAD Civil 3D, OpenRoads Designer (ORD), Bluebeam, and AutoTurn. Inspired by the significant positive impact his projects have on our communities, Harrison is a valuable asset in the advancement of engineering design excellence at KEITH.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans.

Colonial Drive Traffic Calming, Margate, FL: Transportation Engineer. KEITH provided Phase 1 of traffic calming, pedestrian routing and streetscape improvements of a local roadway. The project scope included schematic drawings of existing conditions, concept drawings including two alternatives considering potential lane width modifications, road adjustments, landscaping, street lighting, potential pavement enhancements, other improvements aimed at enhancing pedestrian crossing experience on Colonial Drive and traffic calming, cost estimates, coordination meeting with Northwest Regional Hospital and MCRA staff, and public workshops.

Pompano Crossings NE 48th Street Roadway Improvements, Pompano Beach, FL: Transportation Engineer. The project scope included roadway improvements along NE 48th St between Dixie Hwy and NE 14th Ave and consisted of roadway widening to accommodate additional turn lanes and bicycle paths, curb and gutter, sidewalk repair, and swale restoration. KEITH's services included due diligence engineering and planning considerations; site plan preparation, coordination, and processing; access management plans; plat preparation, processing, and recordation; ALTA/NSPS land surveying; preliminary and final engineering; tree inventory and appraisal; tree disposition plan; irrigation plans; landscape plans; water distribution and sanitary sewer plans; paving, grading, and drainage plans; stormwater pollution plans; and final construction documents.

Broward County Pompano Park Place Racetrack Road, Pompano Beach, FL: Transportation Engineer. KEITH assisted the Client in the development of this KEITH Access project including the design of Pompano Park Place from Powerline Road to Cypress Road consisting of additional bicycle lanes and sidewalk/ADA improvements. KEITH provided full services to the Client including civil, geospatial, and traffic engineering, and landscape architecture. This is a Broward County surtax-funded complete streets project including widening, milling and resurfacing, signalization, lighting improvements, and railroad coordination.

BRYAN MERRITT, PSM

Surveyor



EDUCATION

1983
AS, Civil Engineering, Monroe Community College

YEARS OF EXPERIENCE

Industry: 42
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS6558, FL, 2006

Professional Land Surveyor, 050050, NY, 1993

FAA Remote Pilot Small Unmanned Aircraft System, 4225999, 2019

PROFESSIONAL AFFILIATIONS

Chair Advisory Committee - Geomatics Engineering Florida Atlantic University

Village of Royal Palm Beach Program for Public Information Committee, Board appointed

Palm Beach County GIS Board Member

Trail Boss Florida Off Road Cycling Enthusiasts (FORCE) Pinehurst Trail

South Florida GIS Expo committee Exhibits Chair

PROFILE

Bryan Merritt is Vice President of Geospatial at KEITH. He is responsible for overseeing all geospatial operations, including survey and subsurface utility engineering (SUE) for the company. This role involves strategic planning; project management; ensuring accuracy and quality of data; leading KEITH'S team of surveying, mapping, and utility specialists; managing budgets; and collaboration with other departments/ disciplines to support the KEITH company goals. Bryan also manages the evaluation and assessment of equipment and technology resources, assists in training and mentorship to team members, and provides leadership in the preparation of business development strategies for existing and new markets/geographies.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Principal. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SR 35 (US 301) from E Kentucky Avenue to Lion Street, Wildwood, FL: Principal. KEITH is a subconsultant to Ardurra Group, Inc. (formerly Inwood Consulting Engineers) for this project—part of an FDOT District 5 Continuing Services Contract, providing roadway design, signing and pavement marking, survey, and landscape architecture. The purpose of the project is to enhance safety and mobility along this section of Main Street (US 301/SR 35) in Wildwood, FL. The first phase of the project is to develop two alternatives along the corridor. The goals of this Complete Streets effort are to enhance corridor aesthetics, provide new pedestrian crossings, calm traffic, and provide additional parking.

East Coast Greenway/US 1 Trail from SR 50 (Cheney Highway) to Grace Street, Groveland, FL: Surveyor. As part of KEITH's Continuing Services Contract (CSC) 048 with District 5 (CAR08), we are providing design services for a new shared-use path (SUP) along the northbound side of US 1, from SR 50 (Cheney Highway) to Grace Street in Titusville. The path will be a segment of the East Coast Greenway Trail System. The project will create a concept plan for the initial planning efforts to evaluate the concept with respect to drainage, right-of-way, and other impacts to help determine a final design scope.

CHUCK SCHRAMM, PSM

Surveyor



EDUCATION

1988
BS, Survey and Mapping, University of Florida

1984
Courses Completed, Florida Institute of Technology

YEARS OF EXPERIENCE

Industry: 37
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS5366, FL, 1994

PROFILE

With nearly four decades of geospatial experience, Chuck Schramm's leadership brings valuable insights, streamlines data collection, and improves the overall accuracy and efficiency of our projects. With his guidance, our survey team is poised to achieve new heights in quality and impact. His responsibilities include daily operations of the surveying department, estimating, project progress reporting, coordination with other departments and clients, and business development. He also has extensive experience with a variety of engineering and surveying-related computer software, including Bentley OpenRoads Designer (ORD), MicroStation, and GEOPAK, and has experience in NPDES documentation.

RELEVANT PROJECT EXPERIENCE

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Surveyor. KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team provided a drawings and project audit involving the full transdisciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks.

Cypress Road Improvements, Plantation, FL: Surveyor. KEITH assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SW 6th St and SW 78th Ave - Phase 1, Plantation, FL: Surveyor. KEITH designed and implemented corridor improvements along SW 78th Avenue and SW 6th Street. The project aimed to enhance multimodal transportation and neighborhood aesthetics through a complete streets approach, supporting safe and accessible travel for vehicles, pedestrians, and cyclists. In Phase I, KEITH developed and evaluated three planning alternatives with cost estimates, addressing bicycle and pedestrian connectivity, traffic flow, landscaping, lighting, and drainage. This phase also included surveying and public engagement. The City selected a variation of Alternative 2, which repurposed outside lanes into buffered bike lanes and introduced a proposed roundabout at SW 6th Street and SW 78th Avenue.

Drainage Improvements At US1 And NE 14th St, Pompano Beach, FL: KEITH is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks.

NORIETTE ALVAREZ, PSM

Surveyor



EDUCATION

2007
BS, Surveying and Topography,
University of Puerto Rico-Mayaguez

YEARS OF EXPERIENCE

Industry: 18
KEITH: 1

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, FL,
LS7273

PROFILE

Noriette Alvarez, PSM, is a dedicated surveyor with over seventeen years of experience in heavy civil construction, field and office, and functioning as party chief. She prides herself on being an efficient, confident, fast-learner, multi-tasker, and team leader. Noriette has expansive experience with FDOT and FTE highways and bridges and environmentally sensitive projects with the Army Corps of Engineers. She is proficient in 3D modeling, machine control, as-builts, material quantity tracking, and the coordination of field crews. Noriette is also bilingual in both written and verbal communication.

RELEVANT PROJECT EXPERIENCE

Plantation Park Roadway Improvement Survey, Plantation, FL: Project Manager. KEITH provided surveying services for a neighborhood improvement project consisting of pavement resurfacing, sidewalk repairs, ADA sidewalk and ramp improvements, and drainage improvements including swale regrading. KEITH prepared a 3D topographic survey using Mobile LiDAR that showed site surface improvements, tree locations, and drainage structure locations.

Town Center Park Playground Renovation, Sunny Isles Beach, FL: Project Manager. KEITH supported the redevelopment of a former mall site into Town Center Park, a 3-acre community space located in the heart of Sunny Isles Beach. The park features a playground, fitness trail, adult workout equipment, gazebo, and open lawn areas, while much of the property is preserved as state-protected wetland. A new Meditation Garden was introduced as a peaceful retreat for reflection, art, and nature appreciation. KEITH provided civil engineering and landscape architecture services for this transformative public space.

Plantation Heritage Community Canal Survey, Plantation, FL: Project Manager. KEITH provided hydrographic surveying services for two canals in the Plantation Park Community. The project limits include the 1 mile northern canval and the 0.25 mile southern canal.

Cypress Road Improvements, Plantation, FL: Surveyor. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted the Client with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage plans, drainage permitting, and landscape and irrigation plans. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Bella Vista Park, Sunny Isles Beach, FL: Task Manager. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team. All phases from early development and design through final construction documents are being developed by this team of industry professionals.

MARK MITCHELL

Subsurface Utility Engineering



EDUCATION

1992
AA, Arts, Saint Petersburg College

YEARS OF EXPERIENCE

Industry: 26
KEITH: 12

PROFESSIONAL REGISTRATIONS

OHS Construction Induction Training Certificate

OSHA Confined Space Entry

Rail Industry Safety Induction (RISI)

CSX Certified Safety Facilitator

OSHA 40-Hour Safety Training

PROFILE

As Director of Subsurface Utility Engineering (SUE) for KEITH's Utilities Division, Mark Mitchell is responsible for oversight of the day-to-day operations of all SUE projects, along with utility records research, conflict analysis, and determining if additional utility investigation is needed. He has completed projects from beginning phases through final delivery, including preparing and submitting fee proposals, client coordination, setting up projects for field crews, conducting field visits when troubleshooting is required, processing collected data, quality control, finalizing for delivery, and keeping clients informed daily. His experience includes creating DTMs, topos, TIN models, PNCs, and test hole summary spreadsheets. Mark serves as a liaison between the design team, utility agencies, and owners on behalf of clients to provide utility coordination, documentation, inter-coordination, and maintenance of files of all activities for each utility agency.

RELEVANT PROJECT EXPERIENCE

Surveying, Civil Engineering, and Landscape Architecture Continuing Services, Pompano Beach, FL: SUE Manager. KEITH is providing general engineering and geospatial services to the City on an as-needed basis on this ongoing continuing services contract. Some geospatial projects include South Cypress Road and SE 15th Court Intersection Design Survey; SE 13th Street Force Main Design Survey; SR A1A Survey/SUE Services from Hillsboro Boulevard to Terra Mar Drive; Permanent Emergency Generators Design Survey for City Hall and Public Safety Building; Santa Barbara Reuse Water Line Expansion; and North Riverside Drive Directional Drill Survey/SUE Services.

36 Acre Park-Platting, Parkland, FL: SUE Manager. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, SUE, and planning. The completed project will help build the foundation for future improvements to this community park.

Charlotte Burrie Civic Center, Pompano Beach, FL: SUE Manager. KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, administrative offices, conference rooms, 250-seat assembly hall, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building.

Hallandale Beach Boulevard Water Main Improvements, Hallandale Beach, FL: SUE Manager. KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, approximately 3,500-LF. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation.

Cypress Road Improvements, Plantation, FL: SUE Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering.

EUGENE KHASHPER

Utility Coordination



EDUCATION

1991
BS, Electrical Engineering, Gorkly College of Electronics

YEARS OF EXPERIENCE

Industry: 23
KEITH: 6

PROFESSIONAL REGISTRATIONS

Temporary Traffic Control Certification, Intermediate, 9096, 2015

PROFESSIONAL AFFILIATIONS

UESI Broward County Chapter, Vice Chair, Member

Florida Utilities Coordinating Committee, Member

PROFILE

Eugene Khashper has worked predominantly with FDOT Districts, and has extensive experience in permitting through governmental agencies. Eugene started his career as a project engineer, reviewing site plans, coordinating with utility providers, and overseeing utility installations and service connections. He later served as an in-house consultant for FDOT's D6 Construction Office, providing construction plans review at all project phases, utility coordination during design and construction of roadway projects, conflict resolution, and review of all utility certifications. Most recently, Eugene worked for FDOT D4's Utilities office where he was responsible for managing the utility office, which administered District Value Engineering and Cost Savings Initiatives. He also has experience in construction methods and design principles, as well as having vast knowledge of FDOT standards, procedures, and manuals (UAM, UPM, CPAM, etc.), is familiar with Florida Statutes governing utility agencies, and FDOT's process for determining utility agency compensable rights, and continues to foster great relationships with various designers and utility agency representatives.

RELEVANT PROJECT EXPERIENCE

36 Acre Park-Platting, Parkland, FL: Project Manager. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, utilities, and planning.

SR A1A Improvements, Pompano Beach, FL: UC. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. During project coordination it was determined that FDOT had a project overlapping the City's project. KEITH coordinated with FDOT to have the funds transferred to the City.

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

Fire Station No. 52, Pompano Beach, FL: Task Manager. KEITH, under its continuing services agreement with the City, assisted the Client in developing a KEITH Campus project including a new stand-alone one-story annex building consisting of approximately 4,200-GSF. KEITH provided services to the Client including owner's representation and construction management.

Drainage Improvements At US-1 and NE 14th St, Pompano Beach, FL: UC. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and subsurface utility engineering for this improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks. This project area primarily consists of residential properties. Key components of the project include installation and reconstruction, storm drain piping, and enhance drainage functionality.

MIKE VONDER MEULEN, AICP

Planner



EDUCATION

1986
BS, Urban Planning, University of Cincinnati

YEARS OF EXPERIENCE

Industry: 39
KEITH: 12

PROFESSIONAL REGISTRATIONS

AICP, 55937, 1991

PROFESSIONAL AFFILIATIONS

Urban Land Institute (ULI), Member

Broward Planning, American Planning Association (APA) Section Newsletter, Member

Urban Planner Representative for the City of Fort Lauderdale CRA Board, Member

American Planning Association, Member

PROFILE

Michael Vonder Meulen has 39 years of local, national, and international experience in urban planning, zoning, and project management systems. Since 1986, Mr. Vonder Meulen's experience has included many phases of public sector and private sector land planning, site planning, and permitting services. He has directed project services from planning, design, and construction management throughout the United States, Caribbean, and South America.

RELEVANT PROJECT EXPERIENCE

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Planner. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects under this contract include: **Various Zoning Text Amendments:** New Mixed-Use/Entertainment District; Quasi-Judicial Proceedings; Signage; Live Local Act; **Site Plan Review of Major Developments:** Seneca Town Center (Wawa, Hospital & Extra Storage); Magnolia Townhomes; Prologis; Pembroke Oakes; Public Storage; Pembroke Villas; 95 Warehouse; Ekos Pembroke; **Comprehensive Plan Amendments:** SW 30th Avenue Mixed-Use/Entertainment District; Property Right Element; Trinity Broadcasting.

Fire Station No. 7 and Emergency Management Facility, Hallandale Beach, FL: Planner. KEITH assisted the Client, as subconsultant, in developing a KEITH Facility project that includes a 25,000-SF two-story fire rescue headquarters and emergency management facility including four apparatus bays and living quarters for up to 16 firefighters. In addition, the building houses space for the City's Fire Prevention Bureau offices, fire inspectors, plan review, and public education. KEITH provided full services to the Client including civil engineering, SUE, landscape architecture, public outreach, and construction management. The world-class facility is LEED Gold Certified.

Fire Station No. 113, Coconut Creek, FL: Planner. Under our continuing services contract for the City of Coconut Creek, KEITH was retained to provide due diligence and professional services for three potential and temporary fire station sites. KEITH's services included traffic engineering, planning, and civil engineering, providing due diligence findings reports, exhibit plans, and concept opinion of probable construction costs.

North Pompano Park Improvements, Pompano Beach, FL: Planner. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management.

Fire Station No. 52, Pompano Beach, FL: Planner. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

ANDREA HARPER

Planner



EDUCATION

1988
BA, Urban and Regional Planning, University of Louisiana

YEARS OF EXPERIENCE

Industry: 36
KEITH: 5

PROFILE

Andrea Harper brings 36 years of experience reviewing and processing land development applications for municipalities ensuring compliance with land development codes. Andrea was previously employed as a Principal Planner for the City of Riviera Beach performing a multitude of planning assignments associated with a municipality having beachfront properties, a thriving port, and a diverse population. Andrea was an independent project manager for new developments including industrial sites, commercial sites, residential sites, and a waterfront condominium. She reviewed all building permits for code compliance. Andrea prepared zoning verification letters and conducted zoning inspections. Drafting new ordinances and policies/procedures to address changing needs, she prepared staff reports and presentations to convey information to City officials. Andrea has also served Palm Beach County Government for 16 years as Site Planner II/Permanent On-Call Planner.

RELEVANT PROJECT EXPERIENCE

36 Acre Park-Platting, Parkland, FL: Planner. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey, utilities, and planning.

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Project Manager. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects under this contract include: **Various Zoning Text Amendments:** New Mixed-Use/Entertainment District; Quasi-Judicial Proceedings; Signage; Live Local Act; **Site Plan Review of Major Developments:** Seneca Town Center (Wawa, Hospital & Extra Storage); Magnolia Townhomes; Prologis; Pembroke Oakes; Public Storage; Pembroke Villas; 95 Warehouse; Ekos Pembroke; **Comprehensive Plan Amendments:** SW 30th Avenue Mixed-Use/Entertainment District; Property Right Element; Trinity Broadcasting.

Police Headquarters, Fort Lauderdale, FL: Planner. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

Blanche Ely Estates, Pompano Beach, FL: Planner. KEITH is assisting the Client in developing a KEITH Life project including 36 single family homes, community clubhouse, tot lot/open space, and room for a splash pad. KEITH provides full services to the Client including civil engineering, landscape architecture, survey, SUE, and planning. The homes will be certified as affordable increasing the number of safe and affordable housing units for the residents of Pompano Beach.

Champlain Tower South Surfside Memorial, Surfside, FL: Planner. KEITH is the prime consultant for the Town leading the design and construction of the Memorial for the collapse of the Champlain Tower South. KEITH has lead extensive public and stakeholder engagements throughout the life of this sensitive project. KEITH provided full services for this project and has been working to manage the uses of the grants that support the development of the project. The project also requires coordination with multiple agencies including City, Miami-Dade, DERM, FDEP and FDOT.

MIKE AMODIO, AICP

Planner



EDUCATION

2015
MS, Public Administration, Florida Atlantic University

2011
BA, Urban and Regional Planning, Florida Atlantic University

YEARS OF EXPERIENCE

Industry: 15
KEITH: 14

PROFESSIONAL REGISTRATIONS

AICP, 31355, 2018

Certification X

Testing Certifications

PROFESSIONAL AFFILIATIONS

Florida Atlantic Planning Society, Member

American Planning Association (APA) Florida Chapter, Member

BIM Smart Foundation, Member

US Green Building Council South Florida Chapter, Member

Palm Beach County Environmental Resource Management Volunteer, Member

BuildingSMART, Member

PROFILE

Mr. Michael Amodio is a planning professional who has coordinated with various Municipal and County departments in obtaining development approvals for many types of projects, including residential, commercial, industrial and institutional uses. His specialty is site planning and municipal code research. He possesses the team coordination skills necessary to meet strict deadlines for various size projects. He also has experience in the Public Sector as a planning assistant for the City of Boynton Beach, where he performed research tasks of various land development regulations within South Florida's many municipalities. Mr. Amodio has extensive experience with many computer aided drafting programs to produce 2D and 3D products, as well as GIS applications. Specifically, his 3D design capabilities allow KEITH to help clients visually conceptualize how their project will take shape along every step of the planning process. He is affiliated with planning groups such as the American Planning Association, Florida Atlantic Planning Society and the U.S. Green Building Council.

RELEVANT PROJECT EXPERIENCE

Monthly Planning Services Pembroke Park, Pembroke Park, FL: Planner. KEITH has proudly served the Town of Pembroke Park under a continuing services contract, delivering comprehensive planning, engineering, and landscape architecture solutions. Our partnership reflects a shared commitment to enhancing infrastructure, promoting sustainable growth, and improving the quality of life for residents. Some notable projects include various zoning text amendments, site plan review of major developments, and comprehensive plan amendments.

Parkland City Hall-Bldg Dept Wing Exp, Parkland, FL: Planner KEITH managed a 3,000 SF expansion of the City Hall building, which included 1,500 SF of records retention space and 1,500 SF of Building Department offices. The project involved modifying driveway access and installing a roll-up door for vehicular access to the records retention area, which also included space for scanning desks. Additional office space was provided for the Chief Building Official and partitioned areas for plan reviewers and inspectors. KEITH designed a new partition behind the staff receiving counter for privacy and addressed the loss of nine parking spaces by restoring the parking lot. The expansion required relocating a water main and installing 160 LF of gravity sewer and 230 LF of water main. KEITH developed the site plan in coordination with the architect and performed a topographic survey to locate all above-ground improvements and native tree species.

Youth Sports Complex, Pompano Beach, FL: Planner KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Broward County Convention Center Master Plan, Fort Lauderdale, FL: KEITH supported the Broward County Convention Center Expansion and Omn Planner i Fort Lauderdale Hotel project by providing local expertise in surveying, planning, conceptual civil engineering, and landscape architecture. Planning services included site history review, entitlement and DRI analysis, land use and zoning studies, parking analysis, visioning support, development scheduling, and regulatory coordination. The expansion delivered over 1.2 million SF of space, including a 350,000 SF exhibition hall, a 65,000 SF waterfront ballroom, 83,000 SF of retail and entertainment, 100,000 SF of parking, and a signature waterfront plaza with enhanced water taxi access.

KELLI SCHUELER, PLA, LEED AP

Landscape Architect



EDUCATION

2003
BS, Landscape Architecture,
Oklahoma State University

YEARS OF EXPERIENCE

Industry: 22
KEITH: 8

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,
LA6667565, 2021

Professional Landscape Architect,
2959, TX, 2014

LEED AP

PROFILE

An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies and sustainable best practices is combined with a creative approach that is detail oriented, ensuring designs are implemented both efficiently and accurately. Kelli has a wide range of project experience, but is most motivated by the opportunity to create special moments within the urban environment where hardscape and architectural elements are thoughtfully combined with green space to create impactful places of respite and community within the urban core.

RELEVANT PROJECT EXPERIENCE

Annie Gillis Park, Pompano Beach, FL: Landscape Architect. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture.

Covered Bridge Park, Parkland, FL: Landscape Architect. KEITH assisted the Client, under its continuing services contract, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management.

Fire Station No. 52, Pompano Beach, FL: Landscape Architect. KEITH, under our continuing services agreement with the City for GO Bond ImproLandscape Architect. vement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

Pine Trail Park, Parkland, FL: Landscape Architect. KEITH, under our continuing services agreement with the City, assisted the Client in developing a KEITH Play project that included the revitalization of Pine Trails Park Playground and Field. KEITH provided full services to the Client including geospatial and civil engineering, landscape architecture, and construction management.

Police Headquarters, Fort Lauderdale, FL: Landscape Architect. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters to better serve the community.

Arts and Cultural Center, Hollywood, FL: Landscape Architect. KEITH assisted the Client with the redevelopment of a KEITH Campus project that includes a 5,400-SF education space for dance, music, visual arts, and new media, galleries, administrative offices, and an outdoor courtyard. KEITH provided full services to the Client including survey and mapping, civil engineering landscape and irrigation design, and construction observation.

ABBY SUTTON, PLA, ASLA

Landscape Architect



EDUCATION

2016
BS, Landscape Architecture, Purdue University

YEARS OF EXPERIENCE

Industry: 9
KEITH: 7

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect, LA6667617, FL, 2022

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects (ASLA), Member

PROFILE

Abigail Sutton is a Landscape Architect and Project Manager at KEITH. Abby has a wide variety of experience having worked on projects in Texas, Florida, Indian, and beyond. Her range of experience comprises of both public and private sector work including parks design, bicycle corridor planning, urban plazas, streetscapes, mixed-use developments, and various master planning efforts including communities, college campuses, resorts, and a super yacht marina. She has a well-rounded project approach balancing creativity and practical problem-solving and has led multi-discipline teams from concept design through construction documents. Abby is motivated by building relationships with clients and key collaborators and is passionate about enhancing the built environment through sustainable and innovative design solutions, while preserving vital assets of the natural environment.

RELEVANT PROJECT EXPERIENCE

Youth Sports Complex, Pompano Beach, FL: Project Manager. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Covered Bridge Park, Parkland, FL: Landscape Architect. KEITH assisted the Client, under its continuing services contract as prime, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management.

DC Alexander Park, Fort Lauderdale, FL: Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Police Headquarters, Fort Lauderdale, FL: Landscape Architect. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management.

Intracoastal Courtsport Complex, Sunny Isles Beach, FL: Landscape Architect. Part of KEITH's continuing services agreement with the City of Sunny Isles Beach, this project includes the development of a KEITH Play project consisting of a new downtown park. KEITH provided services to the Client including survey, civil engineering, planning, and landscape architecture. Through a subconsultant, geotechnical and site lighting were coordinated. KEITH coordinated a multi-disciplinary team to manage the project development from the initial design phase through construction documentation.

GEOFF CAMPBELL, RLA, ISA

Transportation Landscape Architect/Arborist



EDUCATION

2008
BS, Landscape Architecture,
University of Georgia

YEARS OF EXPERIENCE

Industry: 17
KEITH: 4

PROFESSIONAL REGISTRATIONS

ISA Certified Arborist, 9509A

LEED AP+BD C, GBCI, 1217830

Professional Landscape Architect, LA6667219, FL, 2015

Professional Landscape Architect, 01/3615, MD, 2011

Professional Landscape Architect, 1533, SC, 2021

Professional Landscape Architect, 1387, TN, 2024

PROFESSIONAL AFFILIATIONS

Boynton Beach Recreation and Parks Board

PROFILE

Geoff joined the KEITH Team in 2021, bringing over 17 years of landscape architecture project management and high-quality design and construction documentation experience. With a strong technical background and proactive, trans-disciplinary approach, Geoff puts emphasis on sustainable design. He is a creative problem solver with vast expertise in FDOT standards and practices, site design and detailing, hardscape and planting design, roadway and streetscape design, site analysis and feasibility, plant health care and diagnosis, tree preservation, selective clearing and grubbing, construction documents, specification development, construction administration and inspections, grading and drainage design and coordination, sustainability and innovation, and irrigation analysis and design for streetscapes, parks, residential developments and commercial sites.

RELEVANT PROJECT EXPERIENCE

Cypress Road Improvements, Plantation, FL: Task Manager. KEITH, under a continuing services contract with the City, assisted the Client with the development of a KEITH Access project involving signalization upgrades, milling and resurfacing, design of a roundabout, drainage improvements, additional sidewalk, and corridor-wide addition of sharrow pavement markings and respective signage. KEITH provided services to the Client including survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH managed a team of professional contractors providing lighting analysis and design and geotechnical services.

SR A1A Improvements, Pompano Beach, FL: Landscape Architect. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks, and street lighting. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. During project coordination it was determined that FDOT had a project overlapping the City's project. KEITH coordinated with FDOT to have the funds transferred to the City.

DC Alexander Park, Fort Lauderdale, FL: Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Port Everglades Bypass Road, Fort Lauderdale, FL: Landscape Architect. As a subconsultant, KEITH was retained to provide geospatial services including survey and mapping, subsurface utility engineering, and utility coordination, and landscape architecture services for the design of a new two-lane roadway. The project includes two bridges, relocation of the Spangler security check point and six intersections.

SW 6th St and SW 78th Avenue, Plantation, FL: Landscape Architect. KEITH provided designed and implemented corridor improvements. The project aimed to enhance multi-modal transportation and neighborhood aesthetics through a complete streets approach. KEITH developed and evaluated three planning alternatives with cost estimates, addressing bicycle and pedestrian connectivity, traffic flow, landscaping, lighting, and drainage. This phase also included surveying and public engagement.

SARAH LANDUCCI, ISA

Landscape Designer, Arborist



EDUCATION

2011
BS, Environmental Studies,
University of Central Florida

YEARS OF EXPERIENCE

Industry: 11
KEITH: 10

PROFESSIONAL REGISTRATIONS

ISA Certified Arborist, FL-10034A, 2023

PROFILE

Sarah Landucci, born and raised in South Florida, understands the flora and fauna, challenges, and nuances of the regional landscape. Sarah has a wide range of experience with landscape design, from working in botanical gardens to public parks and private sector projects. She has worked as a Landscape Designer and Project Manager at KEITH for more than nine years and been involved with projects from start to finish—from conceptual planning to design development and following through to construction. She has a passion for connecting people to the natural environment and strives to create sustainable designs to enhance our communities.

RELEVANT PROJECT EXPERIENCE

General Civil Engineering and Inspection Services, Parkland, FL: Task Manager. KEITH, under our continuing services contract with the City, is assisting the Client in developing a KEITH Campus project that includes general engineering and inspection services. KEITH provides civil engineering, landscape architecture, planning, survey, transportation, and inspection services on an as-needed basis.

Government Center Breezeway, Coconut Creek, FL: Landscape Designer. KEITH assisted the Client, under its continuing services contract with the City, as a subconsultant, in developing a KEITH Campus project that included conceptual master planning for the Government Center breezeway, courtyard, and parking area, as well as schematic level designs for the breezeway. KEITH provided services to the Client including geospatial, civil engineering, landscape architecture, and environmental public art and design.

Annie Gillis Park, Pompano Beach, FL: Project Manager. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture.

Fire Station No. 52, Pompano Beach, FL: Landscape Designer. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

DC Alexander Park, Fort Lauderdale, FL: Landscape Designer. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: Landscape Designer. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction management services. In 2022, the park was named the Trip Advisors Traveler's Choice award, the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

JON WEYMOUTH, PE

Construction Program Management



EDUCATION

1990
BS, Architectural Engineering,
University of Miami

YEARS OF EXPERIENCE

Industry: 35
KEITH: 14

PROFESSIONAL REGISTRATIONS

Professional Engineer, 52802, 1998

SFRTA Contractor Safety Training

Qualified Florida Construction Stormwater Management Inspector

Temporary Traffic Control Certification, Intermediate, 75781

Temporary Traffic Control Certification, Advanced, 81960

OSHA 10-Hour Safety Training

CTQP Quality Control Manager

PROFILE

Jon Weymouth has more than three decades of experience in the planning, design, permitting, and construction of heavy transportation, utility, and civil and environmental engineering projects. His work involves the supervision of engineering and technical personnel engaged in the design and construction of public and private sector improvements. Past projects include major transportation infrastructure projects such as airports, bridges, highways, and roadways. This is in addition to civil land development, recreational facilities, and environmental mitigation projects. Additionally, he has extensive knowledge and effective experience coordinating with FEC, as well as with permitting and federal agencies such as FDOT and FAA. He is very familiar with and fully qualified to implement and control the guidelines and requirements established by these agencies.

RELEVANT PROJECT EXPERIENCE

Annex Building Addition, Plantation, FL: Construction Administration. KEITH, under its continuing services agreement with the City, assisted the Client in developing a KEITH Campus project including a new stand-alone one-story annex building consisting of approximately 4,200-GSF. KEITH provided services to the Client including owner's representation and construction management. The finished facility provides a valuable asset for the safety and stability of the community.

Pier Parking Garage, Pompano Beach, FL: Construction Administration. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The parking garage includes five stories, 662 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space. As part of the design-build team, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project.

Everglades Holiday Park Site Improvement, Fort Lauderdale, FL: Construction Administration. KEITH assisted the Client in redeveloping a KEITH Play project involving a $12M expansion and improvements of this 43-acre county park. The project included LEED "Green" design principles. KEITH provided the Client civil engineering, planning, landscape architecture, SUE, and construction management services. In 2022, the park was named the Trip Advisors Traveler's Choice award, the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

MLK Blvd Improvements, Pompano Beach, FL: Construction Administration. This area was part of the CRA's "Downtown Pompano Connectivity Plan". Improvements included multi-modal friendly streetscape with landscape/hardscape beautification. KEITH, under a continuing services agreement, assembled a multi-disciplinary team to complete all design aspects. As the Lead/Prime consultant, KEITH was responsible for overall team management, engineering, permitting, planning, surveying, public consensus, and construction management.

Fire Station No. 52, Pompano Beach, FL: Construction Administration. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

STEVE HIGH

Inspector



EDUCATION

1972
Courses Completed, Broward College

Courses Completed, Palm Beach College

YEARS OF EXPERIENCE

Industry: 53
KEITH: 18

Asphalt Paving L1

Concrete Field Inspector Spec

Final Estimates L1

Nuclear Radiation Safety

A3 ACI Concrete Field Technician - Grade 1

SFRTA Contractor Safety Training

Temporary Traffic Control Certification, Advanced

OSHA 40-Hour Safety Training

Earthwork Construction L1

PROFILE

Steve High joined the firm in 2008 and has 53 years of experience in land development, project management, roadway and utility construction inspection. He has managed daily construction activities relating to earthwork operations, asphalt paving, utility relocations, concrete placement and drainage pipe installation. His experience includes preparing daily inspection reports on all activities, job progression, personnel and equipment, as well as interfacing with contractors on behalf of clients and accountability for job site coordination. His current capacity of Senior Construction Inspector requires monitoring and inspection of all phases of construction work, as well as coordination with clients, contractors, public agencies, utilities and affected property owners. His experience includes project management and field engineering inspection experience for both public and private projects.

RELEVANT PROJECT EXPERIENCE

Dania Beach Public Safety Facility No. 93: Inspector. The project site is located within a predominately residential area. The project involved platting, extensive community outreach, and major infrastructure improvements. KEITH provided engineering and construction engineering inspection (CEI) services including water, sewer, paving, grading & drainage design, permitting. KEITH was instrumental in working with the County and City officials to obtain all the necessary approvals. KEITH also worked closely with the contractor to assist in obtaining building permits through the City of Dania Beach and Broward County and was asked to act as liaison.

Bermuda Riviera Watermains, Fort Lauderdale, FL: Inspector. KEITH, under its continuing services contract with the City, assisted the Client in developing a KEITH Water project that included improvements and replacement of undersized and deteriorated water mains in the residential neighborhood of Bermuda Riviera, upgrading the existing 6" diameter water mains one nominal size to 8" diameter, replacing existing 8" water mains with new, and installing fire hydrants along the nine dead-end finger streets, and installation of two subaqueous crossings. The KEITH Team assisted the Client in civil design from beginning to completion, survey, SUE, and permitting with jurisdictional agencies including City of Fort Lauderdale, Florida Department of Environmental Protection, Broward County Environmental Engineering and Permitting Division, Broward County Traffic Engineering Division, Army Corps of Engineers, U.S. Coast Guard, and FDOT.

CEI Services for SR 7 Median Enhancement, Coconut Creek, FL: Inspector. Under our continuing services contract for the City and under an FDOT LAP awarded grant, the KEITH Team was provided CEI service for a median restoration approximately one mile in length. KEITH is a prequalified CEI provider by FDOT.

Colonial Drive Traffic Calming, Margate, FL: Inspector. KEITH, under its continuing services contract with the CRA, provided Phase 1 of traffic calming, pedestrian routing and streetscape improvements containing approximately 500-LF of local roadway.

Main Beach Parking Lot Seating Project, Deerfield Beach, FL: Inspector. As a task work order under KEITH's long-term continuing services contract, KEITH provided professional engineering services including the modification of an existing retaining wall along the east side of the main beach parking lot, constructing a 3-seat high concrete seating step area. The project included modifications to the curb on S. Ocean Way to facilitate stage delivery inclusive of anti-sleeping and anti-skateboarding design. KEITH's services included specific purpose survey, paving and grading, demolition and erosion control, pavement markings and signage, construction observation and construction certification for the .25-acre space. The project was permitted through the Florida Department of Environmental Protection.

MORRIS SMITH, JR.

Inspector



EDUCATION

2000
BS, Business Administration, Florida Memorial College

YEARS OF EXPERIENCE

Industry: 29
KEITH: 23

PROFESSIONAL REGISTRATIONS

Concrete Field Inspector Spec

SFRTA Contractor Safety Training

Final Estimates L2

Final Estimates L1

A3 ACI Concrete Field Technician - Grade 1, 01242185

Earthwork Construction L2, 3021229

Nuclear Radiation Safety, 92043

Temporary Traffic Control Certification, Intermediate, 66360

Earthwork Construction L1, 3005160

Asphalt Paving L1

Asphalt Paving L2, 3023713

OSHA 10-Hour Safety Training

PROFILE

Morris Smith joined the firm in 2003 and has 24 years of experience in roadway and utility construction inspection. He has overseen daily construction activities relating to earthwork construction, asphalt paving, land surveying, utility relocations, concrete pours, and fuel line and drainage pipe installation. Morris' experience includes preparing daily inspection reports on all activities, job progression, personnel and equipment as well as interfacing with contractors on behalf of clients and accountability for job site coordination. His current capacity of Senior Construction Inspector requires monitoring and inspection of all phases of construction work, as well as coordination with public agencies, clients, contractors, utilities and affected property owners.

RELEVANT PROJECT EXPERIENCE

Youth Sports Complex, Pompano Beach, FL: Inspector. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose pitches, clubhouse with concessions, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees to provide a park experience that affords ample shade, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

Pompano Reclaimed Water III CEI: Inspector. The City of Pompano Beach Department of Public Works selected KEITH to provide additional construction administration services for this reclaimed water distribution main project. The scope consisted of furnishing and installing a new system along five separate corridors and KEITH provided a RPR and other field staff to assist in observation and administration through issuance of a certificate of substantial completion.

Quiet Waters Park, Deerfield Beach, FL: Inspector. KEITH, as subconsultant to Walters Zackria Architects, assisted the Client in developing a KEITH Play project that includes complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance, construction of a new maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of parking lots and sidewalks to meet ADA criteria, and drainage/water distribution/wastewater collection improvements at the 427-acre site. KEITH provided survey, civil engineering design, permitting, and construction observation services to the Client. The KEITH Team assisted the Client in the design and permitting of several lift stations, force mains, and/or septic systems throughout the park to provided sanitary sewer service to these isolated improvements.

North Pompano Park Improvements, Pompano Beach, FL: Inspector. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site that is home to the Pompano Eagles youth football team. KEITH provided full services including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management from the early planning stages.

Tamarac Fire Station #36, Tamarac, FL: Inspector. KEITH provided professional services under West Architecture + Design, LLC for landscape architecture and civil engineering. KEITH focused efforts towards arbor, paving, grading, drainage, water distribution and sanitary sewer, storm water, and permitting. The project site remained active through the project duration.

BRIAN EDDINGTON

Inspector



EDUCATION

High School Diploma
Old Dillard Community School

YEARS OF EXPERIENCE

Industry: 34
KEITH: 1

PROFESSIONAL REGISTRATIONS

Department of Environmental Protection, Water Distribution Level 1 License

Mitchell Training Inc., Wastewater Collections Class C License

Certificate in FEMA classes 100, 200, 700, & 800

OSHA Excavation

PROFILE

With more than 34 years of experience in governmental project inspection services, Brian Eddington is a seasoned professional in his field. He possesses extensive knowledge in a variety of areas, including: Roadway project inspections, Street resurfacing, Concrete sidewalk repairs and replacement, Water mains, Bridges utility repairs, Seawalls, Curbs and gutters, and numerous other capital improvement projects (CIP). As a former crew leader for the City of Fort Lauderdale, Brian has a deep understanding of the daily operations within South Florida's governmental agencies, making him a valuable asset in managing and executing public works projects.

RELEVANT PROJECT EXPERIENCE

CEI Consultant Services for Huizenga Park, Fort Lauderdale, FL: Inspector. KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

DC Alexander Park, Fort Lauderdale, FL: Inspector. KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community.

Sunny Isles Beach Intracoastal Courtsport Complex, Sunny Isles Beach, FL: Inspector. Part of KEITH's continuing services agreement with the City of Sunny Isles Beach, this project includes the development of a KEITH Play project consisting of a new downtown park. KEITH provided services to the Client including survey, civil engineering, planning, and landscape architecture. Through a subconsultant, geotechnical and site lighting were coordinated. KEITH coordinated a multi-disciplinary team to manage the project development from the initial design phase through construction documentation.

Arts & Cultural Center, Hollywood, FL: Inspector. KEITH assisted the Client with the redevelopment of a KEITH Campus project that includes a 5,400-SF education space for dance, music, visual arts, and new media, galleries, administrative offices, and an outdoor courtyard. KEITH provided full services to the Client including survey and mapping, civil engineering including paving, grading and drainage, water distribution and sanitary sewer plans, stormwater prevention, hardscape and paving, landscape and irrigation design, and construction observation. The KEITH Team assisted with the site plan and site development of all onsite improvements. This was the first project in the City's plan to modernize and increase capacity for arts programming at the 1.2-acre site. Future expansion will include construction of a new performing arts studio and renovation of gallery spaces.

Relevant Project Experience

Our firm has extensive experience providing both engineering and operational services across multiple municipal contracts.

For example, on several CSC contracts, including the City of Parkland, Lighthouse Point, City of Boca Raton, and City of West Palm Beach, we deliver comprehensive engineering services for the design and construction of individual projects. These services include project planning, design development, and construction oversight. In addition to engineering, we augment municipal staff and provide operational support such as:

- Permit plan reviews
- Extension of planning staff
- Construction inspections
- Engineering plan reviews

This dual approach ensures municipalities maintain continuity of operations while advancing critical infrastructure projects.

Integration Experience:

Our team has successfully overseen the integration of engineering and operational services on multiple contracts. For instance:

City of Boca Raton: We combined design engineering for roadway improvements with on-site inspection and permit review services, ensuring seamless coordination between project delivery and regulatory compliance.

City of West Palm Beach: We managed both engineering design for stormwater improvements and operational support through staff augmentation, enabling the city to meet aggressive timelines without sacrificing quality.

In each case, we utilized a collaborative approach—leveraging in-house expertise and, when appropriate, sub-consultants—to align engineering deliverables with operational needs. This integration has consistently resulted in improved efficiency, reduced project delays, and enhanced client satisfaction.

Personnel Commitment

KEITH commits that the key personnel listed in this proposal will remain assigned to the project throughout the contract term. Any changes will be submitted in writing with qualifications of proposed replacements for prior approval.



ALEX LAZOWICK, PE, PMP, ENV SP
PRINCIPAL-IN-CHARGE

TOWN OF PEMBROKE PARK
FLORIDA
The Small Town that Means Big Business



GREG CHAVARRIA, PMP, CISSP
CLIENT SERVICES



STEVE WILLIAMS, PE
QA/QC MANAGER



MICHAEL PINZON, PE
PROJECT MANAGER

CIVIL ENGINEERING

FERNANDO VAZQUEZ, PE
CIVIL ENGINEER

MIKE CARTOSSA, PE
CIVIL ENGINEER

NILES WARRICK, PE, CFM, ENV SP
CIVIL ENGINEER

RAFA CASTRO, PE, PMP, ENV SP
CIVIL ENGINEER

CARLOS SALTOS, EI
CIVIL ENGINEER

DRAINAGE & STORMWATER

OMAR RODRIGUEZ, PE, CFM, ENV SP
STORMWATER ENGINEER

CAVEL WILLIAMSON, PE
STORMWATER ENGINEER

FRANCISCO PEILLARD, PE
STORMWATER ENGINEER

TOM GREEN, PE
STORMWATER ENGINEER

TRANSPORTATION, TRAFFIC & ROADWAY ENGINEERING

LORI TREVIRANUS, PE, RSP1
TRANSPORTATION ENGINEER

CHRISTINA YERO, PE
TRANSPORTATION ENGINEER

MIKE HERON, PE
TRANSPORTATION ENGINEER

HARRISON LAZOWICK, PE
TRANSPORTATION ENGINEER

LANDSCAPE ARCHITECTURE

KELLI SCHUELER, PLA, LEED AP
LANDSCAPE ARCHITECT

GEOFF CAMPBELL, PLA, ISA
LANDSCAPE ARCHITECT/ARBORIST

ABBY SUTTON, PLA, ASLA
LANDSCAPE ARCHITECT

SARAH LANDUCCI, ISA
LANDSCAPE DESIGNER/ARBORIST

SURVEY & MAPPING

BRYAN MERRITT, PSM
SURVEYOR

CHUCK SCHRAMM, PSM
SURVEYOR

NORIETTE ALVAREZ, PSM
SURVEYOR

MARK MITCHELL
SUBSURFACE UTILITY ENGINEER

EUGENE KHASPER
UTILITY COORDINATION

CONSTRUCTION ENGINEERING INSPECTION

JON WEYMOUTH, PE
CONSTRUCTION PROGRAM MANAGEMENT

STEVE HIGH
INSPECTOR

MORRIS SMITH, JR.
INSPECTOR

BRIAN EDDINGTON
INSPECTOR

PLANNING & COMMUNITY DEVELOPMENT

MIKE VONDER MEULEN, AICP
PLANNER

ANDREA HARPER
PLANNER

MIKE AMODIO, AICP
PLANNER

TAB 4.6

RELEVANT COMPLETED PROJECT EXPERIENCE

HALLANDALE BEACH BOULEVARD (S.R. 858) WATER MAIN IMPROVEMENTS

OWNER
City of Hallandale Beach

CLIENT
City of Hallandale Beach

PROJECT DURATION
2022 - 2025

REFERENCE
Peter Kunen
Assistant Director of Public Works/City Engineer
400 S Federal Hwy
Hallandale Beach, FL 33009
954-457-1300
pkunen@hallandalebeachfl.gov

COST
Initial Contract Award: N/A

KEITH Design Fee: $242,650

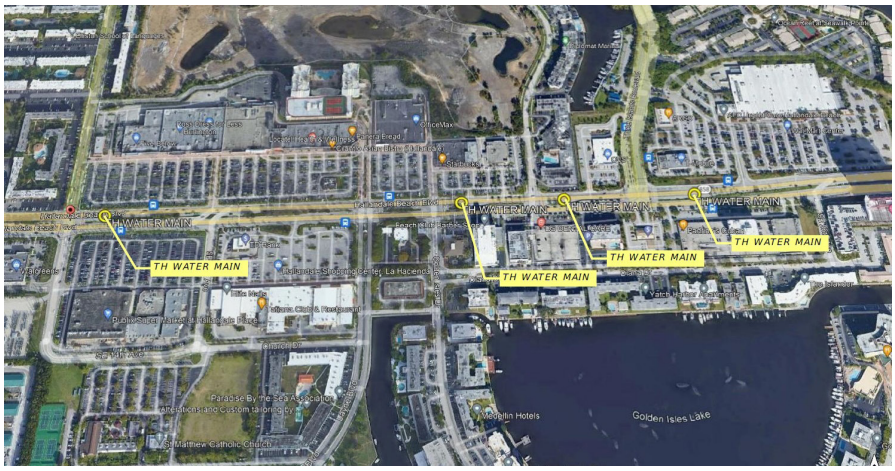
Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: 0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Civil Engineering



KEITH, under a continuing services contract, is assisting the Client with a KEITH Access project including the replacement and upsizing of an existing 12" and 16" ductile iron water main with a new 16" water main along Hallandale Beach Boulevard, extending from west of SE 14th Avenue to west of SE 26th Avenue, approximately 3,500-LF. All existing domestic water services will be replaced up to the existing meters or within five feet of the back of the sidewalk, existing fire services will be replaced up to existing DDCVs or within five feet of the back of the sidewalk, and all fire hydrants will be replaced, and if necessary, adding additional fire hydrants to provide the required minimum spacing. KEITH provides services to the Client including civil engineering, survey/SUE, permitting, and construction observation. KEITH assists the Client with topographic survey, horizontal designation and location services, SUE conditions and understandings, utility mapping, preliminary civil design through final design documents, engineering permitting, bidding assistance, construction observation, administration, and final certification.

ASBESTOS CEMENT PIPE REPLACEMENT
Deerfield Beach, FL

OWNER
City of Deerfield Beach

CLIENT
City of Deerfield Beach

PROJECT DURATION
2024 - 2025

REFERENCE
Sarah Ricci
210 Goolsby Blvd.
Deerfield Beach, FL 33442
sricci@deerfieldbeachfl.gov
954-480-4200

KEITH PRACTICE LINE
Access

COST
Initial Contract Award: $284,370.00

KEITH Design Fee: $330,020

Construction Estimate: N/A

Change Orders: N/A

Total Value of Change Order: N/A

Change Orders to Design Contract and Dollar Value: 1/ $45,650.00

RFQ DISCIPLINE
Civil Engineering



KEITH was contracted by the City of Deerfield Beach, under its continuing services contract, to identify the water mains consisting of asbestos cement pipe (ACP) within the City's Community Development Block Grant (CDBG) limits and prepare a technical memorandum for the removal and replacement of the portions of the City owned water distribution system that consists of ACP. KEITH provided Civil Engineering services for the City.

The limits of the ACP within the City's water distribution system were identified by utilizing the City's Utility Atlas that was provided to KEITH as a baseline. KEITH reviewed the City's Utility Atlas and as-built plans to eliminate the number of water mains designated with an unknown pipe material. The water mains designated with an unknown pipe material during the desktop review were investigated in the field by the KEITH team to confirm the pipe material and update the City's GIS.

The technical memorandum prepared identified future Capital Improvement Projects (CIP) based on the limits of the ACP water main within the City's water distribution system, monetary budget limits for each future CIP, and the duration of the overall ACP replacement program. The memorandum also will guide the City, consulting engineers, and contractors through the process of a typical future CIP for this program. It identifies the various methods that are currently acceptable by US EPA and the local jurisdictions for the removal and replacement of the ACP, typical design details, typical specifications, and typical permitting requirements.

BCWWS PROFESSIONAL ENGINEERING SERVICES
Broward County, FL

OWNER

Broward County Water Wastewater Services (BCWWS)

CLIENT

BCWWS

LOCATION

Broward County, FL

PROJECT DURATION

2016 - Ongoing

REFERENCE

George Serbanescu
Construction Project Manager
2555 West Copans Road,
Pompano Beach, FL 33069
(954) 831-0891
gserbanescu@broward.org

KEITH PRACTICE LINE

KEITH Water

COST

Initial Contract Award: $30,000.00

KEITH Design Fee: amount varies per work order

Construction Estimate: N/A

Change Orders: N/A

Total Value of Change Order: N/A

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Civil Engineering







Under this continuing engineering services contract, KEITH supported BCWWS with the planning, design, and construction support for various utility infrastructure improvements. These efforts include water distribution, wastewater collection, and stormwater management systems. A key focus of the contract is the implementation of the Septic Tank Elimination Program, which involves the extension of short sanitary sewer lines to serve small clusters of previously unserved properties. As the Prime Consultant, KEITH is responsible for delivering comprehensive engineering services throughout the project lifecycle. Projects under this program include:

- District 3A STEP Area 3A-N Design and Construction: Fee: $85,127.42. This project entails approximately 36 septic tank eliminations and incorporation of a new gravity sewer system lift station in the City of Hollywood (District 3A-N) on SW 33rd Ave, SW 32nd Terr, SW 33rd Terr, and the north half of Stirling Road (SR 848). This project was divided in two phases; preliminary analysis to select a lift station and the design/procurement/construction services to implement the preliminary analysis.

  Phase 1: Preliminary analysis of options and their construction cost, as required for the site selection for the construction of a sanitary sewer lift station to service 36 customers in the project area. The work includes a community outreach program to interact with homeowners for the site selection and securing of 30' x 30' easement for a sanitary sewer lift station.

  Phase 2: The project entails the construction of approximately three thousand feet (3,000') of 8" gravity sanitary sewer main, 15 maintenance access structures, 1 pump station, one thousand four hundred feet (1,400') of 6" force main to the existing Stirling Road force main and associated service lines and cleanouts. The project has the potential to eliminate 36 septic tanks. New utilities for the project will be constructed within SW 33rd Avenue SW 32nd Terrace and Stirling Road.

- District 1 STEP Area 3A-H: Fee: $ 67,528.83. This project entails the construction of approximately 400 LF of 8" PVC watermain, 2 maintenance access structures and associated service lines and cleanouts. The proposed project has the potential to eliminate approximately 50 septic tanks from the adjacent mobile home park. The proposed gravity sewer is to be located on Griffin Rd. and SW 24th Ave.

- District 3A STEP Area 3A-E1 & E2: Fee: $96,483.34. This project consisted of extending sanitary sewer laterals to properties located along SW 40th Ave from an existing gravity sewer main on SW 40th Ave (Area 3A-E2). The original project entailed the construction of approximately 700 linear feet of 8" PVC, 2 sanitary

sewer maintenance access structures and associated service lines and cleanouts. However, the design team was able to come up with a solution to minimize the work necessary. This project included a new sanitary sewer service lateral to connect the existing land use at 5020 S SR 7 to the existing WWS gravity sanitary sewer system located on the abutting SW 45th Ave./SW 50th St. roadways (Area 3A-E1). The project has the potential to eliminate 5 septic tanks.

- District 3A STEP Area 3A-D: Fee: $236,695.94. The project entails the construction of approximately 3,250 linear feet of 8" PVC gravity sewer, 10 maintenance access structures and associated service lines. The proposed project has the potential to eliminate several septic systems that currently serve businesses in an industrial park generally located southwest of the intersection of SR 84 and I-95.
- District 3A STEP Area 3A-L1: Fee: $62,132.07. This project consisted of extending public gravity sanitary sewer to properties located at the Northwest corner of Stirling Road and SW 25th Ave from an existing gravity manhole located in SW 25th Ave. The project entailed the construction of approximately 50 linear feet of 8" PVC, 1 sanitary sewer maintenance access structures and associated service laterals. The proposed project has the potential to eliminate 2 or 3 septic tanks and extend public sanitary sewer to 2 vacant lots.
- District 3A STEP Area 3A-B: Fee: $29,915.32. This project entailed the evaluation and selection of a sewer system and utility corridor to serve business properties in a boat marina entered exclusively through Marina Rd. from West SR84. This project has the potential to eliminate 5 septic tanks from the existing marina business west of Secret Woods Nature Center, Fort Lauderdale. This project included the evaluation of 2 public sewer system design options and also extending water main to serve the existing properties.
- District 3A STEP Area 3A-F1: Fee: $143,611.70. The project consisted of extending public sanitary sewer to properties located along SW 22nd Ave., SW 22nd Terr, SW 21st Ave./Anglers Rd., and SW 42nd St. from an existing gravity manhole located at the NW corner of SW 22nd Terr and SW 42nd St. The project entailed the construction of approximately 1100 linear feet of 8" PVC, 6 sanitary sewer maintenance access structures and associated service laterals. In addition, the project entailed upgrading the existing water main from a 4" to a 6". The water main extension was approximately 875 LF. The project has the potential to eliminate 4 septic tanks.
- District 1 STEP Area 1-B: Fee: $99,002.98. The project extended public sanitary sewer to properties located along Commercial Boulevard and NW 37th Avenue from an existing gravity manhole located at the Northeast corner of property addresses 3833 Commercial Boulevard. The project entailed the construction of approximately 950 linear feet of 8" PVC, 3 sanitary sewer maintenance access structures and associated service laterals. The project has the potential to eliminate 7 septic tanks.
- Lead and Copper Inventory: Fee: $499,983.56. This project entails assistance to the County to address the latest EPA executive order regarding lead in drinking water, which was last updated in August of 2022. KEITH reviewed existing records on both the public and private side and prepared an inventory of the sources where lead may be present in the existing drinking water system. The inventory is to be used to populate a GIS database that can be continually updated. KEITH also helped with the preparation of a Standard Operating Procedure (SOP) outlining the service line replacement plan as part of this first phase. The County performed the necessary testing and public outreach in areas where lead had been identified. In areas where information was insufficient, test holes were performed as part of the second phase of this project along with executing the SOP.
- Water Service Material Validation: $486,164.66. KEITH was tasked with the Water Service Material Validation project. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of existing water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations to verify service line materials, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

ANNIE GILLIS PARK
Pompano Beach, FL

OWNER
City of Pompano Beach

CLIENT
City of Pompano Beach

PROJECT DURATION
2018 - 2022

REFERENCE
Wade Collum
Urban Forester
100 Atlantic Blvd
Pompano Beach, FL 33060
(954) 545-7766
wade.collum@copbfl.com

COST
Initial Contract Award: $70,836

KEITH Design Fee: $72,059

Construction Estimate: $1,300,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

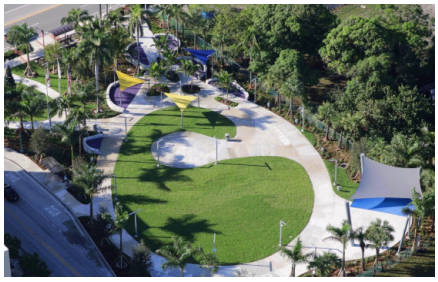
RFQ DISCIPLINE
Civil Engineering

Landscape Architecture

Planning and Community Development







KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the local community integrating historically important elements and providing flexibility to create larger gathering spaces for events ensuring that, when not being used for events, the day-to-day visitor feels comfortable in the space. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture. The KEITH Team assisted the Client with integrated drainage plans allowing a resilient approach to infrastructure creating a functioning park with plaza, fitness areas, signage, and special events lawn. The project has become a focal point of the neighborhood at MLK Boulevard and NW 6th Avenue welcoming visitors and hosting events throughout the year.

CYPRESS ROAD IMPROVEMENTS
Plantation, FL

OWNER
City of Plantation

CLIENT
City of Plantation

PROJECT DURATION
2024 - Ongoing

REFERENCE
Samira Shalan, PE
City Engineer
400 NW 73rd Ave.
Plantation, Florida 33317
954-797-2282
sshalan@plantation.org

COST
Initial Contract Award: N/A

KEITH Design Fee: $570,255.42

Construction Estimate: N/A

Change Orders: 0

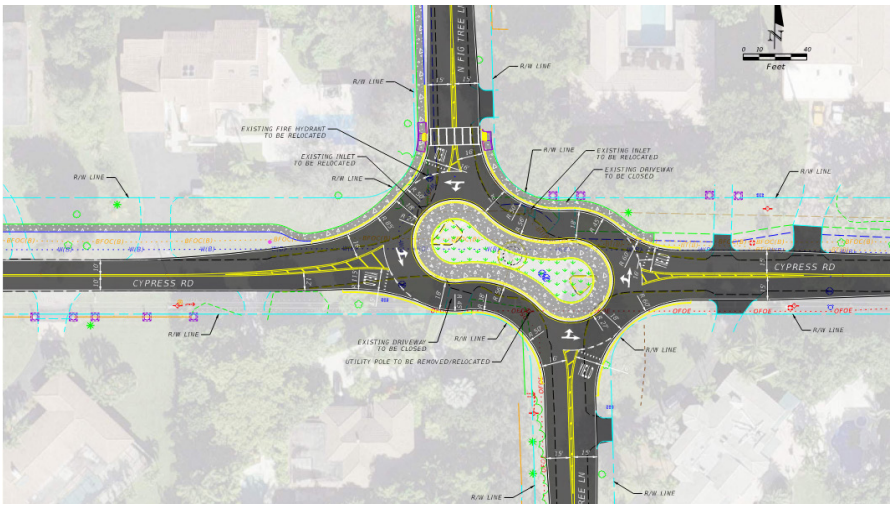
Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Transportation Engineering

Landscape Architecture

Surveying and Mapping



KEITH, under a continuing services contract with the City, assisted with development of this project involving signal upgrades, milling and resurfacing, roundabout design, drainage improvements, additional sidewalk, and the addition of corridor-wide sharrow pavement markings and respective signage. Services KEITH provided include survey, SUE, civil engineering, landscape architecture, and transportation engineering. The KEITH Team assisted with topographic survey, designation, location, and mapping of existing subsurface utilities, preliminary civil engineering design plans, civil construction documents, engineering permitting, roadway analysis and plans, horizontal/vertical master design files, temporary traffic control plan (TTCP), roadway and drainage, drainage permitting, and landscape and irrigation plans. KEITH also managed a team of professional contractors providing lighting analysis and design and geotechnical services.

WASHINGTON STREET & 72ND AVENUE MOBILITY IMPROVEMENTS Hollywood, FL

OWNER

Florida Department of Transportation (FDOT), D4

CLIENT

Broward Metropolitan Planning Organization (MPO)

PROJECT DURATION

2018 - 2023

REFERENCE

Fazal Qureshi
100 West Cypress Creek Road
Suite 850,
Fort Lauderdale, FL 33309
954-876-0071
qureshif@browardmpo.org

COST

Initial Contract Award: N/A

KEITH Design Fee: $814,730

Construction Estimate: $1,361,339

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE

Transportation Engineering

Landscape Architecture

Surveying and Mapping







KEITH assisted the Client in the development of this KEITH Access design project including the addition of bicycle lanes and pedestrian improvements to each corridor (FPID 431770-1). KEITH provided full services to the Client including roadway, drainage, signing and pavement marking, ADA compliance, landscape design, survey, subsurface utility engineering, utility coordination, geotechnical engineering, and public involvement. This is a Broward County Metropolitan Planning Organization (MPO) funded project while FDOT District 4 is the client and project facilitator. The KEITH Team's extensive experience coordinating multiple agencies and stakeholders were key factors in the successful completion of this community project.

SR A1A STREETSCAPE IMPROVEMENTS SIGNALIZATION

Pompano Beach, FL

OWNER

City of Pompano Beach

CLIENT

City of Pompano Beach

PROJECT DURATION

2021 - 2024

REFERENCE

Fernand Thony
G.O. Bond Director
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
954-786-4683
Fernand.Thony@copbfl.com

COST

Initial Contract Award: N/A

KEITH Design Fee: $37,700

Construction Estimate: $19,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

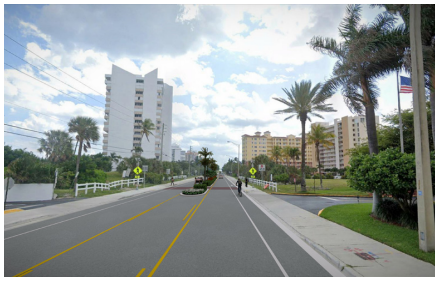
RFQ DISCIPLINE

Transportation Engineering

Surveying and Mapping







The streetscape from Sunset Lane to the Hillsboro Inlet included the addition of ADA compliance upgrades, landscaped medians, widened sidewalks where right-of-way is available, street lighting, and landscape improvements. KEITH services included traffic engineering, transportation engineering, survey, subsurface utility engineering, civil engineering, landscape design, and construction engineering inspection. During early project coordination, it was determined that FDOT had an overlapping project with the City's planned project. We were able to coordinate the transfer of FDOT funds to the City of Pompano Beach to increase the construction budget on the City's project.

THE POMP
Pompano Beach, FL

OWNER
The Cordish Companies

CLIENT
The Cordish Companies

REFERENCE
Corey Long
Project Executive
601 East Pratt Street, 6th Floor,
Baltimore, MD 21202
609-377-6381
clong@cordish.com

PROJECT DURATION
May 2023 - Ongoing

COST
Initial Contract Award: N/A

KEITH Fee: $5,910,349.63

Construction Estimate: $2,000,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

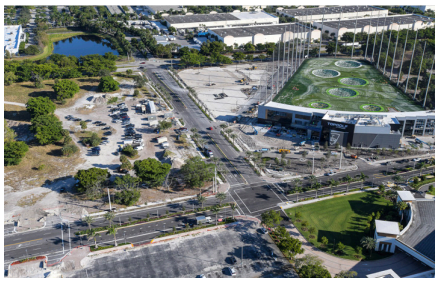
RFQ DISCIPLINE
Planning

Transportation Engineering

Drainage and Stormwater







KEITH is partnering with the Client to develop the KEITH Life project, a transformative $2 billion redevelopment of a 285-acre site in South Florida. This ambitious project includes an entertainment venue, casino, offices, retail spaces, industrial facilities, and 4,100 residential units. KEITH is providing comprehensive services, including geospatial, planning, civil, traffic, and transportation engineering, as well as landscape architecture.

KEITH has successfully designed and implemented a comprehensive master stormwater design for the 285-acre development, scheduled for a 10-year buildout. The stormwater infrastructure was meticulously constructed in phases to ensure seamless integration and functionality throughout the construction period.

To support the early phases of the project, temporary stormwater improvements were strategically installed, ensuring effective stormwater management until the full infrastructure was completed. The final stormwater system features a 13-acre lake, over 15,000 linear feet of exfiltration trench, and associated retention areas, providing robust and sustainable stormwater solutions for the entire development.

Additionally, the KEITH Team is assisting the Client in the entitlement and development process to create a distinct zoning district, enabling the creation of a Live! branded entertainment district centered around the existing casino. KEITH's services also include public engagement, platting/plat note amendments, water and sewer modeling and planning, FEMA assessments, FDOT coordination, visioning, utility coordination, roadway design, casino expansion, parking garage development, retail/grocery outlets, a Live! entertainment venue and hotel, and multi-family residential development.

KEITH is actively involved in all stages of development, assisting the Client in navigating City, County, and State agencies to unlock the site's full development potential. Once completed, this project will establish a premier destination, enhancing the appeal of Pompano Beach and South Florida for residents and visitors alike.

ABBOTT AVENUE DRAINAGE
Surfside, FL

OWNER
Town of Surfside

CLIENT
Town of Surfside

REFERENCE
Andre Eugent, MSCM
Capital Improvement Projects Director
9293 Harding Avenue
Surfside, FL 33154
(305) 861-4863 ext 305
aeugent@townofsurfsidefl.gov

PROJECT DURATION
Nov. 2021 - Ongoing

COST
Initial Contract Award: $8,481,234.01

KEITH Design Fee: $688,137.00

Construction Estimate: $10,667,305

Change Orders: 1

Total Value of Change Order: $274,852

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Drainage and Stormwater





Abbott Avenue Drainage Improvements – Evaluation and Report Phase: KEITH was retained by the Town of Surfside to provide comprehensive civil engineering services of the existing stormwater drainage condition of Abbott Avenue, spanning from 90th Street to 96th Street. The scope of services encompasses the evaluation and assessment of the current stormwater drainage conditions, as well as the preparation of a detailed report offering viable options to mitigate issues associated with ponding and standing water. Additionally, KEITH estimated the required construction improvements to address these concerns. KEITH diligently reviewed and evaluated all pertinent information and materials, including plans, narratives, calculations, and the ICPR model. Furthermore, KEITH furnished a findings and conclusion report, appraising the effectiveness and cost-efficiency of previously proposed solutions. To proactively minimize risks and changes arising from the permitting process, the KEITH Team was strategically engaged with regulatory authorities through pre-application meetings. Moreover, KEITH assessed the Town's existing land use development code, stormwater ordinance, and MS-4 reporting, providing expert recommendations and ordinance revisions to ensure compliance and exceedance of federal, state, and local requirements. The provision of future projections and infrastructure assessment established the essential framework for developing accurate stormwater models.

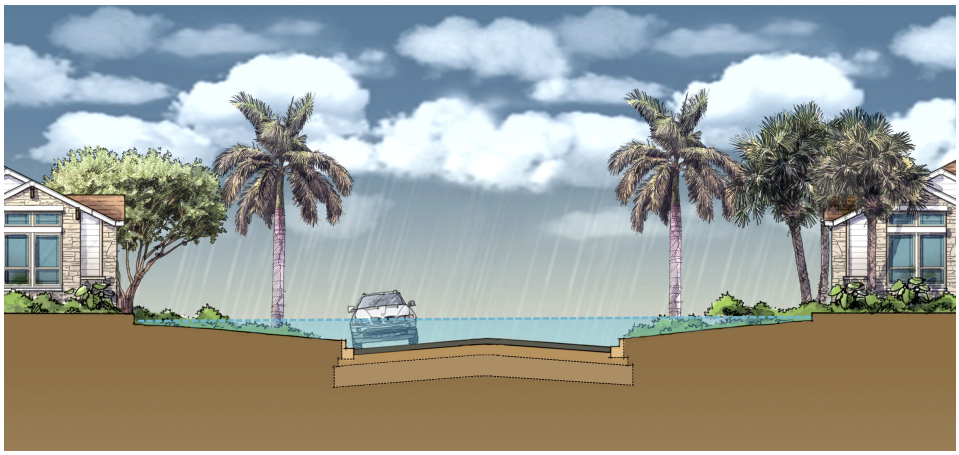
Abbott Avenue Drainage Improvements - Design Phase: KEITH was engaged by the Town of Surfside to develop construction documents for the implementation of Phase I recommendations. The primary focus of the project was to mitigate stormwater issues along Abbott Avenue. KEITH proposed a series of drainage improvements, which included the design of two underground stormwater pump stations located at the intersections of Abbott Avenue with 91st Street and 92nd Street. Each pump station was designed to discharge into three stormwater injection wells, with an additional overflow connection leading to the intercoastal waterway. To regulate the flow, a control structure with a flap gate was incorporated to ensure that the stormwater would not reach the intercoastal until the desired design pressures were achieved. KEITH also played a crucial role in preparing specifications and assisting the Town of Surfside throughout the bidding process.

ABBOTT AVENUE DRAINAGE

Surfside, FL

Abbott Avenue Drainage Improvements - Final Design Phase: KEITH developed the final phase of design for the Abbott Avenue Stormwater Drainage project. KEITH provided survey, SUE, civil engineering, FDOT coordination, bidding assistance, and construction program management services. KEITH oversaw structural engineering, mechanical and electrical engineering, and geotechnical engineering services provided by subconsultants. The KEITH Team assisted the Client in milling, resurfacing, restriping, preparation of construction documents, construction observation, final inspections, and final certification.

KEITH assisted in securing a 2022 FDEP Flooding and Sea Level Resiliency Grant to cover most of the estimated construction costs. Since, the Town of Surfside has been awarded $3,000,000 in additional funding from the Fiscal Year 2024-2025 Resilient Florida Program Statewide Flooding and Sea Level Rise Resilience Plan for Abbott Avenue Stormwater Improvements.



Existing Conditions



Final Conditions

ZONE 2 DRAINAGE STUDY
Plantation, FL

OWNER
City of Plantation

CLIENT
City of Plantation

PROJECT DURATION
2023 - 2025

REFERENCE
Samira Shalan, PE
City Engineer
400 NW 73rd Ave.
Plantation, Florida 33317
954-797-2282
sshalan@plantation.org

COST
Initial Contract Award: $152,154

KEITH Design Fee: $152,154

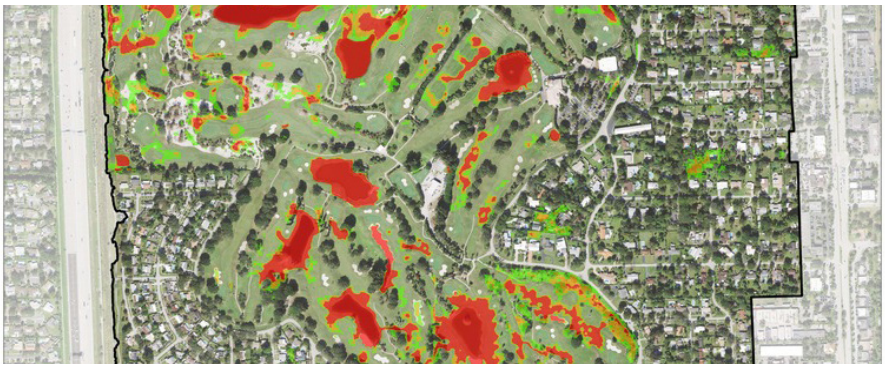
Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Drainage and Stormwater







The KEITH Team, under its continuing services contract with the city, was successfully retained to provide a full range of engineering services for the City of Plantation Drainage Zone 2 to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP) specifically for this Drainage Zone. The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades in order to improve the flood resiliency for the City and its residents. The proposed improvements prepared by KEITH will adhere to the respective federal, state and local regulations to meet water quality and quantity requirements. The final report will build upon past studies and models, data, permit conditions, and recently completed and ongoing projects and initiatives. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan that establishes a policy framework, integrates resiliency, conducts vulnerability analysis, and provides a prioritized improvement program that ensures the integrity of the City's future is protected for the generations to come.

DC ALEXANDER PARK
Fort Lauderdale, FL

OWNER
City of Fort Lauderdale

CLIENT
City of Fort Lauderdale

PROJECT DURATION
2018 - 2025

REFERENCE
Carl Williams
Parks and Recreation Director
701 S. Andrews Ave.
Fort Lauderdale, FL 33316
cwilliams@fortlauderdale.gov
954-828-7275

KEITH PRACTICE LINE
Play

COST
Initial Contract Award: $9,600,000

KEITH Design Fee: $489,573

Construction Estimate: $10,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Landscape Architecture

Drainage and Stormwater







KEITH assisted the Client in developing a KEITH Play project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.

EVERGLADES HOLIDAY PARK SITE IMPROVEMENTS
Fort Lauderdale, FL

OWNER
Broward County Commission

CLIENT
MBR Construction

REFERENCE
Dan West
Director of Parks and Recreation
115 South Andrews Avenue
Fort Lauderdale, FL 33069
(954) 357-8106
dwest@broward.org

PROJECT DURATION
March 2018 - Aug. 2023

COST
Initial Contract Award:
$9,600,000

KEITH Design Fee:
$891,582.53

Construction Estimate:
$12,000,000

Change Orders: 1

Total Value of Change Order:
$47,764.52

Change Orders to Design Contract and Dollar Value: 1/
$47,764.52

RFQ DISCIPLINE
Landscape Architecture

Surveying and Mapping

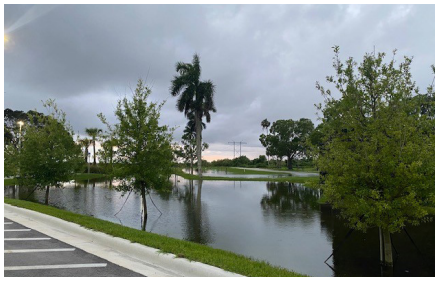
Civil Engineering

Stormwater and Drainage

Construction Engineering Inspections







Everglades Holiday Park is a 43-acre county park that serves millions of visitors each year. The site is located at the junction of two (2) SFWMD canals and is part of SFWMD water conservation areas 3A and 3B. The project included stormwater restoration master planning, civil engineering, landscape architecture, survey/SUE and construction management services, and construction phase services associated with a two-phase, $12M expansion and site improvements.

KEITH successfully provided a goal of long-term protection through the implementation of solutions for stormwater management, erosion control, and pollution. The project aimed to address complex problems with severe flooding that would close down the majority of the parking areas and access to the park rendering it functionally obsolete. As sea level rise and clear sky flooding became the norm for this already water inundated site, the team developed schemes to mitigate these flooding events and enhance the access to the park. Mitigation efforts introduced large bioswales to allow water from the parking areas to gather in vegetated areas vs back-up in the parking areas. These bioswales are interconnected and tie into the overall storm system to ensure that the system functions even in major storm events. This was successfully done by utilizing the Santa Barbara urban hydrograph methodology to design the water quality and stormwater system, providing complete water quality for the entire project. These drainage improvements have been successful allowing the park to remain open after several major storm events which can be daily in this ecosystem. In addition to the boat ramps, a series of new docks were created to provide enhanced accessibility to the waters' edge as well as for visitors on the landside to get out close to the natural ecosystem. The bulkhead allows for a long-term solution to bank stabilization on the park side while minimizing the parks extent into the natural ecosystem. This is one of the many collections of infrastructure solutions embedded into the park.

EVERGLADES HOLIDAY PARK SITE IMPROVEMENTS

Fort Lauderdale, FL

Permitting was also a challenge, as the park is located within the Florida Everglades and spans flood protection levees under the jurisdiction of the Army Corp of Engineers and the South Florida Water Management District. Through constant coordination with Broward County and the concessionaire, the design and construction team were able to satisfy the needs of all stakeholders. The park was kept open throughout the construction process by constructing the project in two phases, with the first phase being utilized for the park users when the contractor moved into Phase 2 of construction. The project had two main goals: to renovate and rehabilitate the park program elements and to allow the community safe and continuous access to the park while phased construction occurred; these goals were met with distinct and celebrated success. In 2022, Everglades Holiday Park was named as the Trip Advisors Traveler's Choice award, as well as the Florida ACEC Engineering Excellence award and the ASCE Broward Project of the Year.

BCAD T5 CEI SERVICES
Fort Lauderdale, FL

OWNER
JETBLUE AIRWAYS

CLIENT
Broward County Aviation Department

PROJECT DURATION
2023 - Ongoing

REFERENCE
Cody Clarke, CFM, CGC
Manager, Terminal Development Infrastructure, Properties & Development
JetBlue Airways
E: cody.clarke@jetblue.com
C: (561) 932-9768

KEITH PRACTICE LINE
Access

COST
Initial Contract Award: $403,000,000

KEITH Design Fee: N/A

KEITH CEI Fee: $10,667,305

Construction Estimate: $10,667,305

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Construction Engineering Inspections







KEITH is assisting the BCAD with a KEITH Access project consists of a new five-gate terminal facility at FLL Terminal 5. This new facility will have the capacity to accommodate Airplane Design Group III aircraft, as well as one wide body aircraft. Terminal 5 will feature a two-level domestic concourse with public circulation areas, airline ticketing with support spaces, a security screening checkpoint, baggage processing, and retail concession spaces. In addition to the new terminal building, the project will also include the relocation of overnight aircraft parking, anew ramp aircraft parking connection to Concourse G, a hydrant fueling system, a two-level enclosed pedestrian bridge connection to Concourse G, an elevated and enclosed connector bridge to Cypress Garage, improved terminal curb fronts, an improved terminal access roadway system, and the expansion of the existing Ground Transportation Area 4.

PARKS & RECREATION WORKSHOP & CONCEPTUAL PLAN DEVELOPMENT

OWNER

City of Boca Raton

CLIENT

City of Boca Raton

PROJECT DURATION

2025 - Ongoing

REFERENCE

Alex Keller
201 West Palmetto Park Road
Boca Raton, Florida 33432
(561) 393-7700
apkeller@ci.boca-raton.fl.us

COST

Initial Contract Award: $133,350

KEITH Design Fee: $133,350

Construction Estimate: N/A

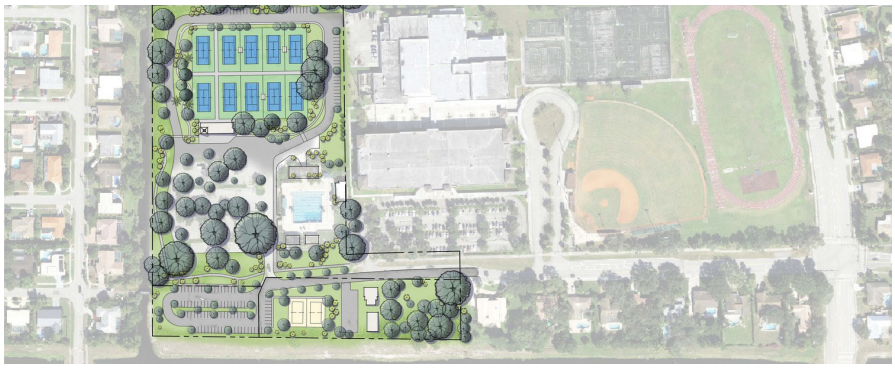
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Planning and Community Development







KEITH is the prime consultant for the City of Boca Raton and the Beach – Parks Recreation Department. KEITH is responsible for the planning and programing of 4 parks throughout the City that aim to relocate a series of recreational facilities being displaced by a PPP development in the downtown. KEITH came up with an innovative process to host a comprehensive workshop that included all City Stakeholders from the various City Departments including Planning and Zoning, Facilities and Maintenance, Park Rangers, Police, Recreation Programs and others. This day long workshop allowed all stakeholders to provide input on the parks from all aspects to ensure every department can be heard. KEITH then facilitated the design of 15 different concepts during the day to allow for a dramatically abbreviated process. What normal could take months of back and forth was accomplished in a single day. This approach has allowed the design and review process to be expedited. Construction: N/A

FAST FORWARD FT LAUD. DESIGN & CONSTUCTION
Fort Lauderdale, FL

OWNER

City of Fort Lauderdale

CLIENT

City of Fort Lauderdale

PROJECT DURATION

2017 - 2020

REFERENCE

Jeffrey Huber
808 East Las Olas Boulevard
Suite 101
Fort Lauderdale, FL 33301
904-540-9135
huber@brooksscarpa.com

COST

Initial Contract Award: $10,000

KEITH Design Fee: $10,000

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Planning and Community Development



KEITH collaborated with Brooks + Scarpa to develop a manual setting the tone for future development with an emphasis on resilient planning and design. Key elements of the plan include assessment of sea level rise, mobility planning, landscape architecture elements, CPTED principles and over development patterns. KEITH provided planning, landscape architecture, and assistance with community/ stakeholder input and research.

GENERAL PLANNING CONTINUING SERVICES
Oakland Park, FL

OWNER
City of Oakland Park

CLIENT
City of Oakland Park

PROJECT DURATION
2018 - 2025

REFERENCE
Lauren Pruss
City of Oakland Park
954-630-4257
lauren.pruss@oaklandparkfl.gov

COST
Initial Contract Award: N/A

KEITH Design Fee: CCNA Limits

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Planning and Community Development





KEITH, as prime consultant under this continuing services contract, assists the Client with professional, multi-disciplinary planning services on an as-needed basis to proactively engage stakeholders in the City's decision-making process. KEITH assists the Client with comprehensive planning services including land use planning, project implementation, land development regulations, environmental planning, transportation planning, and economic analysis. KEITH has the proven availability and technical capabilities to successfully manage the scope in-house coordinating meetings with other municipalities, regulatory agencies, developers, and local and state governments; preparing communication strategies and/or protocols; and assist the City's staff coordinating events, project meetings, and formal presentations. Projects have included historic preservation consulting, monthly on-call planning services, and Mai Kai historic restaurant redevelopment.

POMPANO GO BOND PARKS DESIGN/BUILD

Pompano Beach, FL

OWNER

City of Pompano Beach

CLIENT

City of Pompano Beach

PROJECT DURATION

2018 - 2023

REFERENCE

Fernand Thony
G.O. Bond Director
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
954-786-4683
Fernand.Thony@copbfl.com

COST

Initial Contract Award: N/A

KEITH Design Fee: varies per work order

Construction Estimate: $181,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Civil Engineering

Landscape Architecture

Planning and Community Development







The KEITH Team was awarded the Pompano Beach General Obligation Bond Park Redevelopment Design/Build projects, which included North Pompano Park, the Youth Sports Complex, and Centennial Park. The design phase for these projects encompassed surveying, subsurface utility engineering, civil engineering, traffic and transportation engineering, landscape architecture, and planning. Each project also involved extensive public outreach.

The Centennial Park project featured the addition of an outdoor, open-air event pavilion that incorporated contextually sensitive architecture honoring the historic Sample-McDougald House, located on the property. The improvements also included the redevelopment of walkways and garden areas adjacent to the pavilion. KEITH worked closely with stakeholders to ensure the new garden spaces and pavilion met the event needs of both users and staff. Fee: $164,500.00

The North Pompano Park project involved redeveloping the site to preserve existing features that had functioned well, while enhancing and introducing new multi-purpose fields, exercise equipment, landscaped walking trails, connectivity to the on-site pond, and other programmed spaces. KEITH's design achieved a well-balanced integration of both passive and active uses for this residential-area park. Fee: $494,609.65

The Youth Sports Complex project was a 10-acre, multi-sport facility. KEITH designed the park to include several new multi-purpose fields, a community center with event rooms, and landscaped paths. Located adjacent to Centennial Park and the historic Sample-McDougald House, the architecture was thoughtfully designed to reflect the historic home's vernacular while also meeting the community's desire for a state-of-the-art sports facility. Fee: $431,250.00

CEI CONSULTANT SERVICES FOR HUIZENGA PARK
Fort Lauderdale, FL

OWNER
Fort Lauderdale Downtown Development Authority

CLIENT
Fort Lauderdale Downtown Development Authority

PROJECT DURATION
2024 - Ongoing

REFERENCE
Jenni Morejon
Executive Director
201 East Las Olas Boulevard
Suite 1150
Fort Lauderdale, FL 33301
(954) 463-6574
jenni@ddaftl.org

COST
Initial Contract Award: $242,500

KEITH CEI Fee: $246,600

Construction Estimate: $15,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE
Construction Engineering Inspections







KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full transdisciplinary team including value design/ engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include: site planning and permitting analysis, civil engineering analysis, landscape architecture including arborist analysis, and traffic/transportation analysis.

POMPEY PARK RECREATION CENTER OWNERS REP
Delray Beach, FL







KEITH was selected by the City of Delray Beach to serve as the owner's representative for the redevelopment of the Pompey Park Recreation Center. The project includes constructing new facilities such as pools, a baseball field, playground, basketball courts, restrooms, park shelter, parking spaces, and a recreational building, along with upgrades to the existing pool and little league field. KEITH will be providing construction administration and inspection services. The KEITH Team will oversee planning and design, manage the budget and schedule, monitor construction quality, and facilitate communication among stakeholders.

OWNER
City of Delray Beach

CLIENT
City of Delray Beach

PROJECT DURATION
2024 - Ongoing

REFERENCE
Jason Kaufman
Engineering Division Manager
100 NW 1st Avenue,
Delray Beach, FL 33444
(561) 243-6235
kaufmanj@mydelraybeach.com

COST
Initial Contract Award:
$2,656,400

KEITH CEI Fee: $2,656,400

Construction Estimate:
$45,000,000

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design
Contract and Dollar Value: 0

RFQ DISCIPLINE
Construction Engineering
Inspections

PORT EVERGLADES SOUTHPORT PHASE IXA
Fort Lauderdale, FL

OWNER

Port Everglades

CLIENT

BEA Architects, Inc.

PROJECT DURATION

20218 - Ongoing

REFERENCE

John Foglesong, PE
1850 Eller Dr., Suite 504,
Fort Lauderdale, FL 33316
(954) 468-0143
(954) 325-7887 (c)
jfoglesong@broward.org

COST

Initial Contract Award: $1,151,838.01

KEITH Fee: $1,151,838.01

Construction Estimate: N/A

Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: 0

RFQ DISCIPLINE

Construction Engineering Inspections

Surveying and mapping







KEITH is providing professional engineering and surveying services for the design, permitting, and construction contract administration associated with development of new cargo handling container yards. These container yards are integral to the expansion of Port Everglades' Southport Turning Notch, which currently is under development. The project consists of two components:

Component I is the design, permitting, and construction administration of new container yards to be constructed east and west of McIntosh Road.

Component II will include environmental assessments and demolition of the Foreign Trade Zone warehouse buildings and conversion of the site into a cargo handling container yard facility.

Design services include existing facility and site documentation and assessments; project budgeting; environmental evaluations, assessment and remediation plans; project cost estimating; project schedule development and analysis; complete engineering and design of proposed project scope project permitting, as required with local, state, and federal agencies; construction contract document development; construction specification development; contract and bidding document development; code analysis; bid/award support and concurrence; negotiation support; construction contract administration services; construction phase field support services; inspections, construction observation, and project progress documentation; project-related claims analysis and support; surveying and mapping; computer-aided and manually generated graphics support; preparation of narratives and other textual project support; photographic/videographic project support; geographic information systems (GIS) project support; and other data and information system project support.

WEST PALM BEACH CONTINUING SERVICES CONTRACT

West Plam Beach, FL

OWNER

City of West Palm Beach

CLIENT

City of West Palm Beach

PROJECT DURATION

2022 - 2027

REFERENCE

Suzanne Berglund, P.E.
Assistant Director, Engineering Services Department
401 Clematis Street,
West Palm Beach, FL 33401
(561) 494-1075
sberglund@wpb.org

COST

Initial Contract Award: $500,000 (CCNA limits)

KEITH Design Fee: varies per work order

Construction Estimate: N/A

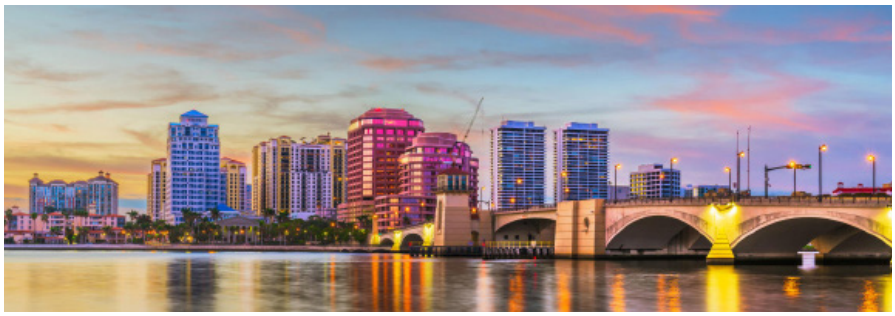
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE

Building Inspections, Plans Review, and Permitting



KEITH provided civil engineering, surveying, subsurface utility engineering, and landscape architecture services on a continuing services contract for the City of West Palm Beach. Projects under this contract include:

In-House Civil Engineering Support: Members of the KEITH Team have served the City with in-house consulting services for the past 3 years. The KEITH Team operates as an extension of the City, working both individually and collaboratively with City staff to support the City Engineering Department in permits review and research. They closely coordinate with engineering staff, contractors, and City construction coordinators, and assist the City in meetings with developers, engineers, and contractors as needed.

Alhambra Place Improvements and Palm Beach Lakes Blvd. Signalization: KEITH provided SUE and surveying services for utility upgrades along Alhambra Place and one test hole on Palm Beach Lakes Blvd. The work included horizontal utility designation and up to 20 test holes, excluding gravity systems, laterals, irrigation, and overhead utilities unless requested.

Flagler Drive Survey: KEITH conducted 6 Specific Purpose / Topographic Surveys along Flagler Drive at the intersections of Dyer, Almeria, Valencia, Granada, and Barcelona Roads, and just north of Barcelona. These surveys supported the installation of in-line tide control valves and the potential replacement of stormwater infrastructure. Each survey extended 10 feet beyond the curve radius along Flagler Drive and adjacent side streets. The surveys documented surface features, trees and storm and sanitary structures.

Okeechobee Blvd & Parker Ave Valve Replacement: KEITH provided surveying and SUE services for a critical valve replacement project at a high-traffic intersection. The scope included water main investigation and precise utility location. KEITH prepared horizontal utility designations for up to 30 test holes and provided utility mapping, permitting, office coordination, and Maintenance of Traffic (MOT) planning.

Australian Ave & 7th Street: KEITH provided SUE services for a water main investigation at Australian Avenue and 7th Street. The scope included horizontal utility designation and up to 15 test holes, excluding gravity systems, laterals, irrigation, and overhead utilities unless requested. Utilities were marked using electromagnetic and GPR methods, with test holes restored and documented. Surveying captured markings using RTK GPS, with deliverables in AutoCAD and Excel formats. KEITH also mapped right-of-way lines at locations 3 and 3a and collected sanitary manhole data at location 8.

Fire Station No. 1: KEITH prepared a topographic survey for the site of West Palm Beach's Fire Station No. 1. The survey documented surface improvements, tree locations, and storm and sanitary sewer structures.

25th Street Topographic Survey: KEITH prepared a topographic survey of 25th Street from North Australian Avenue to the east side of the railroad tracks between Rosemary Avenue and Pinewood Avenue.

Apoxee Park Parking Lot Improvements: KEITH provided civil engineering services for improvements to the access roadway and parking lot at Apoxee Park, located at 3125 N Jog Road in West Palm Beach, FL. The existing milled asphalt surface had been prone to washouts during heavy rain events, leading to frequent maintenance by the City. The project involved evaluating existing conditions, developing multiple improvement options with cost estimates, and proceeding with civil engineering design for the selected solution.

Ernest St Soft Digs: KEITH provided subsurface utility engineering services for Ernest Street, performing various utility locates during the design phase to minimize construction impacts.

GENERAL CIVIL ENGINEERING & INSPECTION SERVICES
Lighthouse Point, FL

OWNER
City of Lighthouse Point

CLIENT
City of Lighthouse Point

PROJECT DURATION
2023 - 2028

REFERENCE
Jennifer Oh
City Clerk
2200 NE 38TH Street,
Lighthouse Point, FL 33064
(954) 943-6500
joh@lighthousepoint.com

COST
Initial Contract Award: $500,000 (CCNA limits)

KEITH Design Fee: varies per work order

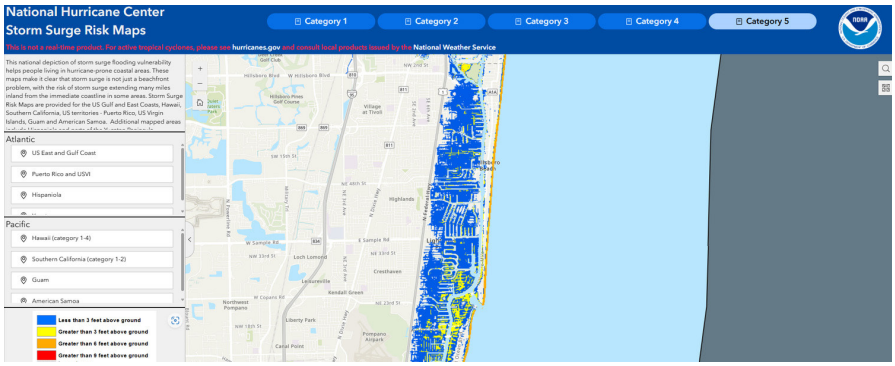
Construction Estimate: N/A

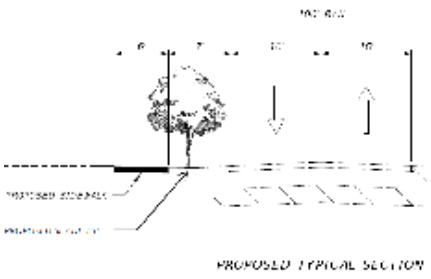
Change Orders: 0

Total Value of Change Order: $0

Change Orders to Design Contract and Dollar Value: N/A

RFQ DISCIPLINE
Building Inspections, Plans Review, and Permitting







KEITH was selected through this continuing services agreement for general consulting, engineering, surveying services. KEITH is providing services to the Client including civil engineering, survey, and inspections on an as-needed basis. Some projects under this contract include:

In-House Civil Engineering Support: Members of the KEITH Team have served the City with in-house consulting services for the past 3 years. The KEITH Team operates as an extension of the City, working both individually and collaboratively with City staff to support the City Engineering Department in permits review and research. They closely coordinate with engineering staff, contractors, and City construction coordinators, and assist the City in meetings with developers, engineers, and contractors as needed.

Vulnerability Assessment And Adaptation Plan: KEITH assisted the City of Lighthouse Point with the development of a comprehensive Vulnerability Assessment and Adaptation Plan funded through the Florida Department of Environmental Protection's Resilient Florida Grant Program. This initiative evaluates the City's exposure and sensitivity to high tide flooding, storm surge, sea level rise, and compound flooding in accordance with Section 380.093, Florida Statutes. KEITH led the technical effort to identify at-risk public assets and infrastructure using advanced GIS tools, LiDAR data, and flood scenario modeling based on NOAA and FEMA projections. The assessment prioritizes infrastructure vulnerabilities and outlines strategic adaptation measures tailored to the City's most critical needs.

McDonough Tennis Center: KEITH assisted with renovations to the tennis courts at the Lighhouse Point Tennis Center. KEITH provided survey, SUE, civil engineering, and construction management services. KEITH prepared a specific purpose survey and horizontally marked any known underground utilitites. The KEITH Team also prepared schematic designs, construction documents, and permitting approvals. KEITH provided construction engineering services to ensure the integrity of the design intent and prepared final certification.

TAB 4.7

PROJECT IMPLEMENTATION STRATEGY AND APPROACH

Approach and Methodology

KEITH has developed a keen understanding of the many challenges that can be encountered for projects within the Town of Pembroke Park. Accordingly, we have assembled a team with broad capabilities and depth of experience to address any needs that may arise. These many years of collective experience mean that any of Pembroke Park's concerns with project development will be taken under consideration throughout the entire design and construction process.

KEITH is well-versed on the management and implementation of large and small-scale projects. As one of the veteran South Florida based engineering firms, we have provided services for general continuing contracts as a prime consultant for numerous governmental agencies for decades. Our approach to every project begins with a "No Excuses" methodology. We bring a unique combination of top-quality consultants with years of in-depth experience working on similar municipal projects under the leadership of KEITH, a firm you know you can trust with your most important projects. We believe that our overall corporate ideology, coupled with our expertise and commitment to the Town of Pembroke Park will be the keys to the successful execution of this contract.

Delivering the Scope of Services

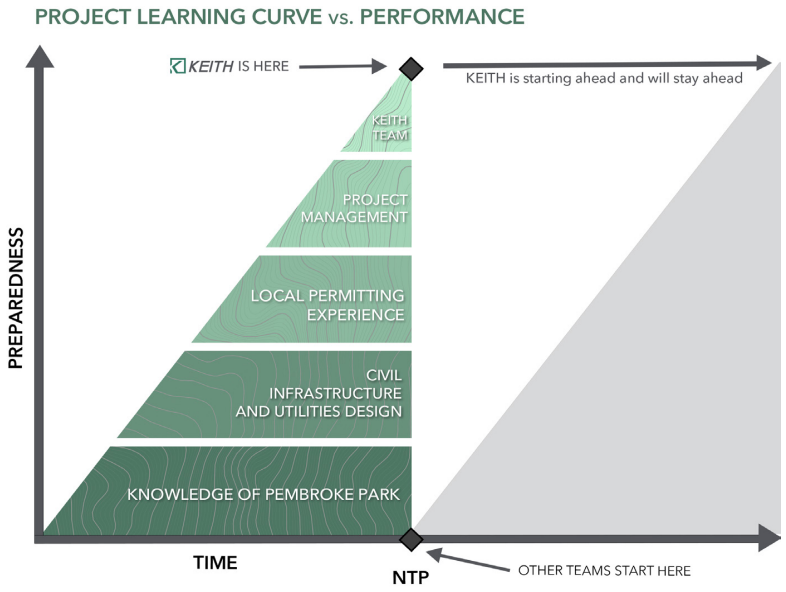
Our strategy is simply to assist the Town in creating a team with the right skill sets and personalities; ensure the team has the proper tools to manage and communicate; understand existing processes and augment those processes, if needed; and finally, facilitate the alignment of the project team towards the common goal of project delivery.



- **People.** The most important element and foundation of our strategy is to ensure that the right people with the correct skill sets are assigned to support the project team. In today's world of project delivery, it is not enough to have the correct skill set. We must consider how the team's diverse personalities compliment and support each other to achieve team cohesiveness.

- **Tools.** The delivery team must also have the correct tools to manage projects and to communicate progress to stakeholders. These tools typically include scheduling, document controls, and collaborative websites. Scheduling tools like MS Projects or Primavera P6 Scheduler are important tools to coordinate the execution of various projects. Familiarity with these tools also assists the project team in evaluating and managing change on projects. Establishing a web-based document

controls system is a critical element to foster transparency and to ensure important documents are available to the entire team when needed. Document controls tools such as eBuilder, Primavera Contracts Manager, or others not only help make documents accessible, but they also assist in status monitoring of submittals and Requests for Information, as well as reporting of metrics (review response times, change logs, etc.).



- **Processes.** Project delivery has changed over the years, but one thing remains consistent: processes bring consistency and repeatability to project management. With efficient processes that are well-defined and communicated, the delivery team becomes more efficient with every task accomplished. These processes also allow leadership to fine tune the delivery to match the changing needs of the Town. The delivery team performance is directly tied with their understanding and ability to follow established processes. Since processes are such an important part of the team's delivery strategy, a joint review of the existing processes is recommended. During this review, KEITH can assist the Town in evaluating if modifications to any existing processes can be made to improve the efficiency of the project delivery team or if additional processes or forms are needed. This review can be done in parallel with project delivery to maintain forward progress of the existing projects.

- **Alignment.** It is not enough to have the right people with the right tools following efficient processes. They must be aligned towards a common vision/goal. One way to accomplish alignment is to clearly communicate expectations and create a dialogue between the project delivery team and various key Town staff/stakeholders. Alignment can also be encouraged through the establishment of efficient processes and monitoring metrics that promote and encourage project delivery success.

Management and Design Approach

The KEITH Team will implement a rigorous communication protocol among all project participants. The basis of our management approach will focus on managing communication between our team and the Town of Pembroke Park as follows:

- Provide Single Point of Contact: Project Manager, Mr. Michael Pinzon, PE
- Stress early planning and scheduling
- Establish the involved group of stakeholders, and provide clear lines of communication to all, as required
- Understand the objectives of the project and assure that all project stakeholders have the same level of commitment and expectation in understanding the scope of work
- Schedule periodic progress meetings
- Maintain strong, ongoing working relationships with the Town staff

Our approach to this management plan is one that has proven successful with many projects. We will schedule all meetings in coordination with Town staff, conduct the meetings, provide agendas and meeting materials, record and submit minutes for review/approval and then distribute those minutes to the appropriate parties. We will establish clear lines of communication and review procedures among team members to ensure the continuous and timely flow of work in the planning and design phases.

Based on the scope of each individual work authorization, the KEITH Team will develop a project schedule to sequence key activities associated with and required for the successful design of the project. By carefully scheduling and sequencing activities, key elements of the work authorization may be performed in a sequential, but staggered manner to expedite delivery of the work authorization while ensuring all issues and concerns are properly addressed. An example of this would be a certain level of general planning and conceptual design consideration of alternative solutions and interviews with authorities having jurisdiction, may be undertaken while site inspections and surveys of existing conditions at a site or facility are underway.

Project Manager

When approaching any work order assigned, certain factors and initiatives are always considered and implemented. Mr. Michael Pinzon, PE, serving as the Project Manager for this contract, will be responsible for directing our team members to undertake the correct approach for each assignment.

Project Execution and Controls

"Plan. Measure. Manage. Execute." The elements of Project Controls are:

- Quality Assurance/Quality Control
- Cost Control
- Schedule Control

The KEITH Team will provide experienced senior project managers with extensive project controls experience to properly reflect the size and pace of the work.



Quality Assurance/Quality Control

KEITH is keenly aware that time is of the essence for most projects and cost is always an important component of the design. Therefore, we have an established Quality Assurance/Quality Control (QA/QC) Program that is implemented throughout the design process through project closeout. This ensures that the plans are prepared to the highest quality standards from the beginning and eliminates lengthy agency review and revision times. It also allows for value engineering and constructability analysis throughout the quality review process.

Underlying this quality process are three (3) corporate philosophies: Utilizing the right people to do the right things at the right time; putting our detailed and time-tested processes in place to facilitate quality work and delivery and utilizing a comprehensive quality management plan that addresses quality control throughout every aspect of the project.

Our QA/QC Program consists of the following four (4) key principles:

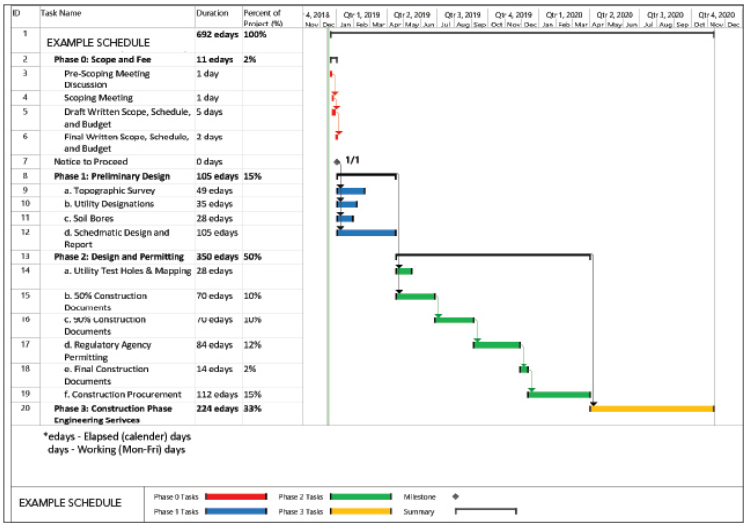
1. Proper Project Approach: Quality is achieved through due diligence, communication, planning, coordination, supervision, and technical direction at the very start of the project. The Project Manager will discuss the goals and objectives for each project with the City to understand the scope of work, level of detail, and the applicable technical standards that need to be met for each assignment.

2. Constant Project Supervision and Communication: Quality is achieved by conveying the scope and special instructions to the office and field staff together with regular reviews of their continued work effort and progress.

3. Active Senior Management: Quality is assured by the Senior Management establishing realistic schedules and providing the proper technical directions to the team assigned. Plan omissions are typically the greatest challenge in any QA/QC program, and they are best identified in a review by experienced senior staff members. Senior staff also provide the independent reviews of the processes, procedures, and project documentation to provide the required deliverable to the City.

4. Formal Quality Reviews: Quality of the deliverables and the procedures is verified by the KEITH QA/QC Officer, Stephen Williams, PE. A final check of the deliverables is performed by the Project Manager and the QA/QC Officer on every project prior to submission to the City.

Schedule Control



ID	Task Name	Duration	Percent of Project (%)
1	EXAMPLE SCHEDULE	692 edays	100%
2	**Phase 0: Scope and Fee**	11 edays	2%
3	Pre-Scoping Meeting Discussion	1 day	
4	Scoping Meeting	1 day	
5	Draft Written Scope, Schedule, and Budget	5 days	
6	Final Written Scope, Schedule, and Budget	2 days	
7	Notice to Proceed	0 days	
8	**Phase 1: Preliminary Design**	105 edays	15%
9	a. Topographic Survey	49 edays	
10	b. Utility Designations	35 edays	
11	c. Soil Bores	28 edays	
12	d. Schedmatic Design and Report	105 edays	
13	**Phase 2: Design and Permitting**	350 edays	50%
14	a. Utility Test Holes & Mapping	28 edays	
15	b. 50% Construction Documents	70 edays	10%
16	c. 90% Construction Documents	70 edays	10%
17	d. Regulatory Agency Permitting	84 edays	12%
18	e. Final Construction Documents	14 edays	2%
19	f. Construction Procurement	112 edays	15%
20	**Phase 3: Construction Phase Engineering Services**	224 edays	33%

*edays - Elapsed (calender) days
days - Working (Mon-Fri) days

EXAMPLE SCHEDULE — Phase 0 Tasks, Phase 1 Tasks, Phase 2 Tasks, Phase 3 Tasks, Milestone, Summary

While all work authorizations must be executed in a quality fashion, it is critically important that they are also performed responsively, in accordance with Town of Pembroke Park's schedule and budget objectives. The depth of staff on this team of consultants, both in number and experience, will permit us to satisfy these work authorization assignments for the Town on this contract without sacrificing quality and responsiveness.

Our ability to work in close coordination with Town of Pembroke Park staff, contractors and other consultants will result in projects being completed on time and within budget. We have found great success utilizing an approach that has led to effectively identifying problems and quickly defining solutions. This approach, coupled with our experience and knowledge, offers the Town of Pembroke Park the opportunity to minimize cost overruns and project delays.

Developing and managing the schedule to deliver the project will require accurate project scopes and cost estimates.

As your Consultant, the KEITH Team will:

- Prepare a realistic and achievable project schedule, which reflects the project's funding constraints. The schedule will be complete, allow room for contingencies, and focus on what is important to the Town in order to deliver on commitments at key milestones.
- Develop accurate and complete project scopes and cost estimates that will be reviewed, as required, including such incentives as may be appropriate and justifiable. This includes provisions to build in upgrades for rapidly changing technology.
- Monitor progress periodically as required and minimize delays of any kind. This requires preventing foreseeable delays, mitigating delays from unforeseen sources, and reversing or recovering from delays that may arise from unforeseen circumstances.

- Establish a process to review and properly assign responsibility for any increase in project delays.
- Establish a mechanism for prompt resolution and payment (i.e., including alternative dispute resolution procedures).
- Arrange for task-oriented team "workshops" as required to review the work and schedule aimed at enhancing efficiency (i.e., by enhancing productivity, optimizing schedule overlaps, reducing work, value engineering, and the like).

By using these standard procedures, KEITH will deliver each project on time and on budget. We will commit a dedicated Rapid Response team of managers, engineers, and professionals of all disciplines, as well as technicians that will make the Town of Pembroke Park's assignments our top priority!

Cost Control and Cost Estimates

Two factors weigh into a successful overall project cost control initiative: controlling the cost of the construction by providing efficient and practical designs ("value engineering") and controlling the cost of the design effort itself. KEITH takes responsibility for both factors on every project for every client.

At KEITH, we undertake design estimates, constructability reviews and schedule analysis as the project evolves through the various phases of design. At each phase of design benchmark, we evaluate potential errors, omissions, and document coordination problems that may impact cost and time after contract award and bring these to the attention of the project team. We can evaluate alternatives and recommend substitute methods or materials based on their relative economy and life cycle. Our efforts are designed and focused to identify and make recommendations on cost issues and risks as early as possible to address and mitigate these prior to the start of construction.

KEITH has a reputation of working within the budgets set and negotiated to perform design and construction services of this nature. We look to build long lasting partnerships with our clients and have found the best business practices to be reliable and accountable. *KEITH recently completed the re-analysis of the Northern, Western and Ravenswood Drainage System Study for Broward County Aviation Department (BCAD). Our value engineering practices provided Broward County a reduction in anticipated comparable cost which equated to a projected savings differential estimated at $6.5 million from the initial study and recommendation provided by a previous drainage consultant.*

On many previous projects, KEITH has managed our team in an efficient manner resulting in residual contract dollars being reconciled and reassigned for additional projects. Design team addendums are only requested in association with a significant scope change or significant unforeseen conditions.

The general intention of this contract is to be available to the Town of Pembroke Park as a consultant that functions as an extension of its own skilled professionals. KEITH will continue to provide a trans-disciplinary resource pool of qualified professionals as we have for years. This team will be expected to provide quality and time-and-budget-responsive support to the Town for specialized general civil engineering services, as identified in the Town's Request for Qualifications. This support may be in the form of defined technical tasks, which are alternatively performed in the office of the consultant team or as needed in the Town's offices, side-by-side with its professional and technical staff.

FAST TRACK | Efficient Work Order Process

Regardless of the project site, scale, or schedule, KEITH commits the necessary resources and quality personnel to complete the work orders. Our experience has provided a thorough understanding of the myriad of project issues that may arise when executing fast-track work orders on contracts requiring on-call engineering services. The KEITH Team, with its senior level, proactive management, and continuous quality control measures, has proven to be a team that can successfully perform on this consulting services contract for the Town of Pembroke Park.

KEITH proposes to maintain the process that has been followed for each work authorization based on similar types of experiences, to assure continued timely response to Sunny Isles Beach's needs, which involves a close working relationship with the utility representatives, permitting agencies and other key stake holders. This process, and the timeline to which the KEITH Team commits, is as follows:

- Our Project Manager will meet in person or via telephone with Town's Project Manager or

representative within one (1) business day of the initial scoping meeting request, to discuss scope, schedule, and budget issues related to the individual project work authorizations.

- KEITH will provide a draft written scope, schedule, and budget for the work authorizations to the Town within five (5) business days of the scoping meeting and be prepared to negotiate the scope and fee through the Town's negotiation process.

- KEITH will provide a final written scope, schedule, and budget within two (2) business days of receipt of agreed upon comments on the draft scope following successful negotiations. It is important to note that the KEITH Team has successfully negotiated many projects with a minimum number of negotiation sessions to meet the requirements of the Town Commission directives concerning minimizing the negotiations. We have done that by entering the negotiation process with reasonable fees so that one (or two if needed) negotiation sessions are ample to complete the scope and fee process.

KEITH has the ability and staff capacity to begin work with minimum notice and will initiate work immediately upon formal Notice to Proceed or as needed by the Town. KEITH's approach to this contract includes Quality Responsiveness and Skilled Management combined with the technical ability and level of experience that will provide superior service to the Town of Pembroke Park. We are extremely proud of our accomplishments as a local business and truly believe our commitment and dedication to the success and progress of our cities makes us the best choice for this contract.

Workload Management

KEITH manages its long and short-term workload through a policy of proactive management and resource/ personnel sharing. Our diverse staff wear many hats; we have committed to the time and energy required to meet the schedule requirements of similar contracts in the past and continue to be committed to providing unparalleled service to this contract. Delays are contained and minimized through routine weekly department/project meetings aimed at maximizing project scheduling effectiveness. Senior management oversight and weekly interaction guarantees our teams have those discussions to deliver the projects successfully. Given our current and projected workloads, KEITH can and will provide the personnel and resources to exceed the expectations of the Town for this contract.

KEITH has the administrative know how and the staff to manage large and small work authorizations, the management skills and the technical expertise to ensure top quality is always delivered to the Town.

Given our current and projected workloads, KEITH can and will provide the personnel and resources required to service the Town of Pembroke Park for this contract.

We Know Agency Staff, Standards, and Procedures

The KEITH Team has performed a magnitude of work for the state, county and local municipalities within Southeast Florida, including the Town of Pembroke Park. Our experience has resulted in a thorough knowledge of the standards, and how to apply them with a practical and common-sense approach to solving problems. We believe that building relationships is what it takes to truly understand the concerns of the agencies and address them in a professional manner that is personal to the Agency.

We take pride in building those long-lasting relationships and acting as an extension of our clients' staff.

Safety and Risk Management Philosophy

Accidents do not happen without cause. The identification, isolation and control of these causes are underlying principles of all accident prevention techniques. Education and training are an ongoing and daily process within

the KEITH Team structure. Through adequate instruction, personnel gain useful knowledge and develop safe attitudes which result in safe work habits. Our Field Review and Safety Supervisors, hold weekly "tool box" safety meetings in accordance with OSHA specifications.



The KEITH Team is committed to protecting employees, clients, and the general public on all of its projects. The goal is ZERO incidents. Safety includes health and risk management, in addition to security factors. KEITH has a proven Safety, Health, and Risk Program that addresses all phases of the design and construction process, from business development to project closeout. It includes best management practices from the National Safety Council and the Construction Industry Institute. This "play book" allows KEITH to tailor safety plans to any level of contractual risk in a variety of office and construction settings to achieve superior results. All of our field personnel have received Temporary Traffic Control (TTC)/Maintenance of Traffic (MOT) safety training currently required by the FDOT for work within public roadways. Specialty crews have additional certifications for OSHA Confined Space Entry requirements for general industry and construction, and general job site safety certifications.

It is imperative that all project personnel understand that safety is a shared responsibility. The goal is to provide information which will enhance safe working practices, not only for the benefit of our employees, but also for the client and general public.

Stormwater Management

KEITH has the knowledge and proven abilities to understand the complex nature of stormwater management. Especially in the urban environment, where balance must be achieved between the permitting requirements, restricted positive outfalls, budget limitations and existing historical drainage patterns. Our team has the professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. In addition, we are routinely familiar with the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it.

Some key projects include:

Tamarac Stormwater Pump Stations
Parkland Citywide Stormwater Master Plan
Kendall Lake Stormwater Improvements
Pompano Beach Stormwater Design and Analysis
FLL Retention Area Stormwater Improvements
Gateway Drive Stormwater Improvements
Abbott Avenue/Town-wide Stormwater Improvements
Pompano Beach Atlantic Boulevard Stormwater
FLL Stormwater Master Plan
Monroe County Stormwater Master Plan
Broward College North Campus Stormwater Plan
Port Everglades Container Yard Stormwater Report
Surfside NPDES MS-5 Monitoring and Reporting
Plantation Citywide Stormwater Master Plan

Water Distribution, Sanitary Sewer Collection System and Force Main

KEITH has vast experience with studies, designs, permitting and construction administration tasks associated with water distribution and sanitary sewer collection systems. Designs following standards of South Florida utility providers have been implemented. Sanitary sewer collection system designs ranged in pipe sizing from a 2-inch force main serving a grinder pump system to a 16-inch diameter force main transmission line. Numerous public and private pump station designs have been constructed throughout South Florida. Water distribution system designs ranged from 4-inch diameter fire sprinkler lines to 24-inch diameter water transmission lines. All manner of service demand evaluation and hydraulic capacity of these systems has been evaluated in the design of these systems. KEITH inspection staff have expertise with all AWWA/Florida HRS testing requirements of water distribution systems and all FDEP testing requirements for gravity/force main sanitary sewer collection systems. At Fort Lauderdale Hollywood International Airport, KEITH was responsible for many miles of sanitary sewer

force main and water main relocations and upgrades associated with the construction of the South Runway.

Some key projects include:

- BCWWS Continuing Engineering Services – County-wide Water Distribution, Wastewater & Stormwater Collection
- Fort Lauderdale Hollywood International Airport - Westside Watermain Expansion Loop
- Fort Lauderdale - Bermuda Riviera Watermain Improvements
- Nova Southeastern University (NSU) - Campus-Wide Master Drainage

Surveying Services

The KEITH Team has the blend of experiences to handle every aspect of a project's needs from start to finish. KEITH currently employs 200 full-time staff members of whom 50 are surveying and mapping related personnel. Our current percentage of active survey work compared to all the other services we provide is 40% and we've consistently performed at this level of activity, giving us the ability to adjust our crews based on the demand. Another benefiting factor that most firms do not have are our hybrid crews. Our hybrid crews are cross trained to have both survey and utility experienced personnel on each crew allowing us to expand crews if necessary. Every crew can perform multiple tasks such as survey, GPS and utilities services. KEITH is also able to provide all the services the Town needs in-house, under one roof. Things are done faster—efficiently and effectively. Our total completed projects for last year included over 200 survey and mapping related assignments. Those projects ranged from sketch and legal description surveys to flood certificates for two major transportation projects such as the I-95 Express Lanes and the Fort Lauderdale-Hollywood International Airport (FLL) South Runway. Our team utilizes technologies both in the field and in the office to verify accuracy of existing features through our 3D Scanning, Survey and SUE capabilities. We are well equipped with technology and personnel to tackle any small, medium or large survey the Town may require.

The KEITH Team has completed and performed similar assignments for consulting service contracts for the past twenty-two years which include numerous construction layout, boundary surveys, preparation of sketches and legal descriptions, mapping, AutoCAD drafting, calculations, and others such as topographic surveys, horizontal and vertical geodetic control surveys, right-of-way mapping and right-of-way mapping and right-of-way surveys, parcel and right-of-way stakeout, Digital Terrain Models (DTM), maintenance mapping, parcel sketches and GIS services.

Some key projects include:

- Town of Southwest Ranches Continuing Contract
- Miscellaneous Surveying Services for City of Pompano Beach and Pompano Beach CRA
- Miscellaneous Surveying and Engineering Services for the City of Parkland
- Miscellaneous Surveying and Mapping for the City of Fort Lauderdale



Planning and Planning Review

Our key staff have worked as City Planners, Planning Directors, and as City Planning Consultants for various municipalities. Through their time in public service, they gained valuable insight into the constraints, challenges, and opportunities public agencies encounter as they carry-out their mandates. This understanding informs their approach when overseeing public agency

contracts. As a result of their academic training, practical experience in both the public and private sectors, and hands-on approach, our team looks forward to working with Town staff to best serve the Town's needs. We are also well-versed in managing the planning process for private development. This provides our team with a unique perspective, in that we appreciate the need to streamline processes in order to gain efficiencies and to provide timely service to clients who invest in development projects, that ultimately serve to increase the Town's tax base.

KEITH has a vast amount of experience in providing professional planning services. This includes long range planning services comprising of comprehensive planning, evaluation and appraisal reports, preparation of land development applications including, rezoning, platting, delegation requests, and site planning. Our planners have the knowledge and expertise to meet the needs of a wide variety of general planning design and development services. We understand the necessity for continual input during the conceptual site planning design stages to assure a satisfactory final community site plan.

KEITH has the knowledge and proven abilities to coordinate and provide all necessary services for commercial and residential community site planning. At KEITH, we understand the development review process from initial conceptual design application submission to final approval. We can also provide numerous planning studies including, but not limited to parking studies, corridor studies, state mandated planning reports, urban design analysis, transfer of development rights, community liaison, and numerous types of feasibility studies.

Comprehensive Planning

With extensive experience developing and implementing comprehensive plans, our team understands that the Comprehensive Plan document is a key regulatory mechanism and guidance document for achieving a local government vision, which also provides a foundation for the LDRs and provides support for planning initiatives. Our project team understands the legal requirements and processes related to a local government's comprehensive plan.

We have performed a variety of comprehensive planning assignments including collecting data and analysis and creating comprehensive plans, conducting Evaluation and Appraisal Reviews (EAR) and preparing EAR-based amendments, revising the policies that address singular issues and reviewing developer proposals for text or map compliance. Our project team has also assisted state agencies in their review of comprehensive plan amendments from the agency perspective in numerous subject matter areas including environmental, land use and transportation.

Land Development Regulations (LDRs), Code Amendments

Our team has substantial experience updating local government LDRs. Staff has worked with several local governments throughout the State of Florida to update Land Development Regulations and code amendments in a variety of ways, from updates to address major changes to elements of the Comprehensive Plan, to adjustments to sections of the LDR to address specific issues in the community.

We are particularly fluent in the requirements for communities within Broward County. We value community and stakeholder collaboration and incorporate opportunities for public input at appropriate places in review processes. During LDR amendments for other communities, staff has utilized public input along with guidance from comprehensive plans and other planning documents to successfully improve upon and streamline existing regulatory frameworks.

Urban Planning and Design

Our team is experienced in reviewing the architectural and urban design components of development applications such as height, setback, window glazing percentage, massing and other code requirements. Our urban designers are familiar with local building vernacular and can work with the Town to enhance design standards. Our team is also familiar with other aspects of urban design including complete street design requirements and the need for a connected, multi-modal transportation network. As part of our design philosophy, our project team members are LEED certified; have created land development regulations and comprehensive plan elements to encourage green building and sustainable development and address sea level rise; and have prepared climate and sustainability plans.

Landscape Architecture and Master Planning

Our landscape architecture department specializes in the creative fusion of architecture, landscape architecture and the environment. The ability to offer in-house landscape architecture design capabilities provides for a more comprehensive, unified team. Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas and various urban redevelopments.

Whether it is in meeting the code of landscape ordinances with creativity or in creating spectacular lush destinations—we bring experience, knowledge, fresh energy and innovation to each project. Our approach guides and assists clients in making smart, long-term decisions that result in greater value for them, their projects, their clients and our community. From site detailing to landscape and irrigation plans, tree removal, mitigation plans and more, our team has completed projects for public and private clients throughout the tri-county region including projects for hospitals, libraries, parks (public and aquatic), fire stations, marinas, streetscapes and more.

Our team is experienced in all aspects of Master Planning, including the creation of a framework in which development parcels, massing, heights, relationships of buildings, circulation and streets are defined in enough detail to define predictable outcomes but with sufficient flexibility to allow various responses to actual developers and designers of which there may be several within one master plan area. We also have significant expertise with planned unit developments, form-based codes and non-physical aspects of master planning such as funding, scheduling and phasing. Our team has prepared master plans for various jurisdictions and agencies. Significant projects include projects for the City of Fort Lauderdale, City of Marathon and City of Plantation; as well as the Broward County Convention Center and the Fort Lauderdale/Hollywood International Airport.

Public Involvement

KEITH recognizes that among the many contributing factors to a successful project, public involvement and consensus building are critical elements and we strive to incorporate into every major project. Our public involvement program has been extremely successful in establishing lines of communication among the affected parties so that everyone has an opportunity to contribute towards the development of the project. We have facilitated charrettes for numerous municipal projects to gain awareness of community preferences and concerns on upcoming developments. On many sensitive construction projects, KEITH has established a community hotline manned by our project engineers to assist in resolving community construction related concerns in a timely and effective manner.

Construction Engineering Inspections

It is imperative that the CEI team understands the significant differences in the two roles and the dissimilar management approach of the Contractor vs. the CEI. KEITH specializes in Construction Project Management services, acting and focusing in the capacity of the Owner's Representative overseeing General Contractors. We subscribe to only one mission and one allegiance, and that is the successful implementation of all contracts to the benefit of the project and Pembroke Park.

The CEI will provide on-site Quality Assurance Inspectors who are responsible to provide daily inspection reports to document their observations, activities on the project, directions to and agreements with the contractor. KEITH will be responsible for the supervision of Quality Assurance Inspectors and review of the Inspector's Daily Reports and action items required to respond to issues noted in their reports. Our CEI's will also coordinate the daily web based photographic documentation efforts for the project and will ensure remote access is functional, and that photo documentation is incorporated into the Daily and Weekly Reports.

The Inspector's Daily Report is an important tool for the documentation of progress, conditions, manpower, equipment utilization, reporting problems and assessing productivity. Reports, including daily photographic evidence of progress are essential to the evaluation of claims, processing of progress payment requests, and acceptance or rejection. If the inspector determines the work was not installed according to Contract Documents, a Notice of Non-conformance (NCR) shall be issued to the Contractor. The Contractor would be given adequate time to rectify the non-conforming work in accordance with

approved protocols. The responsibility of the CEI is to ensure that all NCRs are rectified and closed in a timely manner. The KEITH Team has a proven track record of successfully closing all NCR's issued on projects and are committed to following QA procedures to ensure the Town is provided with a quality product it can be proud of.

Sustainability and LEED Experience

KEITH is devoted to improving the built and natural environments we are fortunate to be a part of and for our team that starts at our home offices. Sustainability requires a more holistic approach than before; one that looks at a triple bottom line from economic, social and ecological aspects.

The KEITH Team is very familiar working on projects incorporating LEED strategies and practices promoting better buildings and project sites that complement our environment and enhance our communities. KEITH provided integrated engineering design components on a number of public facilities to facilitate a designation of a LEED-Certified Building. The KEITH Team has completed over 17 LEED accredited projects throughout the nation. Some relevant projects include:

- Glade View Elementary School – LEED BD+C
- Rosenwald Elementary School – LEED BD+C
- Hallandale Beach Fire Station 7 – LEED BD+C New
- Nova Southeastern University Sports Center – LEED Silver
- Pinnacle at Tarpon River – LEED BD+C Homes
- Tamarac Fire Station 78 – LEED BD+C New
- FLL Terminal 2 – LEED BD+C New
- FLL Terminal 3 – LEED BD+C New

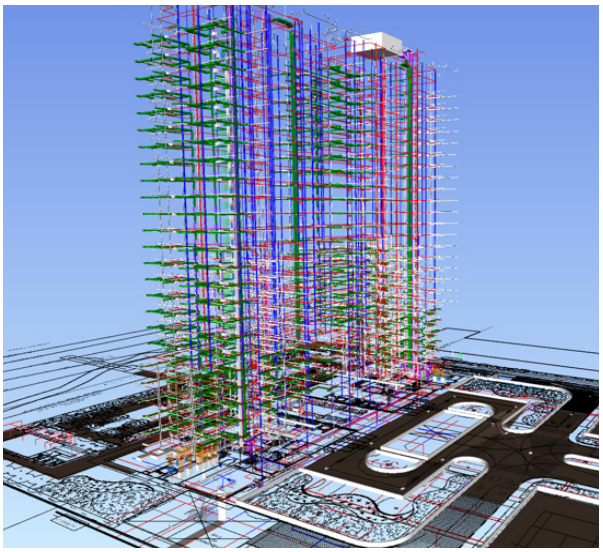
Minimizing Change Orders

KEITH can evaluate alternatives and recommend substitute methods or materials based on their relative economy and life cycle. Our efforts are designed and focused to identify and make recommendations on cost issues and risks as early as possible in order to address and mitigate prior to start of construction.

The inspection staff will be armed with this detailed information during construction to ensure budget is following approved estimates. Clients are notified of any outstanding issues based on each completed deliverable. Constructability Reviews will be in place in order to minimize and/or eliminate any potential change orders by the General Contractor during the construction process based on conflicts between disciplines, drawings and specifications.

Willingness to Meet Time and Budget Requirements

KEITH has historically completed projects ahead of schedule and within budget parameters. Our hands on project approach and dedicated team, as described in previous sections, has proven their ability to control the design process, expedite the permitting process and move quickly into construction. Our budgets are based on historical costs for similar projects and estimated levels of effort anticipated for each individual project. Combining our local knowledge and input from key subconsultant partners on the elements needed to plan and execute the project, we are confident the project can be completed within the time and budget allotted. Yes, the KEITH Team is willing and confident we can meet anticipated project completion dates for the entire duration of this contract and will provide design and CA services to keep total project cost below the project budget ceilings. We will work with the Town staff to assure individual work order schedules and budgets are properly identified and expectations are understood to deliver on-time projects while being good stewards of the Town's funds.



Technology

At KEITH, we invest in technologies that benefit the process and outcome of our client's projects. For years now, our firm has led the industry utilizing AutoCAD, Civil 3D, Revit, and other high-powered BIM/ CIM Software. To supplement our high-quality location services, KEITH is excited for our new Leica Pegasus 2 Mobile LiDAR to complement our existing Leica Scan Station C10 and Faro scanners. The use of Mobile LiDAR can expedite project phasing as traditional surveying can take time depending on the size of the area, and it can also reduce the need to have field crews in or near the roadway.

Every member of our design team has a proven history of successfully completing projects of this size and nature, and this Contract has our full attention and commitment. Each member of our team is wholly committed to the success of work authorizations to be issued under this contract. At KEITH we carefully monitor, measure and push to fruition each and every activity on the work authorization. We measure its progress to ensure we remain on track and on schedule. This is true through planning, design, permitting, bidding, administration of the construction contract and project close-out. Understanding the proposed scope and schedule of the Town on each work authorization is fundamental to the success of each project and the KEITH Team knows what it takes to meet the expected goals and objectives of the Town and all the associated stakeholders.

Commitment to Success

The KEITH Team is a representation of the combined experience, strengths and capabilities of professional personnel who have all been providing services for or working with projects that are subject to the Town's standards and specifications, working in South Florida for decades. This combination provides the Town with a diverse team, led by a firm that is Broward County based and well-known in the community.

Every member of our design team has a proven history of successfully completing projects, and this contract has our full attention and commitment. Each member of our team is wholly committed to the success of work authorizations to be issued under this contract. At KEITH, we carefully monitor, measure and push to fruition each and every activity on the work authorization. We measure its progress to ensure we remain on track and on schedule. This is true through planning, design, permitting, bidding, administration of the construction contract and project close-out.

Understanding the proposed scope and schedule of these utility projects is fundamental to the success of this project and the KEITH Team knows what it takes to meet the expected goals and objectives of the Town.

We are fully committed to continuing to be a true partner with the Town of Pembroke Park, always keeping the Town's interests at heart, while delivering projects on time and within budget.



TAB 4.8

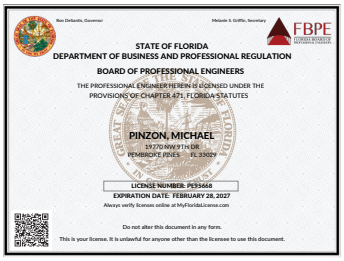
PROFESSIONAL LICENSURE



Alex Lazowick, PE, PMP, ENV SP



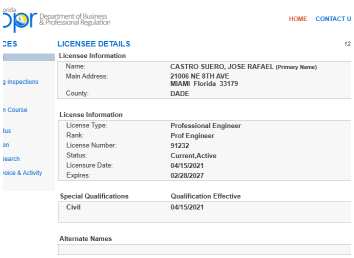
Alex Lazowick, PE, PMP, ENV SP



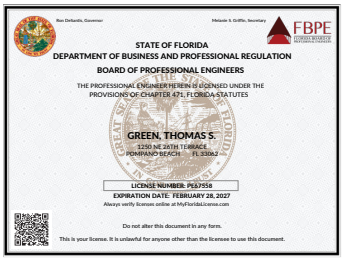
Michael Pinzon, PE



Michael Cartossa, PE



Rafa Castro, PE, PMP, ENV SP



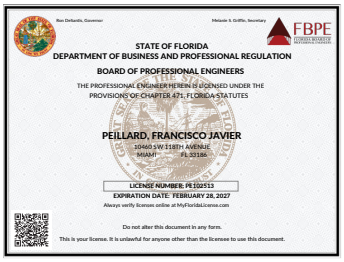
Tom Green, PE



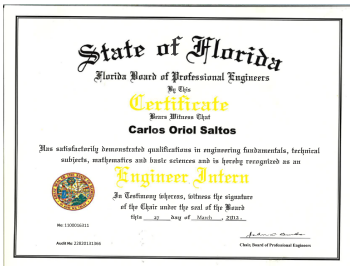
Omar Rodriguez, PE, CFM, ENV SP



Harrison Lazowick, PE



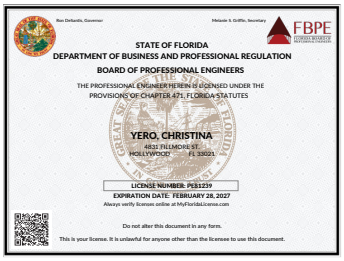
Francisco Peillard, PE



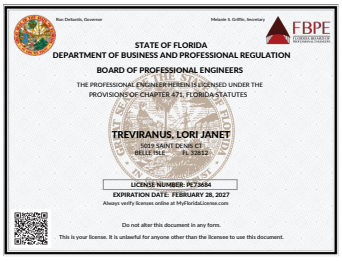
Carlos Saltos, EI



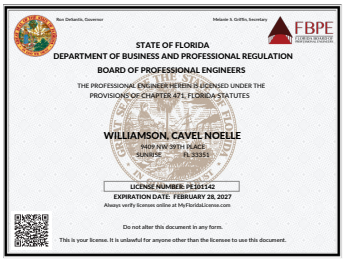
Mike Heron, PE



Christina Yero, PE



Lori Treviranus, PE, RSP1



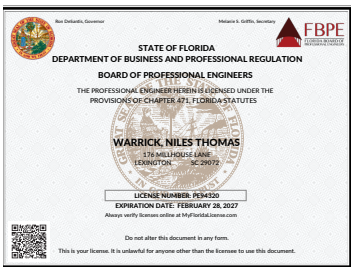
Cavel Williamson, PE



Stephen Williams, PE



Jon Weymouth, PE



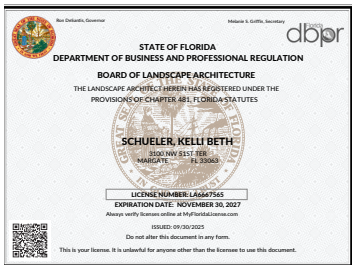
Niles Warrick, PE, CFM, ENV SP



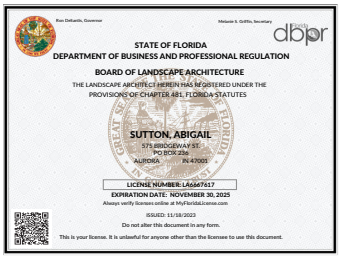
Fernando Vazquez, PE



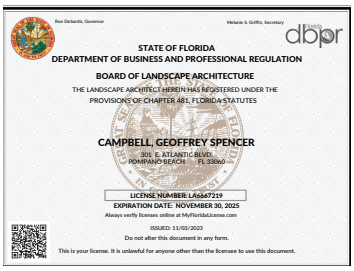
Jon Weymouth, PE



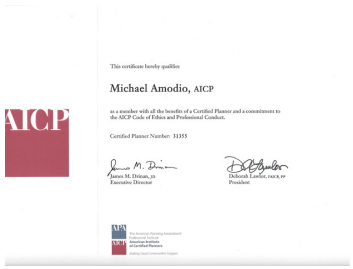
Kelli Schueler, PLA, LEED AP



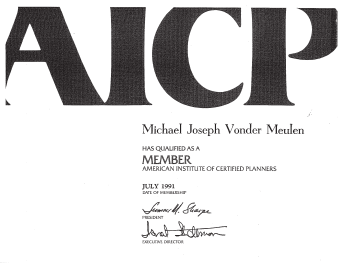
Abby Sutton, PLA



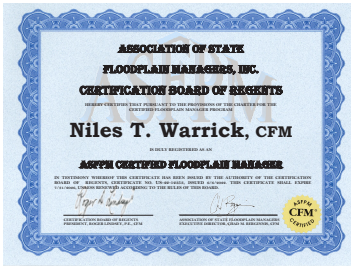
Geoff Campbell, PLA, ISA



Mike Amodio, AICP



Mike Vonder Meulen, AICP



Niles Warrick, PE, CFM, ENV SP



Niles Warrick, PE, CFM, ENV SP



Lori Treviranus, PE, RSP1

Credential Verification

Certification ID search 'FL-10034A' returned 1 records

Back to Search

First Name	Last Name	City	State \ Province	Country	Credentials
Sarah	Landucci	Pompano Beach	FL	UNITED STATES	ISA Certified Arborist®

Sarah Landucci, ISA

Credential Verification

Certification ID search 'FL-9509A' returned 1 records

Back to Search

First Name	Last Name	City	State \ Province	Country	Credentials
Geoffrey S.	Campbell	Pompano Beach	FL	UNITED STATES	ISA Certified Arborist®

Geoff Campbell, PLA, ISA

NORIETTE J ALVAREZ
2665 SW 37TH AVE APT 410, MIAMI, FL 33133-2713

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS7273	11/20/19	02/28/27	Active
Surveyor of Record For	LB7924	11/16/11	02/28/25	Active

Noriette Alvarez, PSM

BRYAN ALAN MERRITT
134 KINGS WAY, ROYAL PALM BEACH, FL 33411-1512

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS6558	07/18/06	02/28/27	Active

Bryan Merritt, PSM

CHARLES RICHARD SCHRAMM JR
2260 NE 37TH CT, LIGHTHOUSE POINT, FL 33064

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS5366	07/06/94	02/28/27	Active

Chuck Schramm, PSM

State of Florida
Department of State

I certify from the records of this office that KEITH AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on January 20, 1998, effective January 16, 1998.

The document number of this corporation is P98000006011.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 31, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of January, 2025

Secretary of State

Tracking Number: 8022148786CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: KEITH AND ASSOCIATES INC
Owner Name: KEITH AND ASSOCIATES INC
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 9547883400
Receipt #: 315-338081
Business Type: ENGINEER (ENGINEER)
Business Opened: 04/03/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		180		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt #WWW-24-00293816
Paid 08/27/2025 45.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: STEPHEN D WILLIAMS
Owner Name: KEITH & ASSOCIATES INC
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 954-788-3400
Receipt #: 315-756
Business Type: ENGINEER (ENGINEER)
Business Opened: 12/08/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00293816
Paid 08/27/2025 30.00

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: KEITH & ASSOCIATES INC
Owner Name: ADOLPHINE M LAZOWICK
Business Location: 301 E ATLANTIC BLVD POMPANO BEACH
Business Phone: 954-788-3400
Receipt #: 319-3392
Business Type: ALL OTHERS (LAND SURVEYORS/MAPPERS)
Business Opened: 12/08/1998
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature — For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00293816
Paid 08/27/2025 30.00

1

KEITH AND ASSOCIATES INC
301 EAST ATLANTIC BLVD, POMPANO BEACH, FL 33060-6643
Phone 954-788-3400

License Type	License#	Issued	Expires	Status
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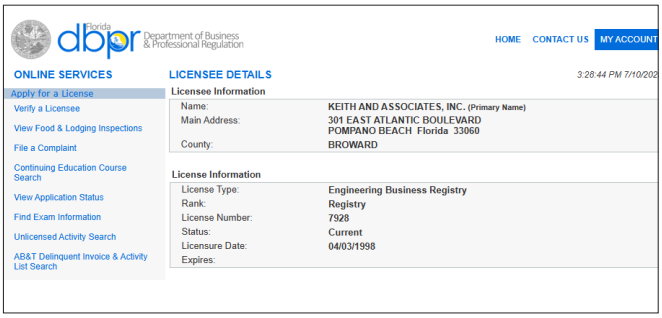
Surveyor of Record	LS4105	06/28/84	02/28/27	Active

1



dbpr Florida Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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

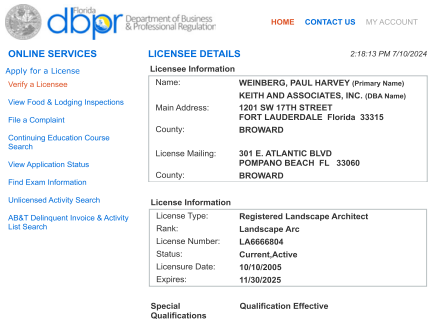
LICENSEE DETAILS 3:28:44 PM 7/10/202

Licensee Information

Name:	KEITH AND ASSOCIATES, INC. (Primary Name)
Main Address:	301 EAST ATLANTIC BOULEVARD POMPANO BEACH Florida 33060
County:	BROWARD

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	7928
Status:	Current
Licensure Date:	04/03/1998
Expires:	



dbpr Florida Department of Business & Professional Regulation

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- Apply for a License
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- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 2:18:13 PM 7/10/2024

Licensee Information

Name:	WEINBERG, PAUL HARVEY (Primary Name)
	KEITH AND ASSOCIATES, INC. (DBA Name)
Main Address:	1201 SW 17TH STREET FORT LAUDERDALE Florida 33315
County:	BROWARD
License Mailing:	301 E. ATLANTIC BLVD POMPANO BEACH FL 33060
County:	BROWARD

License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA6666804
Status:	Current,Active
Licensure Date:	10/10/2005
Expires:	11/30/2025

Special Qualifications — Qualification Effective

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Keith and Associates, Inc.

2 Business name/disregarded entity name, if different from above.

dba KEITH

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

301 East Atlantic Boulevard

Requester's name and address (optional)

6 City, state, and ZIP code

Pompano Beach, FL 33060

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–			

or

Employer identification number

6	5	–	0	8	0	6	4	2	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 01/31/2025

General Instructions

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

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

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

TAB 4.9

REQUIRED FORMS AND ACKNOWLEDGEMENTS

SECTION 6.0 REQUIRED FORMS

Business Name: Keith and Associate, Inc.

D.B.A.: KEITH Federal I.D. No.: 65-0806421

Business Address: 301 E Atlantic Blvd

City : Pompano Beach State: FL Zip: 33060

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/05/2025

Addendum No.: 2 Dated: 11/04/2025 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

■ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

■ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

■ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

■ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

■ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

■ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

■ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 1215852

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

■ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

■ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Alex Lazowick, PE, PMP, ENV SP
Consultant Name

11/10/2025
Date Signed

Affiant Signature

President/CEO
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 10th day of November, 2025 by means of ☒ physical presence or ☐ online notarization, by Alex Lazowick, PE, PMP, ENV SP who is personally known to me or who produced the following identification:_____.

(Notary Seal)

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338288
Expires 12/5/2026

Notary Public for the State of Florida

My commission expires: 12/5/2026

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of KEITH, a nongovernmental entity.

3. KEITH does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Paul Weinberg, PLA

Witness #2 Print Name: Elizabeth Underwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Alex Lazowick, PE, PMP, ENV SP
Title: President/CEO
Entity Name: KEITH

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 20 25 by Alex Lazowick, PE, PMP, ENV SP (name of person) as President/CEO (type of authority) for KEITH (name of party on behalf of whom instrument is executed).

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338284
Expires 12/5/2026

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
X Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. KEITH ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Paul Weinberg, PLA

Witness #2 Print Name: Elizabeth Underwood

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Alex Lazowick, PE, PMP, ENV SP

Title: President/CEO

Entity Name: KEITH

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2025, by Alex Lazowick, PE, PMP, ENV SP (name of person) as President/CEO (type of authority) for KEITH (name of party on behalf of whom instrument is executed).

SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338288
Expires 12/5/2026

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
X Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Keith and Associates, Inc.
2. Doing Business As / Fictitious Name: (if applicable): KEITH
3. Federal Employer I.D. No. (FEIN): 65-0806421
4. Website address: (if applicable): www.keithteam.com
5. Principal place of business address: 301 E Atlantic Ave, Pompano Beach, FL 33060
6. Office location responsible for this project: 301 E Atlantic Ave, Pompano Beach, FL 33060

   Telephone No.: 954.788.3400
7. Type of business *(check appropriate box):*
   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Alex Lazowick, PE, PMP, ENV SP

   Title: President/CEO

   E-mail: ALazowick@KEITHteam.com

   Telephone No. 954.788.3400

Name: Tom Green, PE

Title: Director of Municipal Services

E-mail: TGreen@KEITHteam.com

Telephone No. 954.788.3400

9. List name and title of each principal, owner, officer, and major shareholder:

a) Dodie Keith-Lazowick, PSM - Chairman

b) Alex Lazowick, PE, PMP, ENV SP - President/CEO

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) N/A

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: civil engineering, surveying and mapping, landscape architecture, subsurface utility engineering, utility coordination, planning, transportation engineering, and construction management services

14. How many years has your firm been in business while providing the services offered within this solicitation? 26 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

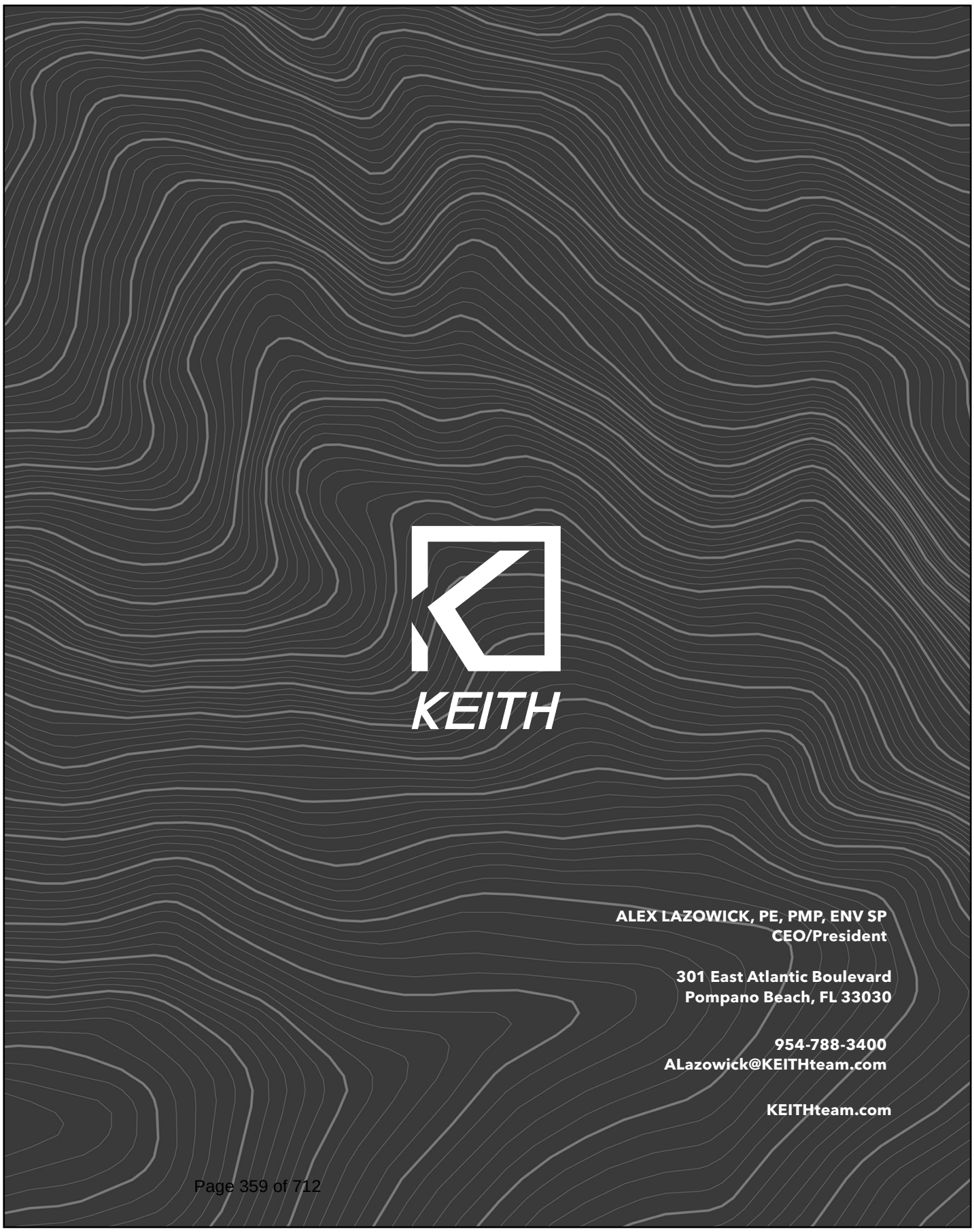
Keith and Associates, Inc., dba KEITH

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**



ALEX LAZOWICK, PE, PMP, ENV SP
CEO/President

301 East Atlantic Boulevard
Pompano Beach, FL 33030

954-788-3400
ALazowick@KEITHteam.com

KEITHteam.com

TOWN OF PEMBROKE PARK

ARCHITECTURAL AND ENGINEERING SERVICES THROUGH CONTINUING CONTRACTS

RFQ25-02
Due: November 13, 2025



SUBMITTED TO:
TOWN HALL
3150 SW 52ND AVE.
PEMBROKE PARK, FL 33023
PH: 954-966-4600

SUBMITTED BY:
Craig A. Smith & Associates LLC
1425 E Newport Center Dr,
Deerfield Beach, FL 33442
Priscilla Cygielnik
Ph: (954) 782-8222



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Section 4.3:
Cover Letter/Executive Summary

CRAIG A. SMITH & ASSOCIATES
A SMART-INFRASTRUCTURE COMPANY

November 13, 2025

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

DEMANDSTAR SUBMITTAL

RE: REQUEST FOR QUALIFICATIONS – RFQ 25-01 – CIVIL ENGINEERING CONSULTANT SERVICES
CONSULTANT'S COMPETITIVE NEGOTIATION ACT (CCNA)
CAS PROPOSAL #0832

Dear Selection Committee:

Craig A. Smith & Associates, LLC (CAS) is pleased to submit our qualifications in response to RFQ No. 25-02 for Architectural and Engineering Services through Continuing Contracts (CCNA). Our firm is fully licensed and staffed to perform the professional civil engineering, surveying, transportation, drainage, CEI, and project management services outlined in professional Categories 2, 3, 7, 8, 10, and 11 of the RFQ.

Relevant Experience and Capabilities Aligned to RFQ Categories

Category 2 – Civil, Structural, and MEP Engineering Services

CAS has delivered civil site design, utility infrastructure, drainage, roadway, and facility improvement projects in South Florida for over 45 years. For the Town of Pembroke Park, our work has included site planning, pump station upgrades, force mains, roadway improvements, drainage retrofits, and master plans such as:

- I-95 Stormwater Pump Station
- Lift Station Nos. 1, 3, and 18 (rehabilitations)
- SW 52nd Avenue Roadway & Drainage Improvements
- SW 31st Avenue Stormwater Improvements
- SW 25th Street Roadway & Drainage Improvements
- Sanitary Sewer and Stormwater Master Plans

To fulfill the structural, building systems, and foundation-related aspects of Professional Category 2 as outlined in the RFQ, CAS maintains long-standing partnerships with specialty firms. **MU Engineers** provides structural design, analysis, and foundation engineering for new construction and rehabilitation projects. **Smith Engineering Consultants (SEC)** delivers Mechanical, Electrical, and Plumbing (MEP) services, including load calculations, system design, inspections, and construction documentation.

For subsurface analysis and foundation support on civil, drainage, and transportation-related projects, CAS is supported by **RADISE International**, our geotechnical engineering partner. RADISE provides soils testing, subsurface investigations, and materials evaluations that inform roadway, drainage, and structural designs and ensure constructability.

Together with these partners, CAS delivers comprehensive civil, structural, geotechnical, and MEP services including feasibility studies, permitting support, emergency response, rehabilitation planning, and preparation of specifications and construction documents for new and existing facilities.



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Category 3 – Transportation, Traffic, and Roadway Engineering

CAS provides roadway design, resurfacing, traffic calming, pavement management, pedestrian and multi-use trail design, and complete streets/streetscape projects. Through our long-term teaming arrangement with **VN Engineers**, we supplement our in-house transportation capabilities with full traffic analysis services. This partnership allows us to deliver comprehensive solutions that include multimodal access improvements, pavement markings and signing, traffic calming strategies, and roadway drainage design.

Category 7 – Surveying a Full Service

CAS maintains in-house surveying staff and advanced field equipment for boundary and topographic surveys, platting, legal descriptions, digital terrain modeling, utility mapping, and parcel mapping. Our team provides survey support for design, construction, and as-built documentation. Aerial mapping, SUE, and GIS deliverables are provided through our integrated field and drafting personnel.

Category 8 – Drainage and Stormwater

Stormwater master planning, drainage modeling, flood mitigation, permitting, and design of collection/conveyance systems are core services for CAS. We have developed feasibility analyses, pump stations, canal improvements, erosion control, and regulatory compliance strategies for local governments throughout South Florida, including numerous successfully completed drainage projects in Pembroke Park and planned capital projects.

Category 10 – Construction Engineering Inspection (CEI)

CAS provides CEI services including field inspection, conformance verification, shop drawing review, certification of manufactured components, construction documentation, progress payments, claims review, and change order evaluation. Our inspectors and construction managers have delivered CEI for utility, roadway, and drainage projects funded at the local, state, and federal levels.

Category 11 – Project Management

Our project managers lead design coordination, schedule control, stakeholder communication, utility coordination, public outreach, grant administration, and regulatory interface. CAS has secured and administered funding from FDOT, FEMA/HMGP, SRF, USDA, CDBG, and other state and county programs. We routinely prepare agendas, meeting minutes, and status reports for pre-construction, interagency, and public meetings.

Qualifications, Personnel, and Local Presence

CAS is a mid-sized, Florida-based firm with over 50 professionals, including Professional Engineers, Professional Surveyors, CADD technicians, CEI inspectors, construction managers, and administrative support. Many of our employees have over 25 years with the company, ensuring continuity and immediate mobilization. Our Broward office, located at 1425 E. Newport Center Drive in Deerfield Beach, provides access to all Town and regional projects.

We partner with long-standing subconsultants when specialized support is required:

- **Smith Engineering Consultants** – Mechanical/Electrical/Plumbing (MEP)
- **MU Engineers** – Structural Engineering
- **VN Engineers** – Transportation/Traffic Engineering
- **RADISE** – Geotechnical & Materials Testing

This team is experienced working under a single management structure and can provide complete A/E support.



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Commitment to the Town

CAS' 38-year relationship with the Town of Pembroke Park is evidence of our responsiveness, institutional knowledge, and successful delivery of capital improvements. Our familiarity with your procedures, utility systems, permitting agencies, budgets, and staff enables us to perform efficiently on projects of all sizes and scopes.

Stephen C. Smith, P.E., President, 1425 E. Newport Center Drive, Deerfield Beach FL 33442, 954-782-8222 will serve as Principal-in-Charge and primary contact. He brings 39 years of local experience with projects identical to the RFQ scope and will commit all technical, managerial, and financial resources necessary for successful contract performance.

CAS is committed to:

- Maintaining all required licensure and insurance
- Meeting schedules and budgets
- Providing high-quality plans, specifications, and construction oversight
- Supporting grant and funding compliance
- Coordinating with agencies, utilities, contractors, the public and any other stakeholders
- Delivering cost-effective, timely engineering solutions

We value the Town's trust and look forward to continuing our partnership. CAS appreciates your consideration and is fully prepared to perform the services requested under RFQ 25-02.

Respectfully submitted,
Craig A. Smith & Associates, LLC



Stephen C. Smith, P.E., President





Section 4.4:
Professional Capabilities and Project Experience

Section 4.4: Professional Capabilities and Project Experience

Craig A. Smith and Associates LLC (CAS) is a Florida firm licensed for the practice of professional engineering, surveying, utility locates and construction management services. CAS has offices in Palm Beach County, Miami-Dade County and Broward County.

Palm Beach County Office:
4152 W. Blue Heron Blvd.,
Suite 116
Riviera Beach, FL 33404
(561) 314 4445

Broward County Office:
1425 E. Newport Center Dr.
Deerfield Beach, FL 33442

(954) 782-8222

Miami-Dade Office
7900 Oak Lane
Miami Lakes, FL 33016

(305) 940-4661



Established in **1980**, CAS has grown from a municipal engineering and surveying firm into a **full-service civil engineering practice**. Our expertise includes civil engineering, surveying & mapping, subsurface utility engineering (SUE), grants and loan assistance, construction management, utility locating, and CAD design. CAS is a certified **Small Business Enterprise (SBE)** with Palm Beach County, the City of West Palm Beach, the Solid Waste Authority of Palm Beach County, and the South Florida Water Management District.

FIRM SIZE AND RESOURCES - CAS employs over **55 professional, technical, and administrative staff** including Registered Professional Engineers, Licensed Surveyors, ADDA-certified drafters, GIS specialists, construction inspectors, utility locators, and project managers. Our in-house team provides full support for municipal and utility projects while maintaining expertise across civil, structural, mechanical, electrical, plumbing, and transportation disciplines through teaming with **MU Engineers (structural)**, **Smith Engineering Consultants (MEP)**, **RADISE (geotechnical)**, and **VN Engineers (traffic/transportation)**.

ORGANIZATION - CAS is organized into five technical divisions supervised by Vice Presidents or Directors:

- Civil Engineering
- Surveying
- CADD (Computer-Aided Design & Drafting)
- Subsurface Utility Locates
- Construction Management

FIRM PHILOSOPHY & EXPERIENCE - CAS is committed to providing its clients with cost-effective, timely, comprehensive, high-quality professional services in the practice of civil engineering, surveying, construction management, utility locating and grant/legislative services. This commitment to excellence is achieved through the development of a team spirit of service to clients. CAS has extensive local South Florida experience in engineering design and construction management spanning over more than 45 years.

Our success can be exhibited by our tenure with our clients, many of which we have served for over 20 years or more. We put premium value on the opinions and input of the end users of our services, officials, staff and residents and strive to produce an end product that addresses their needs and expectations. CAS is committed to making clients successful by understanding their organization, methods of operation, challenges and achieving their objectives through a multi-discipline approach based on experience, innovation, and teamwork. We pride ourselves on establishing long-term relationships with our clients by providing them with the ultimate in successful consulting engineering services. We believe in providing clear and concise face-to-face communication with clients. And any communication via phone, fax, email, or other method shall be provided clearly and concisely. Response time to a client's request is usually within the hour if not by the close of the business day. CAS also strives to adopt platforms or software programs that clients require or utilize for project management in order to increase efficiency and flow of work.

CLIENTS - Our decades of experience gives us the perspective to provide services for large municipal projects (over $200,000) as well as smaller projects (under $200,000). More specifically, design and construction administration/management of water mains, stormwater and wastewater force mains, sanitary sewer gravity lines, inflow and infiltration studies/repairs, wastewater pump station rehabilitation, pump sizing/expansion improvements, water treatment plant design/processes including expansions and improvements, regulatory compliance, drainage outfalls, roadway design, stormwater management, swale, sidewalk and drainage improvements and other related services such as hydraulic modeling, master planning, permitting, bidding assistance, surveying and subsurface utility engineering (SUE), grant assistance, technical studies or reports as required. CAS has successfully completed countless utility and drainage/roadway improvement projects during its 45+ year history and most recently completed projects for the City of Belle Glade, Indian Trail Improvement District, Sunshine Water Control District, City of Sunny Isles Beach, Glades County, City of Miami Beach, Town of Golden Beach, City of Pompano Beach, City of Oakland Park and the Town of Pembroke Park. In addition, recent projects which included water main and wastewater conveyance/ collection system improvements were completed for the following clients: Town of Pembroke Park, Bal Harbour Village, Moore Haven/Glades CCPWA Utility Authority, Town of Golden Beach, Hardee County, Village of El Portal, City of Lauderhill, City of Pompano Beach. CAS has provided professional engineering services as it relates to utility and infrastructure projects for the following municipalities:

Town of Pembroke Park (since 1987)
City of Margate (since 1988)
Bal Harbour Village (1989-2017)
Glades County (since 1993)
CCPWA Utility Authority (since 1994)
City of Moore Haven (since 1995)
Town of Golden Beach (since 2000)
City of Sweetwater (since 2000)
Hardee County (since 2000)
Spring Lake Improvement District (since 2001)
Village of El Portal (since 2003)
City of Oakland Park (since 2004)
City of Lauderhill (since 2013)
City of Sunny Isles Beach (since 2013)
City of Belle Glade (since 2013)
City of Pompano Beach (since 2015)
Sunshine Water Control District (since 2015)
City of Lake Worth Beach (2018)
City of Hallandale Beach (since 2020)
City of Deerfield Beach (since 2020)
Town of Davie (since 2020)
Hamal CDD (since 2021)
Town of Mangonia Park (since 2024)
Town of Highland Beach (since 2024)
City of Riviera Beach (since 2025)

CIVIL ENGINEERING - CAS provides clients with a full range of engineering consulting services. Our engineers and trained specialists have extensive experience in assisting municipalities and utility departments with daily engineering needs such as planning, design, permitting and construction of cost-efficient operational utility systems. CAS engineering consulting services include:

- Storm Water Management
- Storm Water Utilities
- Water Treatment & Distribution Systems
- Wastewater Collection/Transmission & Treatment
- Potable Water Treatment Systems
- Wastewater Pump Station Design
- Stormwater Pump Station Design
- Canal Dredging and Sediment Removal
- Surface Water Management
- Utility Permitting
- Water/Wastewater Treatment Plant Design/Rehabilitation
- Utility Pipeline Design & Relocation (Water, Wastewater & Reclaimed Water)
- Utility Master Planning
- Grant Funding Assistance
- Facility Planning
- Solid Waste Studies
- Solid Waste Disposal and Leachate Treatment
- Development Permitting
- Feasibility Studies
- Inflow & Infiltration Studies
- Construction Cost Estimating
- Construction Management
- Construction Observation and Certification
- Contract Administration
- Effluent Reuse & Disposal
- Sludge Treatment & Disposal
- Roadway & Drainage Design









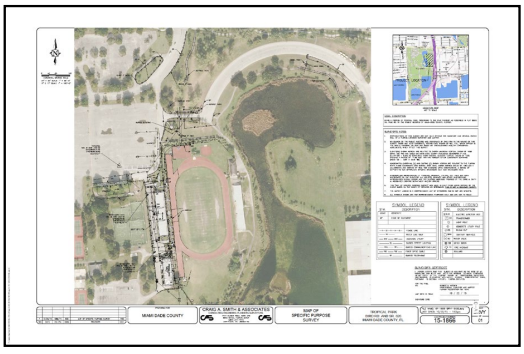




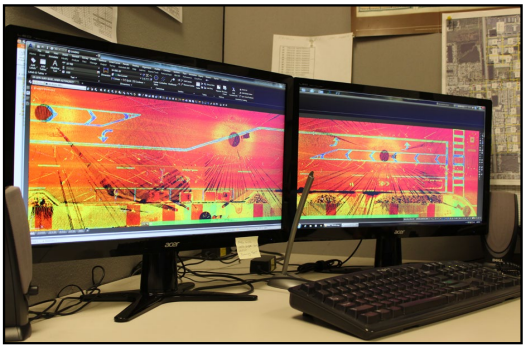
SURVEYING & MAPPING - CAS is one of South Florida most tenured and respected surveying firms providing complete land surveying services. Our surveying staff is comprised of licensed land surveyors who adhere to strict standards and give special attention to accuracy and detail. CAS utilizes the most up to-date electronic survey equipment such as Trimble C-3 and Trimble S7 Robotic Total Stations, Trimble R12i RTK Rovers, Trimble X7 Laser Scanners, Trimble TSC7 and TSC5 Data Collectors along with Trimble DiNi 0.3 Digital, and Topcon AT-B Series Levels, and DJI Mavic 3E drone. In addition, our survey crews have been trained based on engineering principles and implement daily quality control measures to ensure that our clients receive the highest quality service and most accurate basemaps. CAS surveying services include:

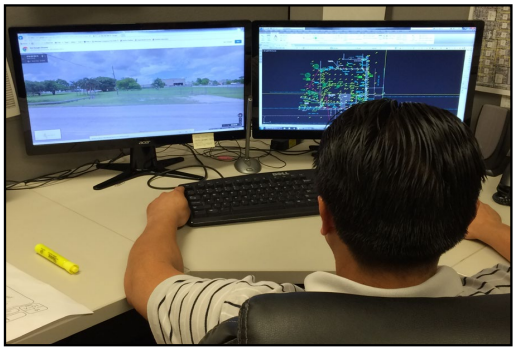
- Mapping & Platting
- Boundary & Acreage Surveys
- Land Description Preparation
- Construction Surveys
- Subdivision Designs & Calculation
- GPS Mapping
- Route Surveys
- Canal Cross-Sections
- Parcel Description & Sketches
- Condemnation Surveys
- Highway Construction Surveys
- Quantity Surveys
- Accident Surveys
- As-Built Certifications
- Mean High Water Surveys
- Drone Aerial Imagery and Surveys

CAS' "in-house" surveying capabilities eliminates the need for an additional subconsultant for this service and thus allows for more cost-effective and faster response to revisions or modifications to basemaps or scope of work as required for the duration of a project.





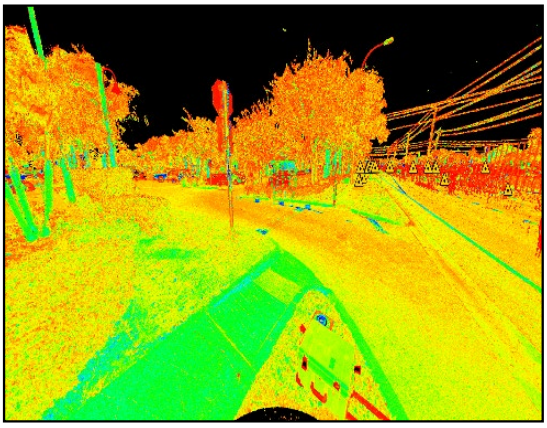


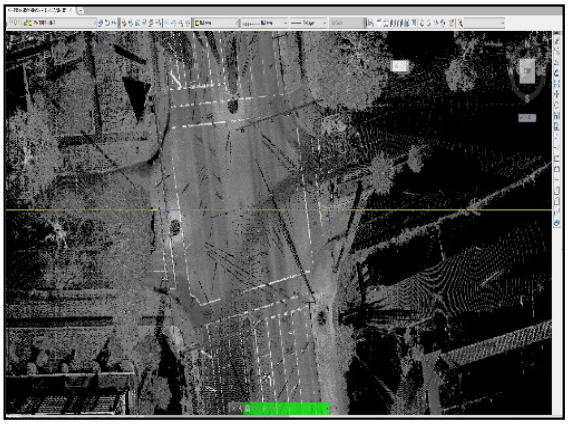


CADD (COMPUTER-AIDED DESIGN & DRAFTING) - CAS employs on-staff Florida Certified American Design & Drafting Association CADD operators and Autodesk Certified professionals. Our CADD technicians prepare detailed drawings, layouts, exhibits, topographical maps, and graphic representations of survey information & engineering designs. Designs relate to engineering projects such as water, sewer, reclaimed water, paving and drainage systems. Craig A. Smith & Associates prides itself on keeping its workforce educated and equipped to handle today's most challenging and rewarding tasks. CAS utilizes the latest AutoCAD software (Civil3D), custom-built AutoCAD systems and functions, as well as some industry-first hardware including 3D laser scanning technologies. In summation, the CADD systems CAS uses are:

- AutoCAD
- Autodesk Civil 3D
- Autodesk Map 3D
- Navisworks

Clients benefit from CAS' experienced CADD staff who work closely with project managers and client staff on assigned utility projects and provide any technical support to client staff related to Autodesk Civil & Map 3D use.









SUE (SUBSURFACE UTILITY ENGINEERING) - CAS provides complete subsurface utility engineering and location services utilizing the latest in electronic verification, ground penetrating radar, vacuum excavation and GPS survey equipment. CAS can provide utility location information in various formats from simplistic 2D (two dimensional) to comprehensive 3D (three dimensional) Radar Tomography coupled with advanced software platforms (AutoCAD Civil 3D). CAS performs subsurface utility engineering providing utility mapping, electromagnetic designating (EMD), 2D radar designating/ground penetrating radar (GPR), 3D radar tomography (RT), vacuum soft digs, and conventional and GPS utility surveys. CAS also provides utility coordination services, interfacing with utility owner/operators on behalf of engineers, planners and project designers. CAS provides comprehensive utility locating services for projects during the design phase and also during construction as needed. **CAS' extensive SUE experience coupled with its EMD, 2D GPR and unique 3D RT capabilities will provide you with accurate and comprehensive utility locates for complete survey basemaps irregardless of quality of existing record drawings and thus superior engineering design for your utility projects. This will translate also to time saving and minimization of change orders during construction by eliminating "unforeseen" field conditions.**







CONSTRUCTION MANAGEMENT & CEI - The CAS construction management team has a combined total experience of nearly 80 years. CAS field representatives are qualified to perform a full-service program, assuring total monitoring on-site to protect the client's interest on their projects. The CAS construction management team will keep the client informed of all facets of construction including, but not limited to, weekly progress notices, advice on any change orders and monthly monitoring of project finances. The construction management team of professionals provides extra attention to detail to ensure that all projects are built to specifications and are fully operational to meet the needs of our client. CAS also has extensive experience in managing the required documents for state or federal grant funded projects. CAS construction management services include:

- Value Engineering
- Design Document Review
- Contract Administration
- Contract Documents
- Construction Management
- Construction Document Management for Grant Funded Projects
- Construction Engineering & Inspection
- Cost & Payment Verification
- Bidding Coordination
- Contract Negotiation
- Residential/Commercial/Municipal Project Observations
- Inspections

We recently provided construction inspection services for: City of Hallandale Beach, City of Margate, Sunshine Water Control District, Town of Golden Beach, City of Belle Glade, City of Lauderhill, Hardee County, City of Deerfield Beach, Town of Pembroke Park, Springlake Improvement District and City of Sunny Isles Beach.





GRANT ASSISTANCE EXPERIENCE - Since the early 1990's CAS has assisted its clients with securing grant funding and financing for multiple infrastructure projects. We have assisted our clients (municipalities, counties, special districts and utility authorities) in obtaining grants and/or loans through multiple funding sources such as: USDA, SRF, FEMA (HMGP), State Legislative Appropriations, SFWMD Cooperative Agreement Program, EPA 319 Program, CDBG, etc.

CAS assists its clients with the preparation of grant applications, supporting documents, such as preliminary engineering reports, environmental assessments, preliminary designs, project scope development, cost estimating, present worth cost analysis, cost benefit analysis, project beneficial use, etc.

CAS continually provides many of these services to its clients annually for state appropriation requests or during grant funding cycles. CAS provides grant evaluation for competitive grants requiring scoring and consultation with respect to the need for phasing of projects to achieve a high success rate from funding institutions.

CAS is continually involved with infrastructure funding assistance and has a **high success rate** in securing funding. We understand the nuances of "grantsmanship." CAS is committed to providing these services to all of its clients, with an estimated 70-80% of our on-going projects being funded through our assistance. CAS is also aware of the deadlines required in achieving these grants/loans and delivers grant assistance services on time.

Some of the capital improvement projects for which CAS has acquired granting funding (indicating dollar amount secured and funding source) are:

- **Spring Lake Improvement District (SLID):** Design & Construction of a 70 Acres Stormwater Treatment Area (STA) – $1,666,000 (25% SRF / 75% FDEP 319 Funded)
- **Spring Lake Improvement District (SLID):** Design and Construction of an 80,000 GPD Wastewater Treatment Plant – $3,300,000 (SRF Funded)
- **City of Moore Haven:** Design and Construction of a 500,000 GPD ultrafiltration (Zenon) system to expand an existing 750,000 GPD Lime Softening Water Treatment Plant – $3,663,800 (USDA Funded)
- **Town of Pembroke Park:** Wastewater Master Plan for the rehabilitation of 22 Wastewater Lift Stations – $100,000 (FDEP Legislative Funded)
- **City of South Bay:** Water Treatment Plant and Water Distribution Improvements – $1,200,000 (USDA Funded)
- **Port Labelle:** Design and Construction of a 900,000 GPD Reverse Osmosis Water Treatment Plant (ROWTP) – $5,500,000 (USDA Funded)
- **City-County Public Works Authority (Glades County):** Gravity Sewer Expansion and Lift Station No. 5 Installation - $620,000 (State Legislative Appropriation)
- **City-County Public Works Authority (Glades County):** Gravity Sewer Expansion N, O, S Avenue and 4th Street - $900,000 (State Legislative Appropriation)
- **City-County Public Works Authority (Glades County):** Gravity Sewer and Lift Station Improvements Avenue L, M, N & 4th Street - $1,340,000 (State Legislative Appropriation)
- **Hardee County:** Wauchula Hills Wastewater Service Area Expansion – Phase II - $1,300,000 (FDEP Legislative Funded)
- **Bal Harbour Village:** Comprehensive Water & Sewer Master Plan (Completed 2015) - $136,675

Legislative Appropriations and Grant Funding Acquisition for water quality projects within the last five years:

Glades County Wastewater Funding Acquisition:

State Legislative Appropriation 2018-2019 - $891,848.00

State Legislative Water Quality Appropriation 2019-2020 - $1,036,924.00

State Legislative Water Quality Appropriation 2020-2021 - $2,700,000.00

State Legislative Water Quality Appropriation 2020-2021 - $2,762,183.00

FDEP Water Quality Grant Application 2023-2024- $1,250,000.00

*State Legislative Appropriation 2024-2025- $2,508,882.00

Glades County Wastewater Funding Acquisition Total: $11,149,837.00

FDEP Resilient Florida Planning Grant

Critical Assets Vulnerability Assessment2022-2023- $200,000.00

Hardee County Water & Wastewater Quality Projects Funding Acquisition:

Phase 7 Regional Potable Water & Wastewater Improvements FDEP – Legislative Grant 2021-2022-

$1,400,000.00
Phase 8 Potable Water & Wastewater Improvements FDEP Legislative Appropriation Grant 2022-2023 - $3,100,000.00
Wauchula Hills Water & Wastewater Improvements 2000–2016 -$ 9,875,000.00

Hardee County Water & Wastewater Funding Acquisition Total: $14,375,000.00

City of Moore Haven Water Quality Projects Funding Acquisition:
DEO Rural Infrastructure Planning Grant 2022 – 2023 - $1,084,102.00
Legislative Appropriation Caloosahatchee River Area Water Quality Stormwater Improvements 2022 – 2023 - $934,960.00
FDEP Florida Resilient Planning Grant Critical Assets Vulnerability Assessment 2022 – 2023 - 200,000.00

City of Moore Haven Water Quality Funding Acquisition Total: $2,219,062.00

City of Belle Glade Water Quality Projects Funding Acquisition:
NW Avenue H Stormwater Improvements FDEP - Legislative Grant 2014-2015 - $250,000.00
NW/SW 3RD SW Avenue B Extension Corridor Stormwater Conveyance Improvements FDEP - Legislative Grant 2015-2016 - $200,000.00
NW/SW 3RD SW Avenue B Extension Corridor Stormwater Conveyance Improvements
FDEP - Legislative Grant 2019-2020 - $100,000.00
NW/SW 3RD SW Avenue B Extension Corridor Stormwater Conveyance Improvements FDEP - Legislative Grant 2021-2022 - $350,000.00
DEO Rural Infrastructure Planning Grant for stormwater planning and design in the downtown area 2022-2023 - $291,732.00.
FDEP Resiliency Citywide Critical Asset Vulnerability Assessment 2022-2023 - $200,000.00

City of Belle Glade Water Quality Funding Acquisition Total: $1,391,732.00

Total Funding Acquisitions: $29,335,631.00

A major portion of CAS projects involve grant funding. Grant funded projects are restricted to finite budgeted amounts for both professional and construction dollars. Grant projects also have strict schedules that must be met. If these parameters are not met, the grant funds would be lost. Our grant funded project experience demonstrates our staff's expertise in meeting budgets and schedules.

STORMWATER STUDIES/MASTER PLANNING EXPERIENCE – CAS has provided comprehensive Master Planning with scope of services which included but were not limited to reviewing existing stormwater systems, stormwater system inventory and data collection, addressing water quality, flood risk, environmental issues, researching existing data (historic flood, permits, policies, regulations), surveying, hydraulic modeling, stormwater system map development, provided recommendations for new/upgraded stormwater infrastructure, develop a stormwater capital improvements plan, technical reporting, grant funding assistance and coordination with regulatory agencies and municipal departments. CAS completed Stormwater Master Plans for the following municipal clients:

Project Description	Project Fees
Okeechobee County: County-Wide Stormwater Master Plan (1995)	$150,000
City of Oakland Park: City-Wide Stormwater Master Plan (1998)	$124,740
City of Sweetwater: Comprehensive Stormwater Master Plan (2000)	$ 75,000
Village of El Portal: Village-Wide Stormwater Master Plan (2002)	$152,800
City of Lighthouse Point: City-Wide Stormwater Master Plan (2002)	$152,000
Town of Golden Beach: Town-Wide Stormwater Master Plan (2003)	$168,800
Spring Lake Improvement District: District-Wide Stormwater Master Plan (2008)	$266,316
Village of Key Biscayne: Village-Wide Stormwater Master Plan (2016)	$134,000
Bal Harbour Village: Comprehensive Utility Master Plan (2017)	$136,675
City of Lake Worth Beach: Stormwater Master Plan Updates (2021)	$ 25,000



WATER & SEWER STUDIES/MASTER PLANNING EXPERIENCE- CAS has extensive experience in providing technical engineering studies for existing utility systems and developing comprehensive utility master plans for municipal clients, providing condition assessment, hydraulic modeling, life-cycle analysis, identifying system components for replacement/rehabilitation, prioritizing projects based on level of criticality/level of service and providing cost estimating for budgeting purposes. Below are some examples of completed projects with associated completion dates and costs:

Project Description	Project Fees
Indian Trail Improvement District: Comprehensive Water & Sewer Master Plan (2004)	$183,480
City of North Miami: Water Distribution Analysis (2004)	$50,000
Town of Pembroke Park: Sanitary Sewer Master Plan (2000)	$155,000
Bal Harbour Village: Comprehensive Water & Sewer Master Plan (2017)	136,675
Village of El Portal: Sanitary Sewer Master Plan (2017)	$75,000
City of Pompano Beach: Non-Sewer Area C Sanitary Sewer Study (2019)	$44,540
Town of Pembroke Park: Sanitary Sewer Master Plan Update (2023)	$372,490

UNMANNED AERIAL VEHICLE OR DRONE - Unmanned Aerial Vehicles (UAV's) are now being employed by CAS as another tool which can be utilized to enhance or even eliminate the need for certain field exercises. Some of the uses the UAV is most suitable for are as follows: Site inventory in which the UAV is deployed over a site that is under construction, to determine monthly construction progress easily and accurately. It can also be used for reconnaissance to determine the complexity of an upcoming project and the "lay of the land". More technical uses are providing LIDAR data which can be utilized for topographic data acquisition, highway striping configurations in a safe manner and can be used for survey control data to be shown on high resolution aerial maps, etc. UAVs are governed by the Federal Aviation Administration (FAA) and must be operated by a licensed drone pilot. Flight Plans must be submitted in advance in restricted areas and approved prior to flight. Normal flight elevations range from 100 to 250 feet (depending on the desired accuracies of the data) and can be no higher than 400 feet per the FAA regulations. Some of the advantages of using UAV's is quick and cost-effective data collection, aerial imagery capture and monitoring of construction project progress. The images obtained by the UAV display clear and accurate detail of current conditions at project sites. Applications are ideal for the following:

- Hard-to-Access Areas (Water/Sewer Treatment Plant Facility Inspections, Confined Space Assessments)
- Site-Specific Aerial Mapping
- Utility Corridor Survey
- Supplemental Topographic Survey
- Environmental Data Collection
- High Resolution Images and Video





Section 4.5:

Experience of Key Personnel and Project Team

CRAIG A. SMITH & ASSOCIATES

CITY OF PEMBROKE PARK FLORIDA
The Small Town that Means Big Business

Section 4.5: Experience of Key Personnel and Project Team

Prime Consultant: Craig A. Smith & Associates LLC (CAS)

Overview:
CAS is a Florida-licensed, full-service civil engineering firm specializing in civil engineering, surveying, utility locating, and construction management. Headquartered in Deerfield Beach with offices across Palm Beach, Broward, and Miami-Dade Counties, CAS has served public and private clients throughout South Florida for over 45 years.

Responsibilities:

- Prime consultant providing **overall project management** and single-source responsibility.
- In-house services: civil, drainage, roadway, water/wastewater, and stormwater engineering; surveying; CADD; subsurface utility engineering (SUE); construction management; and grant funding assistance.

Key Staff:

Name	Project Position	Years of Experience	Qualifications	Firm
Stephen C. Smith, P.E.	Contract Manager	39	BS	CAS
Priscilla Cygielnik, P.E.	Engineer of Record	25	MBA	CAS
Orlando A. Rubio, P.E.	VP of Stormwater Engineering	37	BS	CAS
Daniel E. Shonk, P.E., S.I.	Project Manager	21	BS	CAS
Greg A. Giarratana	Senior Supervising Engineer	47	BS	CAS
Todd V. Larson	Engineering Department	47	BS	CAS
Clay Shrum	Senior Field Representative	40	–	CAS
Albert J. Caruso, E.I.	Project Engineer	38	–	CAS
Robert D. Keener, P.S.M.	Survey / Geomatics	47	PSM	CAS
David Lookabill	Survey Coordination Manager	41	–	CAS
James F. Driscoll	Subsurface Utility Engineering	34	–	CAS
Alan Lopez	SUE Manager	24	–	CAS

Experience: CAS has successfully completed municipal projects of all sizes, including water mains, sewer lines, force mains, pump station rehabilitation, water treatment plant improvements, stormwater management, roadway design, regulatory compliance, master planning, and hydraulic modeling. Recent clients include: City of Belle Glade, City of Margate, Sunshine Water Control District, City of Sunny Isles Beach, Glades County, City of Deerfield Beach, City of Oakland Park, Hardee County, City of Lauderhill, Town of Golden Beach, Town of Pembroke Park, among others.

Subconsultants

MUEngineers, Inc. (MUE) – Structural Engineering

Responsibilities: Structural engineering and inspection services for municipal, commercial, and residential projects, including threshold, 40-year, and special inspections; structural design and restorations.

Personnel: Marcus Unterweger, PE; Ricardo Madriz; Yusuf Rangoonwala

Experience with CAS:

- Margate WWTP-Chlorine Building Assessment and Restoration
- Margate WTP-Maintenance Building Assessment
- Margate WWTP Electrical Building-Exterior Repairs
- Belle Glade Pedestrian Bridge Design
- Egret Pump Station, Hallandale Beach
- Belle Glade Torry Island Seawall Walkway Pavilion

RADISE International, L.C. – Geotechnical & Materials Testing

Responsibilities: Geotechnical engineering, drilling, construction materials testing, QA/QC, permitting, and reporting.

Personnel: Jamshid Sajadi, PE; Nitesh Goli

Experience with CAS: Provided geotechnical services for utility projects, including water main, sewer force main, stormwater/drainage, roadway, and pump station projects for: Town of Pembroke Park, Indian Trail Improvement District, Spring Lake Improvement District, City of Moore Haven, Glades County/CCPWA, Hardee County, Okeechobee County, City of Belle Glade, Sunny Isles Beach, City of Margate.

Smith Engineering Consultants, Inc. (SEC) – Electrical & Mechanical Engineering

Responsibilities: Electrical, instrumentation, SCADA design for water/wastewater, stormwater, street lighting, and lift/pump stations.

Personnel: Larry Smith, Principal Electrical Engineer; Luther Fair, Senior PM Electrical; David Jones, PE, Mechanical Engineer

Experience with CAS: Electrical design for Acreage Community Park South Expansion, Sun-N-Lake Mantanzas Wastewater Lift Station, Glades County Washington Park WW Lift Station, Spring Lake Improvement District Water Treatment Plant No. 1 & No. 2 Improvements

VN Engineers, Inc. – Traffic/Transportation Engineering

Responsibilities: Traffic engineering, signalization, traffic operations, roadway safety, FDOT compliance.

Personnel: Burak Konuk, PE, PTOE; Tracy Kaplan, PE

Experience with CAS: SR-9/I-95 Spanish River Interchange, SR-842/Broward Blvd at NW 9th Ave, FDOT Districtwide Minor Projects/Production Support.

Integration Experience

- CAS has successfully **led multi-disciplinary teams**, managing subconsultants MUE, RADISE, SEC, and VN Engineers to deliver integrated civil, structural, geotechnical, electrical, and transportation solutions.
- CAS maintains **single-source responsibility**, overseeing design, construction, and QA/QC across all disciplines.
- Proven history of collaboration across South Florida over the past **five years**, ensuring schedule, budget, and regulatory compliance.

CITY OF PEMBROKE PARK

CRAIG A. SMITH & ASSOCIATES (SBE)

*CIVIL ENGINEERS * SURVEYORS * UTILITY LOCATORS *

Stephen C. Smith, P.E.
President
PRINCIPAL-IN-CHARGE/PROJECT DIRECTOR

Priscilla Cygielnik, P.E.
PROJECT MANAGER/PRODUCTION TEAM LEADER

*KEY CAS STAFF HIGHLIGHTED IN YELLOW

WILL REMAIN FOR CONTRACT TERM*

SUBCONSULTANTS ARE HIGHLIGHTED IN GREEN

DBE = DISADVANTAGED BUSINESS ENTERPRISE

SBE = SMALL BUSINESS ENTERPRISE

SURVEY & MAPPING

Robert Keener, P.S.M.
Vice President - Survey

David Lookabill
Survey Coordination Manager

Zachary Powers
Party Chief
David Raines
Party Chief
Alexander Chick
Party Chief

SUBSURFACE UTILITY ENGINEERING (UTILITY LOCATES)

James Driscoll
Vice President -Utility Locates

Alan Lopez
Locates Supervisor

STORMWATER/ DRAINAGE /ROADWAY ENGINEERING

Orlando A. Rubio, P.E.
V.P. of Stormwater Engineering

Al Caruso, E.I.
Project Engineer

WATER/WASTEWATER ENGINEERING

Daniel E. Shonk, P.E.
Project Manager

Greg Giarratana
Senior Supervising Engineer

Johnathan Lash
Project Engineer

CONSTRUCTION MANAGEMENT & INSPECTION

Clay Shrum
Senior Field Representative

Todd Larson
Senior Field Representative

STRUCTURAL ENGINEERING

MUENGINEERS, INC. [SBE]

Marcus Unterweger, P.E.,
Principal Structural Engineer

Ricardo Madriz, P.E.,
Vice President – Engineering/Project Manager

Yusuf Rangoonwala, P.E.
Vice President/Project Manager

GEOTECHNICAL & MATERIAL TESTING SERVICES

RADISE INTERNATIONAL, LLC. [DBE]

Jamshid Sajadi Ph.D., P.E., Senior Geotechnical Engineer

Nitesh Goli, P.E., PMP
Geotechnical Engineer

ELECTRICAL ENGINEERING

SMITH ENGINEERING CONSULTANTS [SBE]

Larry Smith, P.E.,
Principal Electrical Engineer

David Jones, P.E.
Senior Mechanical Engineer

Luther E. Fair, P.E.
Senior Project Manager

Steve Hockman
Senior Electrical Designer

TRANSPORTATION /TRAFFIC ENGINEERING

VN ENGINEERS [DBE]

Burak Konuk, P.E., PTOE, IMSA III
Project Manager

Tracy Kaplan, P.E.
Roadway Designer



Stephen C. Smith, P.E.

President

Areas of Expertise

- Project Management
- Quality Assurance/Quality Control
- Stormwater Master Planning, Design, Implementation & Management
- Roadway Design & Management
- Resource Management
- Project Scheduling
- Project Budgeting
- Constructability Review

Education

- Auburn University, Auburn, Alabama Bachelor of Science, Civil Engineering 1988
- Auburn University, Auburn, Alabama Bachelor of Science, Building Construction - 1986

Licensure

- Florida Licensed Engineer PE48914

Affiliations

- Florida Engineering Society (FES)
- American Society of Civil Engineers (ASCE)
- Florida Institute of Consulting Engineers

Employment with CAS: 36 yrs
Employment with other firms: 3 yrs

Mr. Smith has over 39 years of experience in the engineering, survey and utility construction fields.

Mr. Smith's responsibilities include management of daily business operations for a 55+ member civil engineering, utility locates and surveying firm with gross sales of $7+ million. He oversees all areas of business including engineering, surveying, construction management services, subsurface utility engineering, accounting and human resources. Specifically, Mr. Smith also oversees all transportation/roadway and stormwater projects including studies, reports and design. He ensures proper allocation of resources, staffing, financial management, quality control and timely project completion.

Selected Relative Experience:

Utility Master Plan, Design and Construction Management for Town Wide 6 Phase Stormwater Improvement Plan and Water Main Replacement - Town of Golden Beach, Miami-Dade County, Florida. Responsible for the master planning, project management, resource allocation, scheduling, budgeting and quality assurance of the stormwater and watermain and utility undergrounding design. Also responsible for the project management of the stormwater and water main construction and implementation.

Stormwater Master Plan, Design and Construction Management for City Wide Priority Based Stormwater Improvement Plan - City of Oakland Park, Broward County, Florida. Responsible for the master planning, project management, resource allocation and quality assurance of the stormwater design, as well as the project management of the stormwater construction and implementation.

Stormwater Master Plan, Design and Construction Management for City Wide 6 Phase Stormwater Improvement Plan - City of Sweetwater, Miami-Dade County, Florida. Responsible for the master planning, project management, resource allocation, scheduling, budgeting and quality assurance of the stormwater design, as well as the project management of the stormwater construction and implementation.

Andrews Avenue Widening and Intersection Improvements - Broward County, Florida. Responsible for the roadway widening and stormwater design improvements from Cypress Road to Racetrack Road, including intersection improvements at McNab Road and Racetrack Road. Performed project management for construction observation services.

Biscayne Boulevard Widening and Intersection Improvements - Miami-Dade County, Florida (FDOT District 6). Responsible for the roadway widening and stormwater design improvements from NE 163rd Street to 203rd Street, including intersection improvements.

Areas of Expertise

- Project Management
- Quality Assurance/Quality Control
- Stormwater Master Planning, Design, Implementation & Management
- Roadway Design & Management
- Resource Management
- Permitting and Agency Coordination
- Bidding Services
- Construction Management
- Constructability Reviews
- Scheduling & Productivity

Education

- (BSCE) Virginia Polytechnic Institute and State University
- (MBA) University of Florida

Licensure

- Florida & Virginia Licensed Professional Engineer - #PE64672

Affiliations

- American Public Works Association (APWA)
- American Water Works Association (AWWA)

Employment with CAS: 1 yrs
Employment with other firms: 24 yrs

Priscilla M. Cygielnik, P.E.



Project Manager/Production Team Leader
Engineering Department

Ms. Cygielnik has over 25 years of experience managing public-sector infrastructure projects, including 20 years in municipal leadership overseeing Public Works functions such as engineering, water and sewer utilities, stormwater, capital improvements, and facilities. She develops project scopes, master plans, and grant applications; prepares construction documents in accordance with engineering standards and permitting requirements; and coordinates with clients, regulatory agencies, and project teams through field and office engagement. Her work includes plan review for municipal compliance and delivery of complex infrastructure improvements funded through federal, state, and local programs.

Selected Relative Experience:

Broward County Surtax, Broward County, FL - Executed design for two major Broward County Surtax funded roadway initiatives to provide capacity at FAU Research Park Boulevard and create a destination for the City Center in Pioneer Grove/SE 2nd Avenue. Completed the construction for the replacement of the SE 13 Avenue Bridge and design for the future replacement of the SE 15 Avenue Bridge in the Cove Neighborhood.

Stormwater Master Plan, Deerfield Beach, FL – As Department Director, initiated the Stormwater Utility Fee and developed the City's Stormwater Master Plan to identify and fund more than $4 million annually in operations, maintenance and capital projects. Improved the financial performance of the enterprise fund securing grants and financing to accelerate deferred capital projects and rates of collection via a non-ad valorem fee. Administered $10M in American Rescue Plan Act (ARPA) and Hazard Mitigation Grant Program (HMGP) funds to construct drainage improvements in three of the City's most flood prone areas: West Deerfield, Pioneer Grove Local Activity Center, and SE 8th Avenue.

Integrated Utilities Master Plan, Deerfield Beach, FL - Implemented the Integrated Utilities Master Plan for the City of Deerfield Beach and performed a rate adjustment study adopting 5-year rates to finance deferred, critical Water Plant and Utilities improvements to include injection and well rehabilitation, automatic meter installations, chlorine and ammonia conversions and updated programmable logic controllers.

$33M Bond for City Facilities Replacement, Deerfield Beach, FL - Delivered major city buildings to include Braithwaite Center for Active Aging, Bezos Preschool, Johnny L. Tigner Center and West Community Center renovations. Replaced lifeguard towers that exceeded their useful life. Oversaw design and construction of the International Fishing Pier renovations underway due to damages from Tropical Storm Nicole. Replaced the boat ramp dock at Pioneer Park and Villages of Hillsboro Park with a more resilient design and better accessibility.

Craig A. Smith & Associates

Engineers ● Surveyors ● Subsurface Utility Engineering ● 3D Subsurface Imaging ● Utility Coordination



Orlando A. Rubio, P.E.

V.P. of Stormwater Engineering

Areas of Expertise

- Project Management
- Hydrology/Hydraulics
- Computer Modeling
- Stormwater Master Plan
- Environmental Resource Permitting
- FEMA – Letter of Map Revisions
- FEMA Hazard Mitigation Grant Program
- FEMA Pre-Disaster Mitigation Competitive Grant Program
- FDEP – S319 Grant Program
- Estimating/Bidding Services
- Constructability Reviews
- NPDES

Education

- *(AA)*Miami-Dade College
- *(BSCE)* University of Florida
- University of Florida – HEC-RAS
- Broward County Supervising Series
- FDEP – Qualified Stormwater Management Inspector (#7638)
- University of Miami –Technical Professional Program
- University of Wisconsin – HEC & WSPRO
- CEU's – On going

Licensure

- Florida Licensed Professional Engineer - # PE48265

Employment with CAS: 23 yrs
Employment with other firms: 14 yrs

Mr. Rubio has over 37 years of experience in water resources engineering, specializing in stormwater management and surface water systems. He develops project scopes, stormwater master plans, federal grant applications, and construction plans in accordance with engineering standards and best practices. Mr. Rubio performs advanced stormwater modeling using ICPR, HEC-RAS, and CHAN software, prepares environmental resource permit packages, and coordinates with permitting agencies. He conducts field and office visits with clients and agency staff and reviews plans and engineering designs for municipal compliance.

Selected Relative Experience:

City of Sweetwater Stormwater Improvements (Phase I, IIA, III, & IV) - Miami-Dade County, Florida. As Engineer of Record, designed and permitted stormwater improvements within an area of significant historical flooding concerns. Improvements included the design of stormwater gravity collection systems with 8 stormwater pumping stations designed by other CAS staff. Performed computer modeling for each phase. Provided construction engineering services as requested by the City's CEI firm.

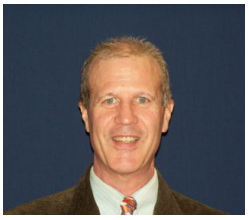
Okeechobee County Southwest Drainage Improvements - Okeechobee County, Florida. As Engineer of Record, designed and permitted stormwater improvements in accordance with the CAS-developed master plan within an area of significant historical flooding concerns. Obtained FEMA HMGP funds for project. Provided construction management services and project certification.

Ranch Lakes Estates Stormwater Improvements (Phases I, II, & III) - Moore Haven, Florida. Design and permitting of stormwater improvements within an area of significant historical flooding concerns. Applied for and obtained grant funding for project via FEMA-HMGP. Improvements included stormwater gravity collection system and 2 stormwater pumping stations designed by other CAS staff.

Sunshine Water Control District - West Outfall Canal Improvements – Phases 1B & 1C. As EOR, performed the hydraulic analysis, permitting, design, bidding, and construction management of the conceptual and initial phase. The West Outfall Canal is the primary conveyance canal for the SWCD's west basin serving 3,361-acres. The canal project will improve stormwater conveyance to Pump Station No. 2 by widening and deepening the existing canal. The canal improvements propose to remove 19,500 cubic yards of material of the entire canal to proposed bottom elevation. The channel modifications will allow the pump station to perform more efficiently. Phase I of the project will improve 2,900 linear feet of the overall 10,200 linear feet canal. The project also included public outreach to individual homeowners to remove encroachments within the canal right-of-way.

Albert J. Caruso, E.I.

Project Engineer
Engineering Department



Areas of Expertise

- Project Management
- Utility Design
- Utility Calculations
- Permitting
- Construction Services
- Cost Estimates
- Feasibility Studies
- Utility Master Plans
- Stormwater Master Planning, Design, Implementation and Management
- Grant Applications
- FEMA Pre-Disaster Mitigation Competitive Grant Program
- Constructability Review
- Scheduling & Productivity
- Bid Services and Contract Documents
- Certifications/Closeouts
- Phase I Environmental Audits

Education

- Middlesex County College Edison, New Jersey Associates Degree - Engineering Technology 1978

Registration

- Engineering Intern - New Jersey

Employment with CAS: 28 yrs
Employment with other firms: 10 yrs

Mr. Caruso has over 38 years of experience in engineering design, permitting, and construction management, and remains fully involved in projects from conception through completion. He leads the development of feasibility studies, Phase I Environmental Reports, Preliminary Engineering Reports, and stormwater and utility master plans. His expertise includes the full implementation of water, sewer, force main, and stormwater projects—from design and permitting with local, state, and federal agencies to construction-phase management. He prepares funding applications for FEMA-PDMC, USDA, CDBG, and FDEP programs and evaluates projects for cost-effectiveness and value engineering. Mr. Caruso coordinates closely with municipalities, contractors, clients, and permitting agencies to ensure projects meet schedule, budget, and regulatory requirements. His responsibilities also include preparing cost estimates and budgets, overseeing bidding services, managing project close-out documentation, and providing final certifications.

Selected Relative Experience:

Design and Project Management for Town-Wide, Six Phase Stormwater Improvement Plan and Water Main Replacement – Town of Golden Beach, Florida. Responsible for the stormwater and water retrofit engineering design, Miami-Dade County DERM/HRS permitting and cost estimating. Also responsible for the project management of the stormwater and water main construction, implementation, and certifications.

Stormwater and/or Utility Master Plan - Town of Golden Beach/Bal Harbour Village/Village of Biscayne Park/Town of Pembroke Park/City of Oakland Park/ City of Sweetwater, Florida. Responsible for the overall conceptual design of utility rehabilitation including utility undergrounding and improvements for the above-mentioned Municipalities. Also responsible for the information gathering, database preparation, preliminary cost estimating, prioritization of future projects, mapping and narratives.

Jacobson Site Plan - City of Belle Glade, Florida. Provided site plan traffic layout (on-site and off-site), conceptual engineering design for stormwater, water and sewer improvements for a 65.8-acre redevelopment for an industrial zoned property. Developed a due diligence investigation for the project site addressing electrical, water use and utility availability, stormwater impacts, flood zone implications, and zoning and permitting requirements.

Areas of Expertise

- Project Management
- Cost Estimating
- Land Surveying – Design & Construction
- Water, Sewer & Gas Pipeline Design
- Sewer Pump Station Design
- Production Well Rehabilitation
- Permitting
- Bidding Services
- Construction Management
- Constructability Reviews
- Feasibility Studies

Education

- (BS Civil Engineering/Surveying) Ohio University

Affiliations

- American Society of Civil Engineers (ASCE)

Licensure

- Florida & Ohio Licensed Professional Engineer – # PE 90263

CAS Employment: 4 Yrs

Employment w/Others: 17 Yrs

Daniel E. Shonk, P.E., S.I.



Project Manager/Designer
Engineering Department/Survey Department

Mr. Shonk has 21 years of experience in the fields of surveying and engineering design of numerous public and private sector utility and infrastructure projects for Utility Companies and the Department of Transportation. He retains extensive experience in the design of water, wastewater systems, gas pipelines, roadway/drainage, site design/development, production well rehabilitation, construction management and construction field inspection.

Selected Relative Experience:

City of Hallandale Beach Egret Master Wastewater Triplex Lift Station Improvements – Hallandale Beach, FL: Providing project management during engineering design and construction for the conversion of an existing triplex wet pit dry pit wastewater pump station to a triplex submersible lift station. The existing structure will be converted into a submersible lift station with three 1,800 gpm submersible pumps. The proposed rehabilitation will include installing a new influent structure on the east side of the pump station in which the existing 30-inch diameter influent pipe will be exposed into a rectangular open channel type structure.

City of Hallandale Beach NE 7th Street Force Main Improvements – Hallandale Beach, FL: Providing project management during engineering design and construction management for the installation of approximately 3,900 linear feet of new 20" force main with all appurtenances along NE 7th Street due south and east of the Hollywood Dog Track in Hallandale Beach along with a 60-foot jack-and-bore under railroad tracks at the intersection of NE 7th Street and Dixie Highway.

Hardee County Utilities Wauchula Hills Sanitary Sewer Improvements: Phase 7 – Hardee County, FL: Providing project management for the engineering design and construction for the installation of approximately 3,915 linear feet of 8-inch gravity sanitary sewer and associated manholes, a duplex wastewater lift station with a 6-foot diameter by 16-foot deep wetwell, 380 linear feet of 4-inch force main and 2,080 linear feet of 8-inch force main extending along US Route-17. The project includes abandonment and removal of existing septic tanks and connection of all residence to the new sanitary sewer collection system via sanitary sewer lateral installations. Restoration will entail complete road replacement within the construction limits along with restoration of driveway aprons and sod with right-of-way.

Areas of Expertise

- Water & Sewer Utility Engineering
- Water Treatment Plant Design
- Wastewater Treatment Plant Design
- Hydraulic Computer Modeling
- Potable Water Wells
- Pipeline Design
- Pump Station Design
- Leachate Treatment
- Land Fill Design
- Construction Management
- Permitting
- Sludge Treatment & Disposal

Education

- Bachelor or Science – Civil Environmental Engineering, Roger Williams University

Affiliations

- American Society of Civil Engineers (ASCE)
- American Water Works Association (AWWA)
- Water Environment Federation (WEF)

Employment with CAS: 27 yrs
Employment with other firms: 21 yrs

Greg A. Giarratana



Senior Supervising Engineer

Engineering Department

Mr. Giarratana has 48 years of experience in the civil and environmental engineering fields, including water and wastewater treatment plant designs, permitting, construction management, certification, troubleshooting existing treatment systems, pump stations, sanitary sewer force mains, collection systems and potable water pipelines. Mr. Giarratana is responsible for managing civil and environmental projects including their initial planning, financing, designing, hydraulic modeling, permitting, construction management and certification of completion.

Selected Relative Experience:

City of Lauderhill Water Treatment Plant Green Leaf Filter Rehabilitation – Lauderhill, FL - conducted a plant assessment consisting of an on-site review and evaluation of the raw water source, plant facilities, treatment and mechanical equipment. Construction included the replacement of two (2) Green Leaf filters at the city's water treatment plant. Work also included the replacement of underdrain components, vacuum piping, solenoid and vacuum tank valves, effluent weirs, and media. Tanks were sand blasted internally and externally, then repainted.

Water and Sewer Treatment Plants including Water Utility Headquarters Building - Wauchula Hills, Hardee County, Florida. Responsible for preliminary planning, design, permitting and construction of a wastewater treatment plant and effluent re-use disposal system including a 360,000 gpd oxidation ditch, two clarifiers, digesters, lined effluent upset pond and an effluent pump station. The project included a potable water treatment plant, two (2) potable water wells, and a custom designed 9,000 sq. ft. Utility Department headquarters office building.

Lake Region Water Treatment Plant Raw Water & Potable Water Transmission System – Palm Beach County Water Utilities, Florida. Responsible for the planning, design and permitting of 91,200 linear feet of potable water mains to connect the cities of Pahokee, Belle Glade and South Bay to the new Glades Utility Authority's (GUA's) regional water treatment plant. The project includes the design of the raw water piping to seven (7) well sites. The project allowed these three (3) cities to abandon and decommission utilizing Lake Okeechobee as their water source.

Miccosukee Tribe Of Florida

Responsible for planning, design, permitting, computer hydraulic modeling of the potable water distribution system including the addition of a new WTP, and a treatment / office building, The WTP included a forced draft aeration system, a 360,000 gpd carbon absorption process with 5-micron pre-filters, a 500,000-ground storage tank, chlorination addition, high service pumps, and a telemetry system.

Wauchula Hills Water and Sanitary Sewer Improvements – Phase IV, Hardee County, Florida. Responsible for design, permitting and construction management of the water and sanitary sewer improvements included approximately 6,125 linear feet of 8" water main and 5,277 linear feet of 8" gravity sanitary sewer including connection to 51 private residences and the decommissioning of septic tanks and potable water wells. This project was funded through a multi-year special legislative appropriation.

Areas of Expertise

- CAD Drafting
- Construction Services
- Cost Estimates
- Grant Applications

Education

- Florida Atlantic University, Boca Raton, FL
  BS in Civil Engineering 2024

Employment with CAS: 2 yrs

Johnathan Lash

Project Engineer
Engineering Department



Johnathan Lash is a Civil Engineer and Project Engineer with a B.S. in Civil Engineering from Florida Atlantic University (2024), currently providing construction inspection and project support for municipal infrastructure projects with Craig A. Smith & Associates, LLC. His experience includes on-site observation and inspection of directional bore sewer force mains, review of record drawings, FDEP engineering certification, permit closeout coordination, pay application and change order review, and preparation of daily and weekly construction reports. Additionally, Johnathan has contributed CAD drafting and design support for stormwater and roadway improvement projects for the Cities of Oakland Park and Belle Glade, demonstrating strong technical knowledge, regulatory compliance expertise, and effective coordination with contractors, municipal staff, and multidisciplinary project teams.

Selected Relative Experience:

City of Riviera Beach – Forcemain Bore C-17 & M Canal Project
2024 **– Present**

Provides on-site construction inspection and testing observation for 12-inch and 42-inch HDPE directional bore sewer force mains.
Reviews and comments on record drawings; perform FDEP engineering certification of completed work.
Assists with Army Corps permit closeout and preconstruction meetings. Review construction calendar, pay applications, and change orders. Prepare daily and weekly construction reports.

CAD Drafting & Support – Municipal Projects:

City of Oakland Park: NE 12 Terrace & NW 43 Place Stormwater Drainage Improvements, Lake Emerald Area Stormwater Improvements

City of Belle Glade: Basin D Stormwater Improvement, SW Ave C & D Loop Roadway Improvement



Robert D. Keener, P.S.M.

Vice President
Survey / Geomatics

Areas of Expertise

- Land Surveying
- Boundary / Topo
- Control Surveys
- Utility Surveys
- 3D Radar Tomography
- GPS
- Platting
- Route Surveys
- Legal Descriptions
- Plat Reviews
- Laser Scanning
- Crew Supervision
- Technical Reviews
- Scheduling & Productivity

Education

- Associates of Art, Atlantic Community College
- CEU's – On going

Licensure

- Professional Surveyor & Mapper, Florida #LS4846

Affiliations

Florida Surveying and Mapping Society (FSMS)

Employment with CAS: 30 yrs
Employment with other firms: 17 yrs

Mr. Keener has 47 years of experience in the survey, engineering and utility construction fields.
Mr. Keener has been employed with CAS since April of 1995. Mr. Keener began his career at CAS as a Project Surveyor, advancing to Senior Surveyor and Mapper In charge of surveying in a satellite office and advanced to Vice President in 2005. Mr. Keener will serve as Principal Surveyor for all surveys and will coordinate all survey activities with various disciplines as needed. All surveying pertaining to utility related services such as Radar Tomography, utility surface mapping, utility excavations, etc. will also be overseen and certified by Mr. Keener. He has previously performed plat reviews for municipal clients.
Mr. Keener holds a Florida Surveyors and Mappers License and is a member of the Florida Surveying and Mapping Society of Florida.

Selected Relative Experience:

595 Express Subsurface Utility Engineering and 3D Radar Tomography - Broward County, Florida. Mr. Keener Served as Principal Surveyor for the 3-Dimensional Subsurface Utility Engineering (3D SUE) project completed for the FDOT at the Interstate 595 reversible lanes project in Broward County, Florida. Mr. Keener oversaw the reestablishment of horizontal and vertical control, the mapping of utility surface markings and utility excavation holes, as well as Radar Tomography utilized in various areas along the entire route. Mr. Keener performed all quality control and quality assurance for the project.

Golden Beach Drive & Collins Avenue – Town of Golden Beach, Florida. Mr. Keener Served as Principal Surveyor for the route survey within the rights-of-ways of Golden Beach Drive, out to the three islands and along Collins Avenue (SR A1A) for drainage improvements due to major flooding issues; total roadway reconstruction, undergrounding of all utilities; water main replacement and miscellaneous surveys, as needed. Route spanned approximately three miles. Surveying also included all city parks and a beach pavilion.

Seacoast Utility Authority: Northlake Boulevard/US-1 Water & Sewer Force Main Replacement – Town of Jupiter, Florida. Mr. Keener Served as Principal Surveyor for Route survey along Northlake Boulevard and US-1 (approximately 2.8 miles), including identification of right-of-way, property lines, above ground improvements, utility easements, tree survey, cross sections and subsurface utility engineering (utility locates). Mr. Keener performed quality control and quality assurance for the project.

WWTP Triplex Lift Station Rehabilitation – City of Margate, Florida. Mr. Keener Served as Principal Surveyor for the boundary, topographic survey and utility locates of existing buried utilities, including recovery of horizontal and vertical control relative to project datum as previously established.

Golden Beach Drive & Collins Avenue – Town of Golden Beach, Florida. Mr. Keener Served as Principal Surveyor for the route survey within the rights-of-ways of Golden Beach Drive, out to the three islands and along Collins Avenue (SR A1A) for drainage improvements due to major flooding issues; total roadway reconstruction, undergrounding of all utilities; water main replacement and miscellaneous surveys, as needed. Route spanned approximately three miles. Surveying also included all city parks and a beach pavilion.

David Lookabill



Survey Coordination Manager
Survey/Geomatics Department

Areas of Expertise

- Land Surveying
- Boundary / Topo
- Lot Surveys
- Control Surveys
- Utility Surveys
- 3D Radar Tomography
- GPS
- Route Surveys
- Crew Supervision
- Construction Layout
- Quantity Surveys and Calculations
- Utility Coordination
- Directional Drills

Education

- MSI, Port Saint Lucie, Florida – 2011, A.S.
- Indian River Community College, Stuart, Florida – 2006, Survey Law
- Davidson County Community College, Lexington, NC – 1997, AutoCAD 1 & 2
- Guilford Technical Community College, Jamestown, NC – 1988, Civil Drafting and Civil Engineering CAD/CADD

Employment with CAS: 11 yrs
Employment with other firms: 30 yrs

Mr. Lookabill has 41 years of experience in surveying, engineering, and utility construction. Beginning his career as a Rod Man, he advanced to Survey Crew Leader and now serves as Survey Coordination Manager at CAS. He brings extensive experience in surveying, directional drilling, fuel pipeline staking, and as-built documentation nationwide. Since joining CAS in 2014, he has been responsible for field management, client coordination, survey crew supervision, and field quality control.

Selected Relative Experience:

SFWMD Benchmark Recovery, Clewiston, Florida. Project to establish or re-establish vertical control from Clewiston, Florida to the Big Cypress Indian Reservation. First order bench loops were run utilizing differential digital leveling through benchmarks as researched and either verified or re-set.

Long Key State Park Shoreline Restoration – Monroe County, Florida. Provided field surveying of approximately 4,900 LF of shoreline at Long Key State Park. Scope of services entailed a topographic/bathymetric survey which included mean high and mean ow water lines, extended waterward out to either 500 linear feet or wading depth., included beach profiles spaced approximately 200 feet along the beach.

Bahia Honda State Park Shoreline Restoration – Monroe County, Florida. Provided field surveying for approximately 2,200 LF of shoreline at Bahia Honda State Park. Scope of services entailed a topographic/bathymetric survey which included mean high and mean ow water lines, extended waterward out to either 500 linear feet or wading depth., included beach profiles spaced approximately 200 feet along the beach.

Fort Pierce Inlet State Park Roadway Improvements – St. Lucie County, Florida. Provided field surveying along State Road A1A and approximately 200 LF along the existing access road leading into Fort Pierce Inlet State Park in St. Lucie County, Florida. Scope of services entailed map of specific purpose survey which located all visible above ground improvements, including above ground utilities within the accessible areas. Along A1A cross sections were taken to 100 feet each way of the entrance road at approximately 50-foot intervals and cross sections were taken at approximately 25-foot intervals.

South Florida Water Management District – Certified Everglades Restoration Project (CERP)

Tasked to establish vertical control for future restoration projects in the Florida Everglades. Monumentation was set and first order bench loops run through them using differential digital leveling for future reference based on initial NGS monumentation (pairs).

Army Corp of Engineers (USACOE) – Lake Okeechobee Topographic Surveys, Clewiston, Florida

Topographic survey of portions of Lake Okeechobee and associated rim and feeder canals. Performed topographic surveys utilizing real time kinematic GPS equipment for the landward portions of lake Okeechobee, including structures, canals, banks, toes, etc. Fathometer and real time kinematic GPS equipment used for under water portion of survey. Horizontal and vertical control was based on NGS monumentation as located.

Areas of Expertise

- Land Surveying
- Boundary / Topographic Surveys
- Lot Surveys
- Control Surveys
- Utility Surveys
- 3D Radar Tomography
- GPS
- Route Surveys
- Crew Supervision
- Construction Layout
- Quantity Surveys and Calculations

Employment with CAS:5 yrs
Employment with other firms: 2 yrs

Zachary Powers

Survey Crew Chief



Mr. Powers has over 7 years of experience in the survey field. He began his career as an instrument man quickly advancing to Survey Crew leader. He has varied experience in many facets of surveying with route surveys, including the use of a high definition scanner (HDS) and traditional survey methods. Responsibilities include field management, client field coordination, survey crew management and quality control in the field.

Selected Relative Experience:

SFWMD C23-24 South Reservoir Project, Palm Beach County, Florida. The project consists of 6.1 miles of Central and Southern Florida Flood Control Project Canal C23-24 and the replacement of one SFWMD water control structure (S-456) with a new central and southern Florida flood control structure. CAS, as a subconsultant to Phillips and Jordan, is providing all surveying services which includes survey control, preconstruction topographic survey cross sections, post construction topographic survey cross sections, structure staking and record surveys, miscellaneous staking, pre and post construction surveys, site boat ramps, high-definition survey scans of structures and ongoing quality control checks for the contractor during construction. Project started September 2024 and is ongoing. Survey cost is $458,834.

Fort Zachary Taylor State Park Shoreline Restoration Survey, Monroe County, Florida. CAS provided surveying services for approximately 3,050 LF of shoreline at Fort Zachary Taylor Historic State Park. Scope of services entailed a map of topographic survey which included mean high and mean low water lines, extending waterward out to either 500 linear feet or wading depth, including beach profiles spaced approximately 100 feet along the beach. In addition, groin structures, off shore break water and edge of vegetation/pavement was delineated. A certified Map of Topographic Survey was provided as a final deliverable. The project started in April 2024. Project Cost: $38,128.

Central Island Pump Station & Drainage Improvements, City of Sunny Isles Beach, Florida. The stormwater improvements for this project entailed engineering design, permitting, survey, utility locating and construction management services for the installation of two stormwater pump stations with an upgraded gravity stormwater collection system to drainage basins (A & B) to provide flood relief for the City's Center Island due to sea level rise. A route survey was performed physically locating all above ground visible improvements and utility markings with the existing right-of-way for Basin A (approximately 51 acres) A survey baseline was established at 100-foot intervals and cross sections were taken at 50-foot intervals extending 10-feet beyond the right-of-way line and approximately 200 linear feet of seawall in the areas of two proposed outfalls. The seawall was located and cross sections taken out into the Dumfoundling Bay. Surveying services included a sketch and legal description for utility easements required for the new stormwater force mains. Utility locates included 2D GPR, electromagnetic designation and fifty (50) soft digs to identify existing buried utilities. The survey and design was completed on time and within budget at a cost of $443,865.



David Raines

Survey Crew Chief
Survey/Geomatics Department

Areas of Expertise

- Land Surveying
- Boundary / Topographic Surveys
- Lot Surveys
- Control Surveys
- Utility Surveys
- 3D Radar Tomography
- GPS
- Route Surveys
- Crew Supervision
- Construction Layout
- Quantity Surveys and Calculations

Employment with CAS: 11 yrs.

Mr. Raines has over 11 years of experience in the survey, engineering and utility construction fields. Mr. Raines began his surveying career as an Instrument man quickly advancing to Survey Crew Leader. He has varied experience in many facets of surveying. He has extensive experience in Route Surveys, including the use of a High-Definition Scanner (HDS) and traditional survey methods. Mr. Raine responsibilities include field management, client field coordination, survey crew management and quality control in the field.

Selected Relative Experience:

Central Island Drainage Improvements, Sunny Isles Beach, Florida. Route survey including all above ground features within and extending ten feet beyond existing rights-of-ways and off-site surveying for proposed stormwater pumping stations and associated outfalls. Scope of work included 2D GPR utility locates within the project corridor for all streets between North Bay Road east to A-1-A (Collins Avenue) and 174th Street North to 183rd Street.

Sanitary Sewer Pumping Station No.1 (Egret) Rehabilitation, Hallandale Beach, Florida. Surveying included establishing benchmarks and horizontal control for future survey work. All above ground, visible utilities, as well as physical features, including the existing exterior pump station and interior floor data were located and included in the Topographic Survey. Scope of work also included the locations of utility locates using 2D GPR surface marks of onsite buried utilities for updating existing facility record drawings and design of improvements.

25th Street Drainage Improvements, Phase 2, Pembroke Park, Florida. Route survey included all above ground features within and extending ten feet beyond existing rights-of-ways and off-site surveying for the proposed stormwater pumping station and associated outfall. Scope of work included 2D GPR utility locates and the locations of utility test holes within the project corridor, which included all streets between SW 25th Street south to SW 27th Street and the entrance to Patrick Beehan Park east to Park/Bryan Rd.

Curry Hammock Park, Monroe County Florida. (Florida Keys) Route survey along the Overseas Highway (US Highway 1) in two areas for the design of box culvert/bridge upgrades to improve water flow. The Survey included the locations of all visible improvements, above and below ground utilities, drainage structures as well as trees and landscaped areas to the edge of heavy vegetation and subsurface utility engineering (utility locates).

Bahia Honda State Park, Monroe County Florida. (Florida Keys) Route survey along the entry road from the Overseas Highway (US 1) to the park employee lodging area for design of drainage improvements due to frequent flooding.

Areas of Expertise

- Field Controller Software (data collection, setup, calibration)
- Total Station Operations & Calibration
- GPS & GNSS Survey Equipment
- Boundary & Topographic Surveys
- Roadway & Intersection Design Surveys
- Construction Stakeout (residential, commercial, industrial, utilities)
- Route and Right-of-Way Surveys
- Aerial, Mobile & Terrestrial LiDAR
- FAA sUAS Operations & Data Capture

Employment with CAS: 1 yr
Employment with other firms: 12 yrs

Alexander Chick
Survey Crew Chief



Alexander Chick is a Survey Party Chief with thirteen years of surveying experience across South Florida. He is proficient in field controller software and in the calibration and operation of total stations to ensure accurate and precise measurements. His background includes boundary surveys, detailed topographic surveys, and route surveys for engineering design. He has collected design data for numerous county and municipal roadways and intersections and has extensive experience with construction stakeout for residential, commercial, and industrial projects, as well as roadway and underground utility work.

He is an FAA Certified Part 107 Drone Pilot, Remote Pilot Certificate #4693879, an NSPS Certified Survey Technician I (#0225-8908), and holds an FDOT Temporary Traffic Control (TTC) Intermediate Certificate (#81017).

Chick came to CAS from Lanzo Construction where he was a Survey Party Chief. He provided on-site leadership and worked under the direction of licensed surveyors. In this role, he performs a wide range of surveys, including boundary, topographic, hydrographic, and right-of-way surveys, as well as aerial, mobile, and terrestrial LiDAR work.

From December 2023 to March 2025, he served as a Survey Party Chief for Biscayne Engineering/Atwell, where he was responsible for leading survey crews and completing similar survey types across roadway, infrastructure, and site development projects. Prior to that, he worked as a Survey Party Chief with GeoPoint Surveying, Inc., where he managed on-site survey operations for public and private sector projects, including aerial, terrestrial, and hydrographic data collection.

His technical strengths include GPS and GNSS equipment use, LiDAR integration, survey computations, and quality control of field data. He is experienced in coordinating with engineers and contractors and in adapting survey methods to meet project requirements efficiently and accurately.



James F. Driscoll

Vice President of
Subsurface Utility Engineering

Areas of Expertise

- 3D Radar Tomography
- Subsurface Utility Engineering
- Utility Locating
- Ground Penetrating Radar
- Utility Coordination
- Project Logistics
- Complex Field Survey
- Quality Assurance

Education

- Broward Community College
- US Army
- Route Surveying
- Survey & Engineering
- MOT Training
- OSHA Training
- OQ Training

Certifications

- Certified Utility Locator
- Certified GPR Technician
- OQ Training Certification

Affiliations

- National Utility Locating Contractors Association (NULCA)

Employment with CAS: 31 yrs
Employment with other firms: 3 yrs

Mr. Driscoll has over 34 years of experience in the engineering, survey and utility location fields. Mr. Driscoll has performed over 6,000 G.P.R. surveys and over 12,000 miles of utility surface designating throughout the United States. Additionally, Mr. Driscoll has performed in excess of five million square feet of 3D Radar Tomography scanning projects at various locations throughout the United States. He is proficient with state-of-the-art, traditional, and GPS surveying equipment and is substantially proficient with EM designating equipment, vacuum excavation equipment and various GPR systems with special emphasis on 3D Radar Tomography systems. He also provides assistance in the performance of electronic designating, layout, and completion of vital soft dig information for vacuum excavation projects. And serves as Division Vice President, Training Manager and QC Auditor.

Selected Relative Experience:

City of Tamarac, Utility Location and Ticket Management Services – Tamarac, Florida Mr. Driscoll serves as the field manager and coordinator overseeing One Call Locates and Ticket Management for the City of Tamarac for all water and sewer locates. Mr. Driscoll oversees ticket management and day-to-day coordination for the City.

City of Oakland Park, Utility Location and Ticket Management Services – Oakland Park, Florida, Mr. Driscoll serves as the field manager and coordinator overseeing One Call Locates and Ticket Management for the City of Oakland Park for all water and sewer locates. Mr. Driscoll oversees ticket management and day-to-day coordination for the City.

City of Lauderhill, Utility Location and Ticket Management Services , Lauderhill, Florida. Mr. Driscoll serves as the field manager and coordinator overseeing One Call Locates and Ticket Management for the City of Lauderhill for all water and sewer locates. Mr. Driscoll oversees ticket management and day-to-day coordination for the City.

City of Delray Beach, Utility Location and Ticket Management Services , Lauderhill, Florida. Mr. Driscoll serves as the field manager and coordinator overseeing One Call Locates and Ticket Management for the City of Delray Beach for all water and sewer locates. Mr. Driscoll oversees ticket management and day-to-day coordination for the City.

City of Margate, Utility Location and Ticket Management Services - Margate, Florida. Mr. Driscoll serves as the field manager and coordinator overseeing One Call Locates and Ticket Management for the City of Margate for all water and sewer locates. Mr. Driscoll oversees ticket management and day-to-day coordination for the City.

Areas of Expertise

- Subsurface Utility Engineering
- Utility Locating
- Ground Penetrating Radar
- 3D Radar Tomography
- Utility Coordination
- Utility Construction

Education

- Staking U
- Mala GPR Tech
- EM Theory & Application
- MOT Training
- OSHA Training
- Confined Space Entry

Affiliations

- National Utility Locating Contractors Association (NULCA)

Employment with CAS: 16 yrs
Employment with other firms: 8 yrs



Alan Lopez

Locates Manager/SUE Manager
SUE / Utility Locates

Mr. Lopez has 24 years of experience in the utility locating, SUE, survey and utility construction fields.
Mr. Lopez has been employed with CAS since February 2004, starting as a soft dig crew member, and through experience, advanced from utility locator to Senior Locator and Field/SUE Manager overseeing all locating field operations. Mr. Lopez has performed or overseen in excess of 5,000 vacuum soft digs, as well as thousands of ground penetrating radar surveys and utility mapping efforts.

Mr. Lopez is a Certified Underground Utility Locator and GPR Technician. Mr. Lopez is also MOT certified, confined space entry certified and OSHA 10hr Certified.

Selected Relative Experience:
Town of Jupiter Utility Location and Ticket Management Services – Jupiter, Florida. Mr. Lopez has served Field Manager for the Town of Jupiter Sunshine One Call contract since 2015. Currently Mr. Lopez oversees ticket management and day to day coordination for the Town.
Palm Beach County Utility Location and Ticket Management Services – Palm Beach, Florida. Mr. Lopez has served Field Manager for the Palm Beach County Sunshine One Call contract since 2022. Currently Mr. Lopez oversees ticket management and day to day coordination for the County.
City of West Palm Beach Public Utilities, Utility Location and Ticket Management Services - City of West Palm Beach, Florida. Mr. Lopez has served as a utility locator, Senior Locator and Field Manager overseeing One Call Locates and ticket management for the City of West Palm Beach.
Town of Davie Public Utilities, Utility Location and Ticket Management Services - Town of Davie, Florida. Mr. Lopez has served as utility locator and Field/Client Manager for this sprawling utility system. Davie is the largest municipality in Broward County by land area and serves a significant population. Facilities include water, sewer, reclaim, raw water and effluent pipelines. Currently Mr. Lopez oversees ticket management and day-to-day coordination for the Town of Davie.
City of Coconut Creek Utility Location and Ticket Management Services – Coconut Creek, Florida. Mr. Lopez has served Field Manager for this large city-owned utility system since 2003. Facilities include water, sewer, reclaim, and city owned networked communications. Currently Mr. Lopez oversees ticket management and day to day coordination for the City of Coconut Creek.

Areas of Expertise

- Utility Management
- Water
- Waste Water
- Storm Drainage
- Treatment Facility Operation
- Planning & Development

Education

- Sebring High School Diploma
- Drinking Water Treatment Operations
- Wastewater Treatment Operations
- OSHA Training
- Chemical Spill Response Training
- CPR & First Aid Training

Technical Certification

- Florida State University & Florida Association of Special Districts – Certified District Manager
- FDEP - Class A Water Plant Operator
- FDEP - Class B Wastewater Plant Operator License
- State of Georgia - Class I Drinking Water Operator License
- State of Georgia – Class II Wastewater Operator License

Affiliations

- Florida Rural Water Association

Employment with CAS: 1 yr
Employment with other firms: 39 yrs

Clay R. Shrum, Sr.

Senior Field Representative



Mr. Shrum has 40 years experience in municipal water and sewer utility infrastructure including water and wastewater treatment plant process and operations. He has served as a water treatment plant operator, water and sewer vocational instructor, Superintendent of Public Works, Utilities Director/Utilities Superintendent and Director of Planning and Development for various municipal entities in Florida.

Selected Relative Experience:

City of Sebring – Water Treatment Plant Operator, Sebring, Florida
Project Dates: 1985-1989
As Water Treatment Plant Operator, Mr. Shrum was responsible for monitoring and operating the equipment within the City's water treatment plant, ensuring the water being produced met safety standards, including collecting samples for testing, maintaining equipment, recording and maintaining operational data, and adhering to all regulatory guidelines set by environmental agencies like the EPA, all while prioritizing safety procedures.

Town of Zolfo Springs – Superintendent of Public Works, Hardee County, Florida
Project Dates: 1992-1993
Responsible for managing, operating and maintaining the Town's utility infrastructure.

Town of Lake Placid Regional Utilities – Utilities Director, Lake Placid, Florida
Project Dates: 1993-1997
Responsible for the Town's drinking water, wastewater treatment facility, and reclaimed water infrastructure. Managed daily operations and provided direction and support to staff, ensuring the utility department operated safely and efficiently.

Spring Lake Improvement District – Water Superintendent/Utilities Super Intendent/Director of Operations/Director of Planning and Development, Sebring, Florida
Project Dates: 2009-2024
Project Description: Responsible for the management and operations of the District's water, wastewater and stormwater infrastructure along with planning and development as per the various management positions held with the District over the last 16 years.

Areas of Expertise

- Project Management
- Design Review
- Code Conformance & Enforcement
- Grant Application
- Grants Management
- Utility Operations
- Utility Coordination
- Sediment and Erosion Control
- Emergency Management

Education

- University of Tampa- BS in Chemistry and Marine Science
- University of Tennessee – Graduate School Chemistry
- Drinking Water Treatment Operations
- Wastewater Treatment Operation
- FEMA NIMS Training Level 100, 200, 300, 400,700,800.
- OSHA Training
- CEU's

Licensure

- Florida Licensed Water Treatment Plant Operator 5083A
- Florida Licensed Wastewater Treatment Plant Operator 6341B
- Level 1 and 2 Code Enforcement Certified
- Certified Advanced Erosion and Sediment Control Inspector

Employment with CAS: 5 yrs
Employment with other firms: 42 yrs

Todd V. Larson



Construction Manager/Senior Field Representative

Mr. Larson has 47 years of experience in public improvement and private development projects. His private development work includes full project lifecycle management, design review committee participation, development fee calculations, zoning and code plan review, site inspections, and review of certifications by the engineer of record. In the municipal sector, he has extensive experience in grant application, grant management, project management, and project closeout. Mr. Larson has worked on projects funded through enterprise funds, county parks, surtax and MPO grants, FDOT and FDEP grants, CDBG, FEMA disaster recovery and PDMA grants, and USDA Rural Development programs.

Selected Relative Experience:

Town of Pembroke Park, Broward County, FL – Public Services Director Supervised the operations of the roads and streets, utilities department, building department, parks department, engineering, zoning and code enforcement departments. Performed plan reviews for engineering, zoning and general interests of the town. Served on the Development Review Committee. Supervised and performed inspections for utilities and zoning. Calculated Town impact fees, engineering fees and made recommendations for changes in fees and codes to Town Commission. Served on the Town Code of Ordinance Review Committee. Prepared Capital Improvement Plans, recommended priority of projects based on Commission Priorities and applied for appropriate funding sources to fund improvements.

Town of Pembroke Park, Broward County, FL–Director of Emergency Operations As Director of Emergency operations managed the Municipal Emergency Operations Center, applied for grant funding, administered reimbursement and mitigation assistance grants to upgrade Town Stormwater infrastructure to reduce future flood risks. Worked with Town Engineer on appeal of flood maps and adjustments to flood hazard areas.

Town of Pembroke Park, Broward County, FL- Public Works and Utilities Worked with the Town Engineer to develop and implement storm water and waste water master plans. Worked to update master plan as systems were improved and additional needs were discovered. Reviewed plans for improvements to public Rights of Way and prioritized projects based on life safety and cost benefit. Applied for and administered grants and managed projects for compliance.

City of South Bay, Palm Beach County, FL – Utilities Director Operated and Managed Water and Wastewater Treatment Systems. Obtained grant funding, managed improvement projects and planned to maintain compliance. Served as Chief Building Official and coordinated reviews and inspections.

MUEngineers, Inc.



Marcus Unterweger, P.E., S.I., LEED AP

Principal/Principal Engineer

BENEFITS FOR THE VILLAGE OF TEQUESTA

- **26+ years in professional practice**
- **Previous working experience with various municipalities in Florida including Broward County, City of Miami, City of Hallandale Beach, City of Aventura, Palm Beach County, City of Lake Park, City of Fort Lauderdale, City of Clewiston, City of Pompano Beach, City of Hollywood, City of Coral Springs, Town of Belle Glade, City of Delray Beach, and City of Boca Raton**
- **Project Role: Mr. Unterweger will oversee the project from start to finish. He will represent MUE at meetings, presentations, and/or site visits. He will interact directly with the client, design team and contractors. Mr. Unterweger has extensive experience in the public sector and has structurally designed several public safety complexes and fire stations throughout his career.**
- **LEED Certified**

PROFESSIONAL EXPERIENCE

Mr. Unterweger is the Principal of MUEngineers, Inc. He is a Florida registered professional engineer with over twenty-six years of professional experience. His experience includes the structural design of educational facilities, municipal facilities, high-rise buildings, healthcare facilities, churches, clubhouses, building restoration, office buildings, pedestrian bridges and parking garages.

Marcus Unterweger has owned and operated MUEngineers since 2010, and leads a team of smart, pioneering professionals who share his vision and commitment to delivering superior results for the customers.

EDUCATION

Master of Engineering: Dipl. Ing.
Technical University of Munich, Germany, 1999

Master of Business,
Business School of Edinburgh, Britain, 2004

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 63860

Registered Special Inspector/Threshold Buildings
State of Florida
Reg. No. 7027309

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Principal-in-Charge*. MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

Consulting Services for Port Everglades, Hollywood, FL-*Principal-in-Charge*. A member of the team for the continuing services for civil engineering related to Port Everglades. Our current scope of work includes assessments, upgrades, and modifications to the Port Seacor building

Public Works Complex, Oakland Park, Florida-*Principal-in-Charge***.** MUE provided structural inspection services during the construction of three new buildings at the Public Works Complex site for the City of Oakland Park. The three buildings (Fleet, Operations and Warehouse Buildings) were constructed with tilt-up panel installation.

Water Wastewater Plant-Wind Hardening, Coral Springs, Florida-*Principle-in-Charge*. MUE is a member of the team for the assessment of the structural adequacy of six existing building structures and providing structural hardening details to ensure compliance with the current FBC standards at the water-wastewater treatment plant for the City of Coral Springs.

Master Pump Station #458, North Lauderdale, Florida- *Principal in Charge*. MUE is a member of the team for this pursuit with the City of North Lauderdale. Our scope included the structural design of foundations and support of a new above ground storage tank, jockey pumps and 5-ton monorail system.

Wildflower Park, Boca Raton, Florida-Principal-in-Charge. MUE is providing structural design services for a new partially open park pavilion structure with enclosed bathrooms and concession area. Additionally, foundation designs for miscellaneous site structures, including light poles, sitting walls and artwork.

Seawall Assessment and Restoration, Aventura, Florida-Principal-in-Charge. MUE was involved in the restoration of four sections of seawalls located along canals (5.2 miles) for the City of Aventura. Visual observations of the seawalls from both the land and the water and roughly 388 seawall piles were assessed, and our firm prepared the structural design for the repair details and procedures of the deteriorated structures.

Torry Island Seawall & Walkway, Belle Glade, Florida - Principal in Charge – MUE's role on this project was to structurally design a new 800ft long new bulkhead/seawall structure and concrete boardwalk structure. Additionally, MUE engineered foundations and anchor points to secure floating dock structures designed by another company.

Broward County Professional Engineering Consultant Services, Continuing Contract, Various, Broward County, Florida- *Principal-in-Charge*. MUE was a member of the team for this continuing contract with Broward County RFP, as a sub-consultant. We have begun the process of three phases for this contract, a park walkway observation deck/tower remodel, and a gazebo restoration/remodel and light pole assessments and foundation design.

MUEngineers, Inc.



Ricardo Madriz, P.E., LEED AP

Vice President/Sr. Project Manager

BENEFITS FOR THE VILLAGE OF TEQUESTA

- **20+ years in professional practice**
- **Experience with most type of building structures including hotels, restaurants, water and waste water treatment facilities, city and county recreational parks, office buildings, industrial buildings, car dealerships, townhouses, sing family residential structures, exclusive luxury residential mansions, port terminals, warehouses, lift stations, pedestrian bridges, boardwalks, residential construction waterside of the coastal construction line, schools, gymnasiums, auditoriums, religious facilities, parking garages, historic structures, restoration of existing concrete and steel structures, airport terminals, baggage handling system replacements, sport facilities, etc.**
- **Project Role: Mr. Madriz will oversee the daily project management, ensuring timelines are met, project is moving forward, reviewing project engineers work and answering and solving questions, communicating with the entire design team and final overall structural drawings.**
- **LEED Certified**

PROFESSIONAL EXPERIENCE

Mr. Madriz is the V.P. of Engineering for MUE and brings more than twenty years of structural engineering practice and skill to the table. He is incredibly knowledgeable in building structures and analysis, the latest software, and current building codes and industry standards.

Ricardo Madriz has experience in the structural design of educational facilities, municipal, facilities, high-rise buildings, building restoration, residential buildings, water related structures, office buildings and parking garages.

EDUCATION

Master of Engineering:
McGill University, 2004

Bachelor of Civil Engineering
McGill University, 2002

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 68444

RELEVANT PROJECT EXPERIENCE

Water Treatment Plant, Boca Raton, Florida-Project Manager-MUE provided structural design and engineering related to a new one-story compliance building as well as modifications and restoration of the lift pump station and enclosures for the City of Boca Raton.

Coral Springs Westside Maintenance Facility, Coral Springs, FL- *Project Manager*. Our office is a member of the team for this RFQ as a sub-consultant. We are providing structural consultant engineering for the renovation, redesign and repurposing of the Westside Maintenance Facility, Fire Training Academy and Police Firing Range for the City of Coral Springs.

Port Everglades Consolidated Maintenance Facility Building, Hollywood, FL-*Project Manager.* MUE provided comprehensive schematic design plans relating to the consolidation of all port maintenance functions, including a gas station and vehicle maintenance facility. The project is now in Phase II aiming for a final set of construction documents for September 2025.

McNair Park, Pompano Beach, Florida-Project Manager**.** MUE is a member of the team for this RFQ. Our scope involves the structural design of a one-story building expansion, a new free-standing restroom and concession building, a new press box structure, picnic shelter and new football goal post foundations.

Pedestrian Bridge, All Aboard Train Station, Miami, Florida-Project Manager. MUEngineers, Inc. was involved in the structural evaluation and design of a precast and steel pedestrian bridge to connect the All-Aboard train station to the existing station. We designed the bridge structure and foundation system, all gravity and lateral loads and provided structural construction documents and calculations.

Pompano Beach Water Treatment Plant, Pompano Beach, Florida – Project Manager - MUEngineers, Inc. structurally designed modifications made to the exterior building and window replacement.

South Florida Water Management District, Southwest Ranches, Florida- *Project Manager* - MUEngineers, Inc. provided professional engineering services for the design of a one story, 3,000sf maintenance building, a 1,050sf covered parking area and a dumpster enclosure for the South Broward Drainage District.

Architectural Consultant Services, City of Fort Lauderdale, FL-*Project Manager*. MUE is a member of the team for this pursuit of the City of Fort Lauderdale. There have been two projects stemming from this RFQ thus far: Provident Park improvements and remodel and repair of the City Hall Drive Thru.

Broward County, Professional Architectural and Engineering Services Contract, Various, Broward County, Florida- Project Manager - MUEngineers, Inc. was a member of the team for this continuing contract with Broward County RFP, as a sub-consultant. This RFP was awarded in May 2016 and is ongoing. The scope of work for projects completed or active includes modifications of various park picnic shelters and Markham Park, renovations to a county building and the remodel of West Regional Courthouse in Plantation.

White Course Park, Doral, Florida-Project Manager. MUE was responsible for the structural design and engineering of a new restroom building, foundation systems for new picnic shelters, foundations for light poles and wayfinding signage, and foundations for pre-engineered playground shade structures.

MUEngineers, Inc.



Yusuf Rangoonwala, P.E.

Vice President/Project Manager

- **12+ years in professional practice.**
- **Previous working experience with various municipalities in Florida including Broward County, Palm Beach County and City of Delray Beach, City of Dania Beach, City of Pompano Beach, City of Homestead, City of Oakland Park, City of Fort Lauderdale.**
- **Project Role: Mr. Rangoonwala will be the structural engineer, engineering the plans, creating, and analyzing models and calculations with the latest software and producing structural drawings. He has experience in a multitude of structures, structural design analysis and modeling.**

PROFESSIONAL EXPERIENCE

Mr. Rangoonwala is currently a Vice President for MUE. He has recently passed his professional engineering exam in Florida and has over nine years of professional experience. His experience includes the structural design of manufacturing facilities, Residential and Commercial buildings, high-rise buildings, residential houses, office buildings, and parking garages.

Yusuf also has over two and a half years of work experience in India as a Structural Engineer. Mr. Rangoonwala also has previous work experience in the petrochemical and oil and gas refineries industries.

EDUCATION

Master of Science: Structural Engineering
Virginia Tech,
Virginia, USA, 2016

Bachelor of Engineering: Civil Engineering
University of Mumbai,
India, 2012

REGISTRATION

Registered Engineer
State of Florida
Reg. No. PE 90777

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

American Concrete Institute

RELEVANT PROJECT EXPERIENCE

Retail Potable Water and Wastewater Master Plan RFQ, Various Broward County, FL-*Project Manager*. MUE is the structural engineering consultant for this master plan contract. Thus far, we have provided structural observations and assessments for twenty existing wastewater pumping stations and six water repump stations located throughout Broward County. MUE provided a structural condition rating, a description of our findings and assessment for each station observed.

Homestead Recreational Facility, Homestead, Florida-*Project Manager*. MUE provided structural design and engineering related to a new one-story building that includes a concession stand, storage areas, restrooms, and a covered outdoor seating area to serve the adjacent park.

CW Thomas Community Center, Dania Beach, Florida-*Project Manager*-A member of the team for this pursuit involving the structural design of a new 14,600sf community and aquatics center including an indoor basketball court, gymnasium, classrooms, offices, locker rooms and kitchen area.

City Hall Renovation, North Lauderdale, FL-Project Engineer**.** MUE is the member of the team for this specific contract. Our role will be the assessment and recommendations related to adding a second level to an existing municipal building.

Cagni Park, North Miami, Florida-*Project Manager*. Member of the team for a new one-story community center and aquatics building, totaling 12,500sf. Additionally, designed a one-story maintenance building.

Port Everglades, Spangler Gate & Gate 33, Security Booths, Fort Lauderdale, Florida- Project Manager. Our role on this project was the structural design of eight new security booths to existing concrete slabs. In addition, we designed two new prefabricated bathroom booths and two new prefabricated electrical room booths at main entrances to Port Everglades: Spangler Gate, Eller Drive and Gate 33.

Sawgrass to Seagrass Center, Deerfield Beach, Florida-*Project Manager*. MUE is a member of the team for the structural design of a new 17,000sf public facility center in Deerfield Beach. The ground floor features an open parking garage and office spaces, while the second level includes open terrace areas, a new community center and an exhibition space. MUE will provide structural special inspections during the construction phase.

Senior Activity Center, Pompano Beach, Florida- *Project Manager* -A member of the team for the City of Pompano Beach for the structural design and engineering related to a new one-story, ~8,472sf senior community center. The building consists of multiple activity rooms, kitchen, laundry facilities, storage rooms, office spaces, restrooms, a gymnasium and reception and lounge areas.

River Oaks Stormwater Preserve, Fort Lauderdale, Florida-Project Engineer**.** Our role in this public project is to provide structural design and engineering services related to a new 600-foot wood boardwalk and pre-manufactured wood gazebo structure.

James Archer Smith Splash Pad, Homestead, Florida-*Project Engineer*. Our role on this project is structural design and engineering related to a new fifty-foot diameter splash pad and aquatic features for the City of Homestead.

Jamshid Sajadi, Ph.D, P.E.
RADISE International, LC
Lead Geotechnical Engineer



Mr. Sajadi has over 37 years of experience in geotechnical and materials engineering and construction materials testing. His geotechnical engineering experience includes the design of shallow and deep foundation systems, retaining walls, flexible and rigid pavement systems, dam and levee embankment design and construction, sheet pile walls design and construction, soil-Bentonite Slurry/Bentonite cement cut-off walls design and construction, seepage analysis, field pump test, and dewatering systems.

In addition to his geotechnical design experience, Mr. Sajadi has extensive materials engineering, testing and inspection experience involving rigid and flexible roadway and bridge construction. During the past twenty-four years of his professional career in Florida, he has managed numerous geotechnical engineering and materials testing projects for the Florida Department of Transportation, South Florida Water Management District, Broward, Palm Beach, and Miami-Dade Counties, City of Fort Lauderdale, Miami, and West Palm Beach

PROFESSIONAL REGISTRATION AND CERTIFICATIONS:

- Registered Professional Engineer, Florida #55756
- Member American Society of Civil Engineers (ASCE)
- Member Florida Engineering Society (FES)
- Tau Beta Pi & Chi Epsilon Engineering Honorary Societies

EDUCATION

- Ph.D. in Civil Engineering (Geotechnical), West Virginia University, 1987
- MS, Civil/Geotechnical Engineering, West Virginia University, 1982
- B.S, Civil Engineering, West Virginia University, 1980

REPRESENTATIVE EXPERIENCE

I-95 (I-95 Mobility Project), Broward and Palm Beach Counties, Florida, FL. Managed Engineering Services and Evaluation along with Foundation System and Retaining Structures Analyses and Installation for Widening Including Bridges, Roadways, Interchanges, Mechanically Stabilized Earth Walls, Noise Barrier walls, and Mast Arm Foundations. Managed and supervised the installation of drilled shafts and driven piles.

PD & E Study, Eller Drive at Port of Everglades, Broward County, Florida, FL. Lead Geotechnical Engineer – Managed Subsurface Exploration and Performed Foundation Evaluation Including Three Bridges, Roadways, Interchanges, and Mechanically Stabilized Walls.

S.R. 824 (Las Olas Boulevard) Widening, Ft. Lauderdale, Broward County, Florida, FL. Geotechnical Engineer –Managed subsurface exploration and provided foundation design recommendations for this Florida Department of Transportation project which involved 5 bridges (over Coconut Isle, Siesta Way, Royal Palm Drive, Isle of Venice and Nurmi Drive). Managed and supervised the installation of drilled shafts and driven piles.

Foundation Stabilization of State Road 60, Martin County, Florida, FL. Lead Geotechnical Engineer — Managed and Supervised Engineering Services and Geotechnical Evaluation, Including Design of Preloading Surcharge Embankment and Relevant Instrumentation.

I-95 at Royal Pal, Palm Beach County, Florida, FL. Geotechnical Engineer — Evaluated the cause of Settlement/Washout behind the Culvert Bridge.

I-95 Mobility 2000 Project, Palm Beach County, Florida, FL. Geotechnical Engineer — Managed and Supervised the Installation of Drilled Shafts and Driven Piles.

Sawgrass Expressway, Broward County, Florida, FL. Geotechnical Engineer— Managed and Supervised the Installation of Auger-Cast Pile for the Construction of the Noise Barrier Walls.

Saw Grass Expressway near the Lyon Road, Broward County, Florida, FL. Geotechnical Engineer— Supervised the Remediation of the Sinkhole.

Eller Drive PD&E Study, Broward County, Florida, FL. Geotechnical Engineer— Managed subsurface exploration and provided geotechnical engineering analysis for 3 bridges, 10 mast arm poles, ramps and roadways.



RADISE INTERNATIONAL

Nitesh Goli, P.E. PMP
RADISE International, L.C.
Geotechnical Engineer



Mr. Nitesh Goli has over 8 years of experience in providing inspections, geotechnical engineering services for water resources, transportation and commercial building projects. He is skilled in providing soils borehole logging, pre and post construction surveys, vibration monitoring and visual classifications (ASTM D2488).

He is experienced in analyzing geotechnical data, performing the appropriate field site inspections and monitoring, calculations and preparing geotechnical and technical reports. He has also managed, supervised and met with contractors on site, and advised on civil engineering issues.

PROFESSIONAL REGISTRATION AND CERTIFICATIONS

- Professional Engineer, FL (PE100769)
- PMP Certified
- FDOT/CTQP QC Manager
- PCI Certified Level 1and 2 Quality Control Inspector
- FPCA & CMEC 450 Specification Certification
- PTI Certified Level 1 and 2 Unbonded PT Field Installer/ Inspector
- APNGA Portable Nuclear Gauge Safety & USDOT Hazmat Certification
- Smart Pile Data Acquisition and Review- Level 1
- ACI Concrete Field Testing

EDUCATION

- M.S. Civil Engineering, Florida Atlantic University- Florida
- M.S. Geotechnical Engineering, JNT University, Hyderabad, India
- Diploma in Project Management, HC University, Hyderabad, India
- B.S. Engineering, Osmania University, Hyderabad, India

REPRESENTATIVE EXPERIENCE

Floating Dock at Peanut Island Replacement, Palm Beach County, FL
Managed geotechnical engineering services including field investigations, laboratory testing and geotechnical engineering report. Provide engineering analyses and recommendations for the proposed improvements. FB-Deep software was used to evaluate the estimated axial pile capacity for an 18-inch Precast, Prestressed Concrete (PPC) pile and LPile software from Ensoft, Inc. was used to model the pile-soil-lateral load interaction.

S-332B and S-332C Pump Station Replacements, Miami-Dade County, FL
Managed geotechnical engineering services including field investigations, laboratory testing and geotechnical engineering data report. Provide subsurface necessary along the defined alignments of canals and embankments and at the location of the structures for the geotechnical analysis and design to support a project design.

Broward County Mast Arms, Broward Co., FL. Senior Geotechnical Engineer -- Field exploration/testing and laboratory testing for 20 planned intersections for mast arm traffic signal conversions and pavement improvements. Provided laboratory testing, asphalt core services and pavement evaluation.

I-75 Express Lanes – Segment E, Broward County, FL. Senior Geotechnical Engineer –– Provided geotechnical engineering services for the improvements along the I-75 (SR9) corridor. The length of the project was about 12 miles from the Miami-Dade County/Broward County line to North of I-595 Interchange.

FPL Germantown-Boca Teeca 138kV Line (T30047), Palm Beach County, FL
Managed geotechnical engineering services including field investigations, laboratory testing and geotechnical engineering report. The purpose of this study was to perform an exploration of the subsurface conditions near the proposed replacement transmission structures in order to provide geotechnical engineering information for the design of the foundations for the proposed transmission structures.

Larry M. Smith, P.E.

Principal Electrical Engineer

Smith Engineering Consultants,Inc.

Riviera Beach, Florida
(561) 616-3911 ext. 202
(561) 818-3600
Larry@SmithEngineeringConsultants.com

Professional Profile

Larry has over 30 years of experience as an electrical engineer in the areas of electric utilities, water and wastewater utilities, solid waste, water control structures and pump stations, airport electrical systems, architectural projects, telecommunications, roadway, sports field, and specialty lighting. He demonstrates skills in engineering and design, project management, client relations, and staff administration.

Software Skills

AutoCAD, MicroStation AGI32 and Microsoft Office.

Education

BS - Electrical Engineering, Florida Atlantic University, 1987

Post Graduate Research - Electrical Engineering (Telecommunications), Florida Atlantic University, 1987-1988

Licenses/Certifications

Florida P.E. No. 45997
North Carolina P.E. No. 033663
Technical Assistance Analyst, Florida No. T-0828

Awards

Florida Engineering Society, Outstanding Service to the Profession 2010-2011

Florida Engineering Society, Engineer of the Year 2007 - 2008

Professional Societies

Florida Engineering Society, State President 2017-2018

Institute of Transportation Engineers, Gold Coast Chapter

American Society of Civil Engineers, Palm Beach Chapter

Years with SEC:

24

Years of Experience:

34

Project Experience

Palm Beach County Lift Stations- Larry is the Engineer of Record (EOR) for the SCADA/telemetry system improvements for over 80 lift stations throughout Palm Beach County's service area. New remote terminal units (RTU), including associated antenna towers, were added to provide remote status reporting to the central monitoring location. New pump control panels were designed to replace those that were in poor condition. New level transducers and programmable logic controllers (PLC) were provided for modernized pump control. Radio surveys were performed at 80 sites plus an additional 20 sites prior to the design providing the County with additional data in order to better understand the limits of their lift station communication ranges.

City of Sunrise, Sawgrass WTP Improvements- Larry is the EOR for electrical systems for miscellaneous improvements to the City's existing water treatment plant. This included the electrical power distribution, controls, and instrumentation. Four (4) existing transfer pumps at the clearwell were upgraded with larger motors. Two (2) of the pumps received new reduced voltage starters and the other two (2) new variable frequency drives (VFD's). Other improvements included new metering pumps for the sodium hypochlorite, the replacement of three (3) concentrate booster pumps/ motors, a new air compressor, and the removal of the existing ozone generator.

City of West Palm Beach Lift Station SCADA Upgrade - Larry is the EOR for the replacement of the City's existing base station and RTUs that serve over 100 lift stations throughout the City of West Palm Beach. The existing SCADA system was comprised of several different types of RTUs along with proprietary base station software that was not able to accommodate RTUs with an open communications protocol. Therefore SEC specified a new base station, including both system hardware and software, to allow different types of RTUs to be installed in the field that previously would not have been able to communicate with the base station. We also specified the new RTUs to replace those at the lift stations that were aging and in need of replacement. This new SCADA system provided the necessary flexibility that helped the City to save operating and maintenance costs by allowing for non-proprietary, lower cost RTUs to be installed throughout their service territory.

City of West Palm Beach Water Treatment Plant Generator- Larry is the EOR for the power, control, and instrumentation systems for a new 2,000 kW, 4,160 volt generator installation at the City's existing Water Treatment Plant. He designed the electrical systems, including three new automatic transfer switches, for the relocation of the existing 1,000 kW generator to the City's public works complex. Control and Instrumentation systems were integrated with the existing paralleling switchgear at the water treatment plant.

South Martin Regional Utilities- Larry provided the electrical engineering services for the construction of the MBR Pilot project at the existing WWTP. This included the design of a new motor control center for the MBR blowers, pumps, and other appurtenant equipment. Variable frequency drives were provided for motor control, and a new PLC panel was provided for overall system control.

Town of Jupiter Utilities Projects- Smith Engineering Consultants, Inc. has worked with the Town of Jupiter on several of their recent utilities projects. We have successfully resolved power quality issues within the Nano-filtration Plant. We have made improvements to the existing high service pumps by designing new variable frequency drives (VFD's) to replace existing reduced-voltage motor starters. Also recently we have designed the electrical systems for new and replacement surficial aquifer wells, which included 4,160V power distribution. Larry Smith has personally worked on numerous projects for the utilities department for nearly 25 years.

David Jones, P.E.
Senior Mechanical Engineer

Smith Engineering Consultants, Inc.

Fort Lauderdale, Florida
(954) 590-0488
David@SmithEngineeringConsultants.com

Professional Profile

David has over 40 years as a mechanical engineer including over 30 years of HVAC & Plumbing project engineering experience. Specific experience includes project supervision, contract administration, client contact, HVAC load calculations, HVAC equipment selection, HVAC system design, & complete plumbing design. Additional skills include AutoCad drafting, & proficiency with the FL energy code calculation. Types of projects include a wide variety of industrial, commercial, light manufacturing, & residential.

Software Skills

AutoCAD, MicroStation, and Microsoft Office.

Education

BS - Mechanical Engineering, University of Central Florida, 1982

Licenses/Certifications

Florida P.E. No. 41042

Years with SEC:

10

Years of Experience:

40 +

Project Experience

City of West Palm Beach, Renaissance Pump Station - Mechanical design for a new stormwater pump station consisting of three (3) electric motor operated pumps with both upstream and downstream water level monitoring. Mechanical design included motor operated gates for control structures, ventilation of the main electrical room, and plumbing. Also included was the design for a chemical treatment and injection system that treated the stormwater as it was pumped into its storage pond. Designed the mechanical systems for trash rakes that were later installed at this pump station.

Northern Palm Beach County Improvement District, Mirasol Pump Station - Mechanical design for a new stormwater pump station. This pump station consisted of six (6) electric motor operated pumps with both upstream and downstream water level monitoring. A backup diesel generator was designed to provide power for full pumping capacity. Mechanical design included motor operated gates for control structures, air conditioning of the main electrical room, and plumbing.

Village of Wellington (ACME Improvement District), Stormwater Pump Stations No. 3, 4, 5, and 6 - Mechanical design for several new stormwater pump stations throughout the Village of Wellington. These pump stations consisted of electric motor operated pumps with both upstream and downstream water level monitoring. A backup diesel generator was designed at each pump station to provide power for full pumping capacity. Mechanical design included motor operated gates for control structures, ventilation of the main electrical rooms, and plumbing. He also designed the mechanical systems for the trash rakes that were later installed at these pump stations.

City of Lake Worth Master Pump Station - Mechanical design for two (2) redundant air-conditioning systems to cool the electrical equipment room. These split (DX) systems were of a low profile, space saving design so as to maximize the available space for the electrical equipment. Air conditioning of the variable frequency drives (VFD's) serves to extend the life of these expensive devices.

Gateway Community Development District - Mechanical design for two (2) redundant air-conditioning systems to cool the electrical equipment room. These split (DX) systems were of a low profile, space saving design so as to maximize the available space for the electrical equipment. Air conditioning of the variable frequency drives (VFD's) serves to extend the life of these expensive devices.

City of West Palm Beach, Gaines Park - Mechanical design for the renovation of the existing multi-purpose building for the City of West Palm Beach, and the addition of approximately 20,000 square feet of interior space. The mechanical design included a new air conditioning system along with new potable water & sanitary piping.

Luther E. Fair, P.E.
Senior Project Manager

Smith Engineering Consultants,Inc.

West Palm Beach, Florida
(561) 616-3911 ext. 207
(352) 226-6970
Luther@SmithEngineeringConsultants.com

Professional Profile
Luther has extensive experience as an electrical engineer. He spent most of his career climbing the ladder in various positions at Florida Power & Light. There he gained an unparalleled understanding of electrical systems across various types of civil infrastructure. Luther not only has an acute knowledge of his field, he also possesses an aptitude for leadership and efficient project management. Because of his knowledge, ability and experience Luther implements value engineering in his work.

Software Skills
AutoCAD, MicroStation and Microsoft Office

Education
BS - Electrical Engineering University of Tennessee - Knoxville, TN, 1972

Licenses/Certifications
Florida P.E. No. 24633

Professional Societies
Institute of Electrical and Electronics Engineers, Life Member

Years with SEC:
6

Years of Experience:
40+

Project Experience

Palm Beach County Water Utilities District SRWRF-Hagen Ranch Rd. Facilities Condition Assessment - *Electrical Engineer* responsible for the data gathering, evaluation, and report generation justifying the replacement of electrical equipment in 11 buildings at the South Regional Water Reclamation Facility (SRWRF).

Palm Beach County Water Utilities District SRWRF-Hagen Ranch Rd. Facilities Master Plan - *Electrical Engineer r*esponsible for the data gathering, evaluation, and report generation for justifying new electrical facilities to handle the 2200 kWD of electrical demand being added to the existing 3700 kWD. Also provided a time line shown in this Facilities Master Electrical Plan.

Palm Beach County Water Utilities District WWTP Facility Facilities Condition Assessment - *Belle Glade & Pahokee Facilities, Electrical Engineer r*esponsible for both locations data gathering, evaluation, and report generation justifying the replacement of electrical equipment in 13 buildings at a cost estimate of $745,000

Palm Beach County Water Utilities District, North West Regional WWTP - *Electrical Engineer r*esponsible for both locations data gathering, evaluation, and report generation justifying the replacement of electrical equipment

City of Fort Lauderdale, George T. Lohmeyer WWTP - Responsible for the Electrical Design and Instrumentation application for the upgrading of Variable Frequency Drives(VFDs) for 3-1800 HP motors

SFWMD C43-West Basin Reservoir - *Electrical Engineer r*esponsible for the Electrical Design and Instrumentation application for 10 gate structures to manage water level in the Calooshatchee River. Coordinated with geotechnical team to place 338 piezometers and 64 RTUs along the dam and Townsend Canal to monitor the dam's integrity. This project represents the largest project letting ever from the SFWMD.

SFWMD S-333N - *Electrical Engineer* responsible for the Electrical Design and Instrumentation application for a drum operated gate structure to manage water level in the L-29 Canal

Solid Waste Authority of Palm Beach County - Arc Flash Study - *Electrical Engineer r*esponsible for the data gathering, evaluation, and report generation for updates to the Site 7 Facilities Arc Flash Study involving 2- 13kV and 25 - 5kV transformers, and 8 - 5kV switchgears.

Steve Hockman

Senior Electrical Designer,

Smith Engineering Consultants,Inc.

West Palm Beach, Florida
(561) 616-3911
(561) 856-2626
Steve@SmithEngineeringConsultants.com

Professional Profile

Steve has nearly 40 years of experience in electrical engineering design and construction management of water and wastewater treatment facilities, master lift stations, water reuse facilities, pumping stations, operational and maintenance complexes, water control structures, solid waste facilities and normal and standby generation systems. In addition to this, Steve has a vast experience in indoor and outdoor lighting (e.g. parking lots, roadway and landscape) projects from aspects including design, construction management and construction engineering inspection.

Software Skills

AutoCAD, MicroStation, AGI 32, and Microsoft Office.

Education

2 years- Electrical/Mechanical Engineering-Broward Community College

Professional Societies

BICSI Telecommunications Association

Years with SEC:

14

Years of Experience:

39

Sample Project Experience

Pompano Beach Water Treatment Plant – Electrical and instrumentation design for miscellaneous chemical pump system upgrades.

Pompano Beach Water Treatment 10 MGD Membrane Filtration – Design for the electrical system for the membrane system.

Jupiter Water Treatment Plant (WTP) Concentrate Treatment Facility – Design the replacement of across the line starters with VFDs. Upgrade of the instrumentation for controls. Also, as part of the upgrade, the replacement of the lighting and AC for the electrical room.

Palm Beach County (PBC) Water Utilities Department (WUD) – The upgrade and replacement of Programmable Logic Controllers (PLC) and SCADA Systems thru out the plant.

North Springs Improvement District (NSID) – Designed the electrical and instrumentation for the plant expansion of new filters, softener upgrades and gravity thickener. The design of the expansion of the electrical and the instrumentation.

Lake Worth Utilities WTP – Designed the Chlorine system electrical improvements and upgrades for the treatment plant. Included the review of existing electrical system along with the necessary modifications.

Atlantis, FL WTP- Designed and construction services for the replacement of the generator system for the WTP.

Broward County North Regional Wastewater Treatment Plant (NRWWTP) – The electrical and instrumentation design of the replacement of the outfall liquid rheostat drives.

Broward County North Regional Wastewater Treatment Plant (NRWWTP) – The electrical design of the deep well injection building, deep wells and the enlargement of the main electrical room and generation for the plant.

PBC WUD South Regional Water Reclamation Facility- Loop Diagrams and As-built Electrical Drawings

PBC WUD Belle Glade Wastewater Treatment Facility (WWTF) – Belle Glade Switchgear Assessment

PBC WUD- Countywide Arc Flash assessment studies and reports

C43-West Basin Reservoir - Designed Power, Lighting, and Instrumentation for 12 gate structures and for the Dam monitoring.

C43-West Basin Reservoir S-470 Pump Station- Designed 5kv and below Power, Lighting, and Instrumentation/SCADA for pump station consisting of (4) four 2500HP, 5KV pumps.

Town of Palm Beach – D-10 Storm Water Pump Station Improvements – Designed and construction management for power, lighting and instrumentation for the station.

BURAK KONUK, P.E., PTOE, IMSA III

PROJECT TITLE
Project Manager

EDUCATION
Master of Engineering in Civil Engineering, University of Hartford, West Hartford, CT, 2009

Bachelor of Science, Engineering, Gazi University, Ankara, Turkey, 2005

YEARS OF EXPERIENCE:
15

PROFESSIONAL REGISTRATIONS
- Professional Engineer FL #81581
- 2014 Professional Traffic Operations Engineer (PTOE) #3689
- IMSA Traffic Signal Level III #129654
- FDOT Temporary Traffic Control (TTC) - Intermediate #67109
- FDOT Specifications Package Preparation

PROFESSIONAL AFFILIATIONS
- Intelligent Transportation Society of Florida (ITS Florida)
- Institute of Transportation Engineers (ITE)
- Greater Tampa Section ITE (Past President)
- International Municipal Signal Assoc. (IMSA)
- Project Management Institute (PMI)
- American Society of Civil Engineers (ASCE)
- American Society of Highway Engineers (ASHE)
- National Society of Professional Engineers (NSPE)

Mr. Konuk has 15 years of diversified experience in transportation engineering and has served as Engineer of Record (EOR) for different City/County/DOT roadway design projects, including new construction, widening, and resurfacing projects ranging from local roads to large-scale highway projects. Traffic experience includes a wide range of traffic engineering studies, intersection analysis, signal warrant analysis, signal retiming, intersection control evaluation (ICE) (completed FDOT 2019 ICE training for Managers/Approvers) and design of signalization, Intelligent Transportation Systems (ITS), Advanced Transportation Management Systems (ATMSs), lighting, signing and pavement markings (S&PM), and Temporary Traffic Control Plan (TTCP). He is proficient in design standards, procedures, practices, guidelines including Highway Capacity Manual, MUTCD and MUTS. He is well-versed in industry standard computer design software and tools such as: MicroStation, INROADS, ProjectWise, Agi32 Lighting Analysis Software, AutoCAD, MS Project, MS Visio, MS Visual Basic™, Fortran77, ArcGIS ESRI, GuideSign, Bluebeam Revu, AutoTURN, HCS, SIDRA, SYNCHRO and SimTraffic.

EXPERIENCE:

Project Manager, SR-80/Southern Boulevard Ramps and SR-7/US-441 Widening, Palm Beach County, Florida, FDOT District 4. This infrastructure improvement project includes the widening of SR-80 to accommodate new right and left turn lanes, as well as the widening of SR-7/US-441 for additional turn lane capacity. The project also includes the widening of the existing bridges over the C-51 canal to support the expanded roadway infrastructure. As Project Manager, responsibilities included overseeing the delivery of comprehensive design support services, including roadway plans, technical specifications, engineering analysis, and detailed calculations. All work was completed in compliance with FDOT policies, procedures, and the systems engineering process. (January 2023 – Present).

Project Manager, Crystal Lake Drive & NW 45th Street Improvements, FDOT District 4 LAP 445529-1, Deerfield Beach, Florida. This LAP-funded multimodal improvement project for the City of Deerfield Beach focuses on enhancing pedestrian safety, accessibility, and corridor lighting along Crystal Lake Drive and NW 45th Street. Scope of work includes design and construction of new 5-foot detached sidewalks to eliminate existing gaps, ADA-compliant curb ramp upgrades, and installation of up to four raised mid-block crosswalks at key community locations. The project also includes a comprehensive roadway lighting design using FPL-approved materials, supported by photometric analysis and final plans for FPL construction. A proposed mini-roundabout at the intersection of Crystal Lake Drive and NW 45th Street aims to improve traffic flow and safety. (February 2023 – Present).

Traffic Engineer, FDOT District Four, SR-80 exit ramps at SR 7/441. SR7/441 at SR 80, addition of turn lanes storage lengths, Palm Beach County, Florida EOR for the design of the signalization and lighting for the widening of the intersection. The proposed design will include the addition of triple lefts, dual rights, a signalized U-Turn and through lanes. Traffic analysis, utilizing SYNCHRO, including pedestrian movements is being performed. Signalization will include new mast arms, pole-mounted signals for the U-Turns and Bridge-Mounted signals for the North/South movements. Lighting analysis and design includes standard LED lighting, high mast lighting and underdeck lighting. (03/2023 – Current).

TRACY KAPLAN, P.E.

PROJECT TITLE
Project Manager
Roadway Designer

EDUCATION
University of Florida
B.S. Industrial Engineering, 2003

YEARS OF EXPERIENCE:
22

YEARS WITH VN:
15

PROFESSIONAL REGISTRATIONS:

- Professional Engineer
  2009 FL #69111
  2019 CT #03154
  2019 RI #12980
  2019 NY #101047
  2020 MA #55579
  2019 NC #049188
  2020 VA #0402062136
  2021 NJ # 24GE05736100

Ms. Kaplan provides 22 years of experience as a Project Engineer for general civil engineering projects. Her highway background focuses on utility coordination, drainage studies, hydraulics analysis, utility relocations, lighting, and pavement marking and signing. She designs and reviews drawings as required assuring the quality, quantity, and completeness of the design. She is familiar with federal, state, and local design standards and is a proficient user of Microstation, Geopak, and ASAD.

EXPERIENCE

SR-5/US-1, from South of Eve Street to South of Harbourside Drive, Palm Beach County, FL (11/2017-Present) Project Manager for the design of a four-lane typical section, 3R project including drainage improvements, signalization, lighting, utility coordination and safety upgrades. Project included signing and marking plans and shoulder reconstruction to allow for a continuous bicycle lane.

Spanish River Boulevard / I-95 Interchange, Boca Raton, FL. (06/2011 – 09/2015) Project Engineer responsible for the signing and pavement markings, signalization and lighting the new designed interchange. This project includes a new exit onto Spanish River Blvd. from I-95 with new ramps for Yamato Blvd. The project includes 13 bridges as well as reconstruction on Spanish River Blvd. and Yamato Rd. VN is now doing plan review for this converted DB project.

SR-870/Commercial Boulevard at NE 15th Avenue in Broward County, FL. (01/2014 – 01/2015) Project Manager for the roadway and signalization preparation of construction plans and documents for the improvements of this signalized intersection. This project includes performing signalization analysis and design for adding protective/permissive left-turns for westbound vehicles. Preparing a community awareness plan and long-range estimate/engineers estimate updates. Prepare complete signalization plans including traffic control for Constructability, Biddability, and Production.

SR-842/Broward Boulevard at NW 9th Avenue in Broward County, FL. (01/2014 – 01/2015) Project Manager for the preparation of construction plans and documents for the improvements of this signalized intersection. This project includes performing upgrading roadway features, signalization analysis and design for upgrading the existing strain pole installation to mast arms and adding protective/permissive left-turns for eastbound and westbound vehicles. Preparing a community awareness plan and long-range estimate/engineers estimate updates. Prepare complete signalization plans including traffic control for Constructability, Biddability, and Production.

I-95 Blue Heron Boulevard Interchange Improvements in Palm Beach County, FL. (02/2014 – 02/2015) Project Manager for the preparation of signing and pavement marking and signal plans for the improvements of the I-95 Blue Heron Boulevard Interchange. This project includes performing signing and pavement marking analysis and design, signalization analysis and design and completing subcomponent plans for constructability, biddability and production digital delivery submittals.

Spangler Boulevard By-pass Road Phase 1 Improvements, Fort Lauderdale, FL. (11/2010 – 02/2013) Project Engineer for the design of the signalization at Eisenhower Boulevard and SE 20th Street, signal warrant analysis at Eisenhower Boulevard and Spangler Boulevard, and demolition plans. Design includes all calculations, utility coordination, signal timings, signal operating plans, coordination, plans, and specifications for the project.

I-595 Design Build Expansion, Broward County, FL (03/2009 - 01/2010) Project Engineer responsible for the analysis and review of the highway geometry for all project zones. Highway geometry components included the mainline, express lanes and ramps. This Private-Public Partnership project (P3) extends from I-75 to I-95.

Lake Worth Road (S.R. 802) from SR 7 to Cypress Isle Way; Palm Beach County, FL. (04/2008 – 01/2010) Project Engineer responsible for utility coordination, roadway plans, signing and pavement marking plans, specifications package, and quantities for this RRR project on Lake Worth Road. This project included guardrail replacement, median design, sidewalk replacement, and drainage structure repair. Plans are being prepared following FDOT Roadway Design Standards.

District Wide Plans Review and Design Support Services, Department of Transportation, District IV; FL (2008 - 1/2010). Project Engineer responsible for conducting constructability, biddability and quality control reviews of roadway plans as general consultant to the Department. Reviews included areas of utility conflicts, roadway geometry, drainage, signing & markings, signalization and lighting. The plans were reviewed for compliance with both applicable and current AASHTO and FDOT standards.



Section 4.6:
Relevant Completed Project Experience

Section 4.6: Relevant Completed Project Experience

Craig A. Smith & Associates, LLC (CAS) is a multidisciplinary engineering and design firm with extensive in-house capabilities to deliver Civil Engineering (2); Surveying & Mapping (7) ; Drainage/Stormwater (8); Construction Engineering Inspection (CEI)(10); and Project Management (11) services for building construction, facility renovations, and infrastructure improvement projects of limited to moderate scope.

Our long-lasting, strategic partners expand and strengthen our multidisciplinary engineering capabilities on complex infrastructure and facility projects. MUEngineers provides specialized Structural engineering (2). Smith Engineering Consultants (SEC) offers comprehensive Mechanical, Electrical, and Plumbing (MEP) engineering services (2). VN Engineers brings extensive experience in transportation, traffic, and roadway engineering (3) Radise International contributes advanced geotechnical engineering services (5) Together, these partners enhance our ability to deliver fully integrated engineering services across all project phases.

PROFESSIONAL CATEGORY: (2) CIVIL ENGINEERING SERVICES





- **Project Name: 7th Street Wastewater Force Main Improvements, Hallandale Beach, Florida**
  Client Entity: City of Hallandale Beach
  Client Contact: Jesus Padron, Project Manager, Phone: (954) 457-3042,
  Email: jpadron@hallandalebeachfl.gov
  Client Address: 630 NW 2nd Street, Hallandale Beach, FL 33009
  Start Date: August 2021
  End Date: Under Construction
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Daniel E. Shonk
  Other Key CAS Staff: Al Caruso, Robert Keener, James F. Driscoll, Todd V. Larson
  Scope of Work: The scope of work for this project entails survey, utility locates, design and construction management for the installation of approximately 3,900 linear feet of new 20" force main with all appurtenances along NE 7th Street due south and east of the Hollywood Dog Track in Hallandale Beach along with a 60-foot jack-and-bore under railroad tracks at the intersection of NE 7th Street and Dixie Highway. Utility locates include 40 soft digs and 2D GPR services for buried utilities verification. The design is 100% complete. The project is currently in the bidding phase.
  Project Challenges & Approach: *Engineering analysis was made to determine the optimal feasible location of the wastewater Force Main in a utility congested corridor prior to final engineering design.*
  Design Cost (including Construction Management): $412,110
  Construction Cost Estimate: $4,800,000

Construction Cost: TBD
Change Orders: TBD

- **Project Name: Caloosahatchee River Northeast Septic to Sewer Service Project – Phase 6, Moore Haven, Florida**
  Client Entity: Glades County/City-County Public Works Authority (CCPWA)
  Client Contact: Larry Tibbs, City Manager, Phone: (863) 946-0711,
  Email: Citymanager@moorehaven.org
  Client Address: 299 Riverside Drive, Moore Haven, FL 33471
  Start Date: May 2024
  End Date: On-going (Construction Phase)
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Daniel E. Shonk
  Other Key CAS Staff: Greg Giarratana, Robert Keener, James F. Driscoll, Todd V. Larson
  Scope of Work: CAS was tasked with the design and construction management for the installation of a wastewater collection system consisting of 8" gravity sewer and associated manholes to replace thirty-six (36) falling residential septic systems along portions of Avenue F including Railroad Avenue from 8th Street East to 6th Street and the section of Railroad Avenue between 4th Street East to 3rd Street. The project included sewer lateral installations to each property and complete road replacement within the limits of construction.
  Design Cost (including Construction Management): $145,440
  Construction Cost Estimate: $1,040,000
  Construction Cost: $864,084
  Change Orders: TBD

- **Project Name: Torrey Preserve Extension Wastewater and Potable Water Improvements, Hardee County, Florida**
  Client Entity: Hardee County Utilities
  Client Contact: Bobby Keene, Capital Project Manager, Phone: (863) 773-3465,
  Email: bobby.keene@hardeecounty.net
  Client Address: 2428 Commerce Court, Bowling Green, Florida 33834
  Start Date: August 2023
  End Date: January 2025
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Daniel E. Shonk
  Other Key CAS Staff: Greg Giarratana, Robert Keener
  Scope of Work: CAS is providing professional engineering services for the design, permitting and construction management for the installation of potable water and sanitary sewer system expansion consisting of approximately 3,360 linear feet of 4-inch sanitary sewer force main and 2,050 linear feet of 10-inch water mains along Bostick Road. The project was completed on time and under budget.
  Design Cost (including Construction Management): $119,046
  Construction Cost: $684,420
  Change Orders: -($25,597)

- **Project Name: U.S.-27 Utility Corridor Infrastructure East Side Sewer Addition, Glades County, Florida**
  Client Entity: Glades County/City-County Public Works Authority (CCPWA)
  Client Contact: Paul Carlisle, County Manager, Phone: (863) 496-6000,
  Email: pcarlisle@myglades.com
  Client Address: 299 Riverside Drive, Moore Haven, Florida 33471
  Start Date: September 2023
  End Date: April 2025
  Prime Consultant: CAS

Principal In-Charge: Stephen C. Smith
Project Manager: Greg Giarratana
Other Key CAS Staff: Robert Keener, James F. Driscoll
Scope of Work: The project scope consisted of sanitary sewer improvements which entailed the installation of approximately 6,000 linear feet of 10-inch PVC force main, 400 linear feet of 12-inch HDPE horizontal directional drill subaqueous crossing under the Caloosahatchee River. The project also included the installation of a duplex submersible master wastewater lift station in the proximity of the Sportsman Village RV Wastewater Treatment Plant along Daniels Road. The lift station wetwell is 8- feet in diameter by 24 feet deep and the pumps are rated 492 gpm at 91 TDH.
This project was completed on time and budget.
Design Cost (including Construction Management): $362,800
Construction Cost: $1,992,246
Change Orders: $18,500 (change order was required for furnishing and installing additional electrical conduit and wiring to lift station)

- **Project Name: Egret Tri-plex Wastewater Lift Station, Hallandale Beach, Florida**
  Client Entity: City of Hallandale Beach
  Client Contact: Jesus Padron, Project Manager, Phone: (954) 457-3042,
  Email: jpadron@hallandalebeachfl.gov
  Client Address: 630 NW 2nd Street, Hallandale Beach, FL 33009
  Start Date: July 2021
  End Date: Under Construction
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Daniel E. Shonk
  Other Key CAS Staff: Greg Giarratana, Robert Keener, James F. Driscoll, Todd V. Larson
  Scope of Work: The scope of work consisted of the conversion of an existing triplex wet pit dry pit wastewater pump station to a triplex submersible lift station. The existing pump station is located in between the northeastern corner of the Gulfstream Racetrack and the Golden Isles Park and Tennis Center on Layne Blvd. The station was constructed in 1967 and consists of three large centrifugal pumps with the largest pump being 200 HP. The existing structure will be converted into a submersible lift station with three 1,800 gpm submersible pumps. The proposed rehabilitation will include installing a new influent structure on the east side of the pump station in which the existing 30-inch diameter influent pipe will be exposed into a rectangular open channel type structure. The proposed structure will be approximately 20 deep where a mechanical sewage grinder rated at 2,500 gpm will be installed on a rail system for easy installation and removal. The proposed structure will be enclosed with a concrete top slab with an aluminum hatch to access the mechanical grinder for service and or removal. The project will also include electrical, control panel and emergency generator upgrades. The design is 100% complete. The project is currently in the bidding phase.
  Design Cost (including Construction Management): $426,222
  Construction Cost Estimate: $3,500,000
  Construction Cost: $6,000,000
  Change Orders: TBD

PROFESSIONAL CATEGORY: (7) SURVEYING AND MAPPING.

- **Project Name: FAU Research Boulevard (SW 11th Way) Roadway Improvements – Survey & Subsurface Utility Mapping**
  Client Entity: City of Deerfield Beach
  Client Contact: Artem Stunnikov, P.E., Project Manager, Phone: 305-535-7719,
  Email: artem.stunnikov@kimley-horn.com
  Client Address: 434 S. Swinton Avenue, Delray Beach, FL 33444
  Start Date: February 2023
  End Date: February 2024
  Prime Consultant: Kimley-Horn & Associates, Inc.
  Subconsultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Robert D. Keener
  CAS Key Staff: David Lookabill – Survey Crew Leader/Survey Coordination Manager; James F. Driscoll – Vice President of SUE; Alan Lopez – SUE Field Supervisor/SUE Manager
  Scope of Work: The project consisted of providing utility location and verification services along FAU Research Park Boulevard between NE 48th Street and SW 10th Street for approximately 6,200 linear feet. Subsurface utility engineering included ground penetrating radar (GPR) in addition to electromagnetic induction (EM) to perform/verify horizontal locations of existing buried utility lines. Eight-nine (89) utility test holes (soft digs) were performed, and reports provided for each with utility depth, elevation, size, material and type. Survey physically located all above ground, visible utilities and show together with soft dig locations and utilities as marked on the surface by the Craig A. Smith & Associates Locating Department. All information was shown relative to the Florida State Plane Coordinate Grid System, East Zone, North American Datum of 1983 (NAD '83) with the 2011 adjustment, horizontally and the North American Vertical Datum of 1988 (NAVD '88) vertically. A base map was created in current software parameters and provided to the Client as well as a Certified Map of Specific Purpose Survey adhering to the Standards of Practice for surveying in the State of Florida, (Chapter 5J–17) of the Florida administrative code, for engineering design purposes.
  Project Cost: $67,150.

- **Project Name: Water Utility System Mapping Updates (Zone CA) – Survey & Subsurface Utility Mapping**
  Client Entity: City of Ft. Lauderdale
  Client Contact: Richard D. Pryce, PSM, Vice President Survey & GIS, Phone: 954-739-6400,
  Email: rpryce@craventhompson.com
  Client Address: 100 N. Andrews Avenue, Ft. Lauderdale, FL 33301
  Start Date: December 2022
  End Date: May 2023
  Prime Consultant: Craven & Thompson, Inc.
  Subconsultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Robert D. Keener
  CAS Key Staff: Donald Drake – Survey Crew Leader; James F. Driscoll – Vice President of SUE; Alan Lopez – SUE Field Supervisor/SUE Manager
  Scope of Work: Provided surveying and subsurface utility engineering for the water utility system mapping updates delineated within the CA Smith Zone located within the City's northeast service area. The project area contained approximately 168,960 linear feet or 32 miles of existing 8" water pipelines. The scope of work included 2D ground penetrating radar to verify depths and sizes of the existing water mains within the prescribed right-of-way corridor including identify/verifying location of existing isolation valves, air-release valves, fire hydrants and approximately 12,000 associated water meters. Survey physically located the utility surface marks for existing water mains provided by the CAS Utility Locates Department and above ground valves, fire hydrants, air release valves, etc. relative to the defined scope. Missing and/or unknown pipes based on the GIS data supplied by the client were mapped as applicable. The

Certified Surveyors Report adhered to the Standards of Practice for Surveying, (Chapter 5J – 17) of the Florida Administrative Code.
Project Cost: $291,234.

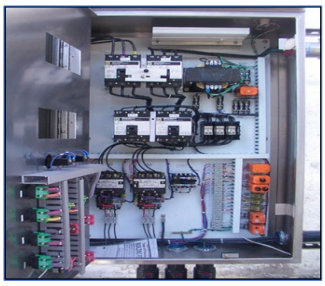
- **Project Name: Lindell Boulevard Roadway Improvements - Survey & Subsurface Utility Mapping**
  Client Entity: City of Delray Beach
  Client Contact: Kaitlin E. Townsend, P.E., Project Manager, Phone: 561-290-0962,
  Email: Kaitlin.townsend@kimley-horn.com
  Client Address: 434 S. Swinton Avenue, Delray Beach, FL 33444
  Start Date: February 2022
  End Date: July 2022
  Prime Consultant: Kimley-Horn & Associates, Inc.
  Subconsultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Robert D. Keener
  CAS Key Staff: David Lookabill – Survey Crew Leader/Survey Coordination Manager; James F. Driscoll – Vice President of SUE; Alan Lopez – SUE Field Supervisor/SUE Manager
  Scope of Work: CAS performed survey and subsurface utility engineering for roadway and drainage improvements of Lindell Boulevard. The project was divided into two segments. Segment 1 consisted of Lindell Blvd from the west side of the FEC Railroad right-of-way (ROW) north to Curlew Road and Segment 2 ran from Curlew Road north to SW 10th Avenue and then east to Linton Blvd. The scope of work included a topographic survey for the entire corridor including easements and a title search as needed to complete ROW mapping and resolve discrepancies. Topographic survey cross-sections were conducted at 50-foot intervals and at the center of each driveway along with planimetric data for all surface features. The survey extended 5 feet beyond the ROW, 10 feet beyond the ROW at driveways, 50 feet beyond all returns at intersections and 100 feet beyond each round-a-about. In addition, visible drainage structures were located and top, bottom and pipe invert with direction and size were captured. Also trees 4" in caliper or great were shown on the basemap (tree survey). Subsurface utility engineering included soft digs at seventy-five (75) designated locations to verify depths, sizes and materials of conflicting buried utilities. **The surveying portion of the project was completed two weeks ahead of schedule and within the initial budget.**
  Project Cost: $98,470

- **Project Name: General Subsurface Utility Mapping**
  Client Entity: City of Hollywood
  Client Contact: Jaime Castillo, Public Utilities Manager, Phone: 954-967-4357
  Email: jcastillo@hollywoodfl.org
  Client Address: 2600 Hollywood Boulevard, Hollywood, FL 33020
  Status: 2004-2021, 2025 -to-date (Multi-Year Continuing Contract)
  Prime Consultant: CAS
  CAS Key Staff: Stephen C. Smith, P.E. – President; James F. Driscoll – Vice President of SUE; Alan Lopez – SUE Field Supervisor/SUE Manager
  Scope of Work: For 17 years CAS has been contracted with the City of Hollywood to perform complete subsurface utility locate services for 600 miles of water main, 300 miles of sewer main, as well as force main, street lighting and water and wastewater treatment plant utilities for the 27 square mile municipality since March of 2004. CAS also provided utility locates for the city's engineering support services division for projects designed in-house including the North Lake Area, 14th Avenue, Pembroke Road and Johnson Street.
  Project Cost: $250,000 (Annually) ($4,250,000 over 17 years)

- **Project Name: General Subsurface Utility Mapping Services**
  Client Entity: City of Oakland Park Public Works
  Client Contact: Chris Lipps, Public Works Assistant Director, Phone: 954-630-4441
  Email: chrisl@oaklandparkfl.gov

Client Address: 5100 NE 12th Terrace, Oakland Park, FL 33334
Status: On-Going (Multi-Year Continuing Contract)
Prime Consultant: CAS
CAS Key Staff: Stephen C. Smith, P.E. – President; James F. Driscoll – Vice President of SUE; Alan Lopez – SUE Field Supervisor/SUE Manager
Scope of Work: CAS is contracted by the City of Oakland Park to perform complete subsurface utility locate services of 83 miles of water main, 929 miles of gravity sewer main, as well as force main, street lighting and water treatment plant utilities for the 5,128 acres of the municipality since August 3, 2022. CAS also provides utility locates for the city's engineering support services division for projects designed in-house such as the S-36 Pedestrian Access Bridge project.
Project Cost: $40,000 (Annually)

PROFESSIONAL CATEGORY: (8) DRAINAGE AND STORMWATER


- **Project Name: Center Island Stormwater-Tidal Pump Station, Golden Beach, Florida**
  Client Entity: Town of Golden Beach
  Client Contact: Alexander Diaz, Town Manager, Phone: (305) 932-0744,
  Email: alexdiaz@townofgoldenbeach.us
  Client Address: One Golden Beach Drive, Golden Beach, Florida 33160
  Start Date: November 2020
  End Date: June 2022
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando Rubio
  Other Key CAS Staff: Robert D. Keener, James F. Driscoll, Todd V. Larson
  Scope of Work: A professional general engineering services contract has been maintained with the Town of Golden Beach since 2000. The Town issued a Task Order to CAS to provide engineering, design, permitting, surveying, utility locating and construction management services for the design of a duplex stormwater pump station with 18HP pumps rated at 2,340 GPM to provide flood relief during a storm event occurring in high tide. CAS secured an SRF loan for the Town in the amount of $915,000.
  Design Cost (including Construction Oversight): $234,315
  Construction Cost: $1,235,288
  Change Orders: -($,444,379) (as a cost-savings measure Town decided to directly purchase all electrical equipment associated with the project)

- **Project Name: SW 2nd Street Drainage Improvements, City of Pompano Beach, Florida**
  Client Entity: City of Pompano Beach
  Client Contact: John Sfiropoulos, City Engineer, Phone: 954-786-4060,
  Email: john.sfiropoulos@copbfl.com
  Client Address: 1201 NE 5th Avenue, Pompano Beach, FL 33060
  Start Date: September 2018
  End Date: March 2023
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando Rubio
  Key CAS Staff: Robert D. Keener, Todd Larson
  Scope of Work: Engineering services for proposed drainage along SW 2nd Street between Dixie Highway and Cypress Road, SW 1st Avenue between SW 2nd Street and Atlantic Blvd. CAS met with City of Pompano Beach to discuss City concerns with flooding at the described project limits and identify potential solutions. It is anticipated the proposed drainage improvements could include a combination of new swale systems and new exfiltration trenches where feasible and utilization of existing stormwater outfalls. The project scope is limited to implementation of new stormwater management systems and does not include major roadway re-grading or full reconstruction. CAS services include surveying, utility

locates services, engineering design, permitting, bidding and negotiating services, construction management services and final certifications through project closeout.
Project Challenges & Approach: *The project's existing site conditions include low site grade elevations, lack of available land space and low soil permeability rates making it challenging to implement new stormwater management design elements such as swales, retention areas and exfiltration trench. Additional challenges included congested corridors with various existing utilities that make it difficult to accommodate proposed exfiltration trenches within the road right of ways. The project design approach included maximizing offsite discharge rates to maximum allowable rates using two existing outfalls, creating new swale areas and implementing exfiltration trenches to the greatest extent possible. The design also included improving stormwater conveyance by expanding the current drainage system to encompass the entire drainage areas through new interconnected catch basins and utilization of both existing stormwater outfalls.*
Design Cost: $143,833
Construction Cost: $923,895
Change Orders: None

- **Project Name: SE 8th Avenue Stormwater Improvements**
  Start Date: April 2024
  End Date: September 2025
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando Rubio
  Other Key CAS Staff: Stephen C. Smith, P.E. - President; Priscilla Cygielnik, P.E.; Orlando Rubio, P.E.; Robert D. Keener, P.S.M. – Vice President-Survey; James F. Driscoll – Director of Utility Locates
  Scope of Work: CAS provided professional engineering and surveying services for proposed stormwater improvements for the SE 8th Avenue area. The area which has been defined and 30% (conceptual) design plans prepared by Geosyntec Consultants, was identified as a priority capital improvement area in the City's 2021 Stormwater Master Plan. The project area limits were occupied primarily by residential properties defined by SE 4th Street on the north, SE 7th Street on the south, SE 6th Avenue on the west side and SE 8th Avenue on the east side. The project drainage area was approximately 20 acres. The City and the residents of this area have reported frequent flooding and the results from the Existing Conditions Assessment performed under the Stormwater Management and Flood Resiliency Strategies Master Plan, have validated the flooding reports. The scope of work included a route survey, utility locates services, utility test holes, geotechnical engineering services (by others), engineering design, permitting and bidding services. Survey baseline was established at 100-foot intervals and cross sections taken to ten (10) feet beyond each right of way at fifty-foot intervals. Plan view elevations will be shown as relative to North American Vertical Datum of 1988 at each section and at pertinent points for facilitation of Engineering Design. All visible, above ground improvements and utilities we also located. Subsurface ground penetrating radar (GPR) was used in addition to electromagnetic induction (EM) to perform/verify horizontal locations of existing utility lines. Thirty-five (35) utility test holes (soft digs) were performed, and reports provided for each with utility depth, elevation, size, material and type. A preliminary drainage analysis was conducted to determine the feasibility of proposed site improvements for conformance with established drainage criteria. The drainage analysis included pipe sizing analysis and incorporated water quality treatment measures in the design in accordance with the South Florida Water Management District and Broward County permit requirements. Hydrologic and hydraulic modeling of the area was conducted for multiple design storm events of the current and proposed conditions. CAS prepared engineering plans in conformance with the requirements of the City of Deerfield Beach, City Master Drainage plan and applicable minimum design standards.
  Design Cost (including Construction Oversight): $379,160
  Construction Cost Estimate: $2,857,847
  Actual Construction Cost: $3,201,448

- **Project Name: Glades County – Comprehensive Vulnerability Assessment**
  Client Entity: Glades County
  Client Address: 500 Avenue J SW, Moore Haven, FL 33471
  Client Contact: June Fisher, County Manager Phone: 863-946-6000
  Email: countymanager@myglades.com
  Start Date: July 2024
  End Date: March 2026
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando Rubio, PE
  Key CAS Staff: Stephen C. Smith, P.E. – President; Orlando A. Rubio, P.E. – Vice President of Engineering; Al Caruso, E.I. - Design Engineer; Robert D. Keener, P.S.M. – Vice President of Survey
  Scope of Work: Craig A. Smith & Associates, LLC (CAS) is providing professional surveying, GIS mapping, and engineering services in support of the Comprehensive Vulnerability Assessment for Glades County, prepared in accordance with the Florida Department of Environmental Protection Grant Work Plan Agreement No. 23PLN111. This assessment, conducted pursuant to Florida Statute 380.093, encompasses all County-owned and maintained critical assets within Glades County and evaluates their exposure to flooding and climate change impacts. The work includes the use of the most recent publicly available Digital Elevation Model (DEM), locally collected elevation data, and recognized analysis and modeling methodologies to ensure consistency with State standards and DEP guidance. Although Glades County is a non-coastal community, it remains vulnerable to climate-related stressors, including increased rainfall frequency and intensity. The assessment focuses on identifying at-risk infrastructure, drainage networks, transportation routes, and community facilities to develop data-driven strategies that enhance resilience and inform future adaptation planning. CAS's scope of services includes comprehensive surveying, GIS data development and management, asset inventory, risk and exposure analysis, and preparation of a detailed vulnerability assessment report in compliance with the State's Standard Scope of Work for Vulnerability Assessments.
  Design Cost: $200,000

- **Project Name: City-Wide Stormwater Master Plan, Belle Glade, Florida**
  Client Entity: City of Belle Glade
  Client Contact: Lomax Harrelle, City Manager, Phone: 561-996-0100,
  Email: lharrelle@belleglade-fl.com
  Client Address: 110 Dr. Martin Luther King, Jr. Blvd., West Belle Glade, Florida 33430
  Start Date: May 2021
  End Date: October 2022
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando A. Rubio
  Other Key CAS Staff: Robert D. Keener, Al Caruso
  Scope of Work: CAS re-evaluated and recommended future improvements to the City's stormwater system. The Master Plan identified stormwater runoff issues, outlined a systemic phased approach to achieve reduced flooding in flood prone areas, incorporated stormwater quality treatment measures, increase the efficiency of the existing drainage system, including replacement of stormwater structures and identified the additional infrastructure required to achieve these goals. The Master Plan also included construction cost estimates and the development of a comprehensive phasing program for stormwater improvements. This project was completed on time and within budget.
  Design Cost: $188,695
  Change Orders: None
  Cost: $75,000
  Change Orders: None

PROFESSIONAL CATEGORY: (10/11) CONSTRUCTION ENGINEERING INSPECTION (CEI)/PROJECT MANAGEMENT

- **Project Name: Riviera Beach Force Main Directional Bore C-17 Canal & M-Canal Project - CEI**
  Client Entity: City of Riviera Beach
  Client Contact: Joshua Niemann, Executive Director, Phone: 561-845-4053,
  Email: jniemann@rivierabeach.org
  Client Address: 600 W. Blue Heron Boulevard, Riviera Beach, FL 33404
  Start Date: May 2025
  End Date: Ongoing (20% complete)
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Priscilla Cygielnik, Project Manager
  Scope of Work: CAS provides engineering services during construction which includes visits to the site at intervals appropriate to stages of construction to provide construction observation as necessary for certifications to the appropriate agencies. CAS will conduct a final inspection with the appropriate agencies to determine if the work is acceptable and assist the owner with project close-out procedures. CAS is acting as the client's representative, providing one qualified full-time construction inspector to perform observation services to ensure the project is constructed in accordance with the engineering plans and grant funding requirements. The project includes the construction of approximately 585 linear feet of 12-inch HDPE directional bore sewer force main crossing the C-17 Canal and approximately 720 linear feet of 42-inch HDPE directional bore sewer force main crossing the M Canal. The project included the removal of all pipe and structures from the existing old force main aerial crossings.
  Construction Management: $366,000
  Construction Cost: $3,159,000
  Change Orders: None

- **Project Name: City of Sweetwater Stormwater Improvements: Phase 8A - CEI**
  Client Entity: City of Sweetwater
  Client Contact: Eric Gomez, P.E, City Engineer, Phone: 305-455-6585,
  Email: egomez@cityofsweetwater.fl.gov
  Client Address: 500 S.W. 109 Avenue Sweetwater, FL 33174
  Start Date: Febraury 2021
  End Date: August 2022
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Orlando A. Rubio
  Scope of Work: CAS provided engineering services during construction which included visits to the site at intervals appropriate to stages of construction to provide construction observation as necessary for certifications to the appropriate agencies. CAS conducted a final inspection with the appropriate agencies to determine if the work is acceptable and assist the owner with project close-out procedures. CAS acted as the client's representative and provided one qualified full-time construction inspector to perform observation services to ensure the project was constructed in accordance with the engineering plans. Services included daily observation of contractor's activities to document conformance to the design plans and technical specifications, as well as coordination between contractor and design engineer as needed to resolve field conflicts or issues. Documentation included daily, weekly and monthly reporting and photos of construction activities. Reporting included installed quantities to confirm accuracy of contractors monthly pay request.
  Construction Management: $110,180
  Construction Cost: $939,930
  Change Orders: $252,333 (owner-initiated additional 576 LF of roadway and drainage improvements along NW 14th Terrace, modification of 2 drainage structures, 116 LF of flowable fill installation and 40 LF of pipe reinstallation, removal of existing flowable fill in conflict with cross pipe connections to

drainage structures and filed modifications to 1 drainage structure due to conflict with existing sidewalk)

- **Project Name: Lift Station No.7 Rehabilitation, Margate, Florida**
  Client Entity: City of Margate
  Client Contact: Curt A. Keyser, Utilities Director, Phone: (954) 884-3631
  Email: ckeyser@margatefl.com
  Client Address: 901 NW 66th Avenue, Suite A, Margate, FL 33063
  Start Date: December 2022
  End Date: April 2025
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Greg Giarratana
  Other Key CAS Staff: Robert Keener, James F. Driscoll
  Scope of Work: Lift Station No. 7 Rehabilitation Project consisted of decommissioning the existing wet pit/dry pit lift station and reinstalling a new wet well and valve vault. This included the installation of all stainless-steel piping inside the proposed wet well, relining existing structures, manholes, gravity sewer, fencing, system start-up and upgrading the electrical equipment, control panel and SCADA system.
  Project was completed within the prescribed schedule and under budget.
  Design Cost: $92,438
  Construction Cost: $968,365
  Change Orders: -($86,480)

- **Project Name: Sanitary Sewer Improvements for Portions of Avenue D & E and 7th Street – Phase 5A, Glades County, Florida**
  Client Entity: Glades County/City-County Public Works Authority (CCPWA)
  Client Contact: Paul Carlisle, County Manager, Phone: (863) 496-6000,
  Email: pcarlisle@myglades.com
  Client Address: 299 Riverside Drive, Moore Haven, Florida 33471
  Start Date: March 2020
  End Date: August 2023
  Prime Consultant: CAS
  Principal In-Charge: Stephen C. Smith
  Project Manager: Greg Giarratana
  Other Key CAS Staff: Robert Keener
  Scope of Work: CAS was tasked to provide preliminary engineering, final design, permitting, bidding, project management and construction services for the removal of approximately thirty (30) failing septic systems which included wastewater infrastructure components such as abandoning existing septic tanks and installing a 4-inch sewer force main and duplex submersible wastewater lift station with a connection to an existing 10-inch gravity sewers manhole. The project included portions of Avenue D and Avenue E and 7th Street and complete road replacement within the limits of construction and restoration.
  Design Cost (including Construction Management): $150,488
  Construction Cost: $934,259
  Change Orders: $57,798 (sanitary sewer conflict with existing stormwater drainage pipes which required lowering of gravity sewer pipe including core hole into existing sewer manhole and an additional installation of a sanitary sewer lateral at the Intersection of Elmwood Ave. and El Dorado St.)

- **Project Name: El Jardin Stormwater Improvements – Phase I, El Portal, Florida**
  Client Entity: Village of El Portal
  Client Contact: Christia Alou, Village Manager, Phone: (305) 795-7880
  Email: villagemanager@villageofelportal.org
  Client Address: 500 NE 87th Street, El Portal, Florida 33138
  Start Date: October 2017

End Date: July 2021
Prime Consultant: CAS
Principal In-Charge: Stephen C. Smith
Project Manager: Orlando Rubio
Other Key CAS Staff: Al Caruso, Robert D. Keener, James F. Driscoll
Scope of Work: The project consists of stormwater improvements for the El Jardin area which covers Basin 5 of the Village's Stormwater Master Plan which was developed and completed by CAS in 2003. The scope of work for the Phase I project included hydraulic modeling, route survey, utility locates, engineering design and construction of drainage pipes, catch basins, exfiltration trenches and a drainage easement acquisition for an existing outfall location between 10 NE 86th street and 18 NE 86th street.
Design Cost (including Construction Oversight): $206,689
Construction Cost: $359,261
Change Orders: $36,619 (minor additional asphalt work – leveling course ($5,429) and an owner-initiated change order for asphalt intersection repairs at the (triangular) area at NE 1st Avenue just north of NE 86th Street ($31,190)

NOTE: ALL STAFF LISTED FOR EACH ABOVE PROJECT ARE STILL EMPLOYED WITH CAS.

PROFESSIONAL CATEGORY: (2) STRUCTURAL ENGINEERING SERVICES







McNair Park

2023
Pompano Beach

MUE was a member of the team on this project for the City of Pompano Beach. Our role included the structural design and engineering related to improvements at McNair Park, such as, a new ~5,000sf concession, bathroom and gym building; new bleacher seating for 1800 people; a new press box structure and foundation system; and the foundation designs for a pre-engineered picnic shelter, football goal posts, basketball posts and new free-standing light posts.

Client:
Bermello Ajamil + Partners, Inc., A Woolpert Company
900 SE 3rd Avenue
Suite 203
Fort Lauderdale, FL 33316

Mr. Randy Hollingworth,
rhollingworth@bermelloajamil.com
954-278-3240







Water Treatment Facility

Ongoing
Boca Raton

MUE is part of the team for the renovation and addition to the Water Treatment Plant for the city of Boca Raton, as the structural subconsulant. Our scope on this unique project is the structural design and engineering related to the concrete restoration details for cracked and spalled concrete components, a new one-story compliance building, steel framed roof structure connected to the existing chlorine contact basin, and modifications at the low lift pump station and flash mixer.

MUE is also providing the structural special inspections during the construction phase of this project.

Client:
Justin Architects, Inc.
Mr. Juan Justiniano, Principal
2400 E. Commercial Blvd
Suite 201
Fort Lauderdale, FL 33308
(954) 771-2724







Broward County Pump Stations

Ongoing
Various, Broward County

MUE is the structural engineering subconsulant on this master plan contract with Broward County. The Retails Potable Water and Wastewater Master plan is an ongoing project with multiple phases. Thus far, MUE provided structural observations and assessments for twenty existing wastewater pumping stations and six water repump stations located throughout Broward County. MUE provided a structural condition rating, a description of our findings and assessment for each pumping and repump station observed.

Client:
Black & Beatch Corporation
Christopher Barlow, Project Manager
8461 Lake Worth Road
Suite 166
Lake Worth, FL 33467
barlowC@bv.com
(561) 713-1442

Smith Engineering Consultants, Inc.

Area of Expertise:
Category 116 – Electrical Systems Engineering

City of West Palm Beach

Lift Station Improvements and Rehabilitation (LS Nos.: 4, 7, 44, 52, 75, 74, and 153)

Project Location:
West Palm Beach, FL

Estimated Construction Cost:
$750,892

Actual Construction Cost:
$689,768

Consultant Fee: $68,946

Within Budget: Yes

On Schedule: Yes

Amendments to Contract: None

Description of Work Performed:

This project consisted of the rehabilitation of several existing lift stations and included electrical design, including power, controls, instrumentation and telemetry/SCADA for the installation of new pump control panels and remote telemetry units (RTU's), throughout the City of West Palm Beach's service area. The design portion of the project began in 2015 and was completed in 2019. Construction began in 2016 and is ongoing.

Project Scope:

Electrical engineering, preparation of engineering design and construction plans, cost estimates, contract documents, bidding, permitting, construction management and construction observation, and certification through project close-out.

Key Personnel:

Larry Smith, P.E. – President;
Steve Hockman – Senior Project Manager;
Frank Roth, E.I. – Electrical Engineer and Senior Field Representative

Smith Engineering Consultants, Inc.

Area of Expertise:
Category 116 – Electrical Systems Engineering

City of West Palm Beach
Tamarind Avenue Lighting

Project Location:
West Palm Beach, FL

Estimated Construction Cost:
$1,456,824

Actual Construction Cost:
$1,265,214

Consultant Fee: $43,167

Within Budget: Yes

On Schedule: Yes

Amendments to Contract: None

Description of Work Performed:

Smith Engineering Consultants, Inc. designed the electrical systems, including new decorative lighting poles and fixtures, along Tamarind Avenue from Banyan Blvd. to Palm Beach Lakes Blvd. The electrical systems included a new electrical service and power distribution for photoelectric controlled street lights. Calculations for the roadway illumination were made in accordance with city requirements, and light pole details prepared for the selected decorative lighting. The design portion of the project began in 2016 and was completed in 2018. Construction began in 2018 and is ongoing.

Project Scope:

Illumination calculations (photometrics), electrical engineering, preparation of engineering design and construction plans, cost estimates, contract documents, bidding, permitting, construction management and construction observation, and certification through project close-out.

Key Personnel:

Larry Smith, P.E. – President;
Steve Hockman – Senior Project Manager;
Frank Roth, E.I. – Electrical Engineer and Senior Field Representative

Smith Engineering Consultants, Inc.

Area of Expertise:
Category 114 – Control Systems Engineering

Palm Beach County, WUD

Countywide Telemetry Information Management System (TIMS) Design Upgrades

Project Location:
Palm Beach County, FL

Estimated Construction Cost:
$1,505,839

Actual Construction Cost:
$1,328,117

Consultant Fee: $155,052

Within Budget: Yes

On Schedule: Yes

Amendments to Contract: None

Description of Work Performed:

This project was a countywide electrical design, including power, controls, instrumentation and telemetry/SCADA for the installation of new pump control panels and remote telemetry units (RTU's), throughout Palm Beach County WUD's service area. The scope of services includes over 80 lift stations with a variety of the following (1) add new RTU, radio and antenna with ultrasonic level transducer (2) replace control panel (3) add generator receptacle. The existing relay logic and level control systems will be replaced with PLC's using level control and high level float. The design portion of the project began in 2016 and was completed in 2017. Construction began in 2017 and was completed in 2019 without liquidated damages.

Project Scope:

Radio survey, controls engineering, preparation of engineering design and construction plans, cost estimates, contract documents, bidding, permitting, construction management and construction observation, and certification through project close-out.

Key Personnel:

Larry Smith, P.E. – President;
Steve Hockman – Senior Project Manager
Frank Roth, E.I. – Electrical Engineer and Senior Field Representative

PROFESSIONAL CATEGORY: (3) TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING

SR-5/US-1, from South of Eve Street to South of Harborside Drive, Palm Beach, FL





Professional Services:
11/2017 – 4/2021

Project Owner:
FDOT

VN Engineers, Inc Fee:
$228,306.51

Reference:
Haiyan Ou, P.E., Project Manager

Phone:
954-777-4641

Services Provided:
- *Highway Design*
- *Drainage*
- *Signalization*
- *Lighting*
- *Utility Coordination*

The limits of this SR 5 (US-1) 3R Project extend from South of Eve Street to South of Harbourside Drive, for a length of approximately 0.490 miles. The project involves milling and resurfacing as well as widening to accommodate designated bicycle lanes. The typical section consists of an urban four-lane divided roadway with a posted speed of 45 mph. The existing roadway passes through residential and business section in The City of Delray Beach.

The scope includes re-grading existing swales along the corridor to mitigate storage loss and upgrading the signing and pavement markings to comply with MUTCD as well as the City of Delray Beach Engineering Standards. In addition, video detection and loop detection has been incorporated at signalized intersections,. Designated bicycle lanes are to be incorporated throughout the project limits. The lighting at the intersection of US-1 and Linton Blvd. has been designed to meet the lighting retrofit criteria.

VN Engineers is responsible for the design of a four-lane typical section, 3R project including drainage improvements, signalization, lighting, utility coordination and safety upgrade.

Design Services for SR-80/Southern Blvd. Ramps and SR-7/US-441 Palm Beach County, FL

Professional Services:
8/2020 – Present

Project Owner:
FDOT

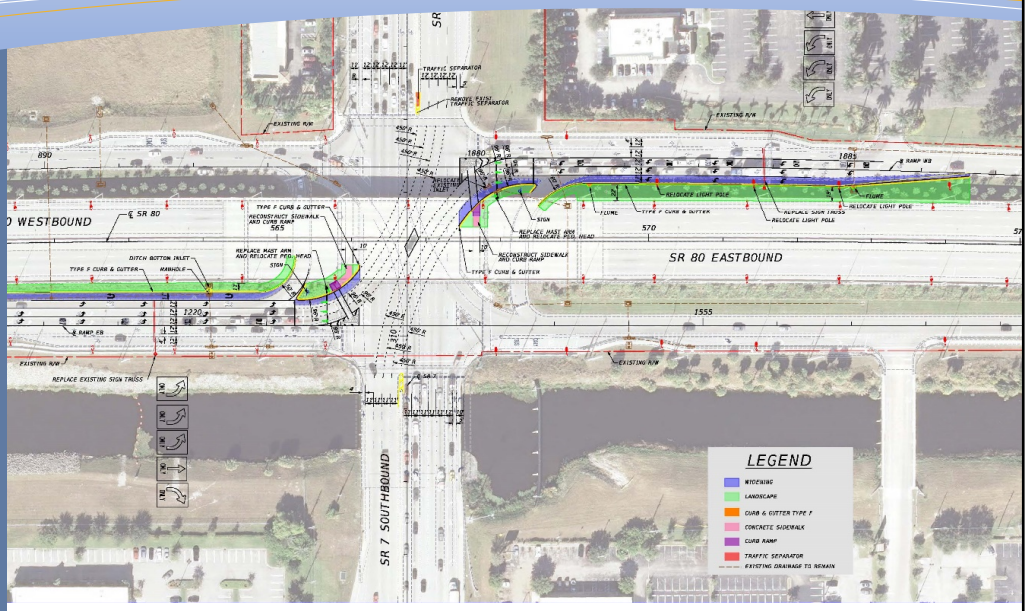
Client:
JMT

VN Engineers, Inc. Fee:
$98,000

Reference:
Josh Baimel, P.E.

Phone:
(954) 233-6560

Services Provided:
- *Design Services*



This project involves providing design services for the widening of SR-80 to allow for the addition of both right and left turn lanes, as well as the widening of SR-7 to accommodate new turn lanes. The scope also includes the widening of the existing bridges over the C-51 canal to support the expanded roadway infrastructure.

VN Engineers delivered comprehensive design support services, including the preparation of plans, specifications, detailed engineering analyses, calculations, and other technical documentation in full compliance with FDOT policies, procedures, and requirements. These contract documents are intended for use by the contractor to construct the project and ensure that all components are properly tested, inspected, and accepted upon completion. All design efforts were completed in adherence to the systems engineering process.

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LAP 445529-1 City of Deerfield Beach: Crystal Lake Drive & NW 45th Street Improvements Deerfield Beach, FL



Professional Services:
August 2024 - Present

Project Owner:
Jacobs Engineering

Estimated Cost of Project:
$249, 657.77

Reference:
Lou Medina

Phone:
407-903-5001

Services Provided:
- *Public Involvement*
- *Roadway Analysis*
- *Lighting Analysis and Plans*
- *Signing/Pavement Analysis and Plans*

Project Overview:
The City of Deerfield Beach is advancing the design of a multimodal improvement project to enhance pedestrian safety, accessibility, and roadway lighting along Crystal Lake Drive and NW 45th Street. The scope includes sidewalk infill, curb ramp upgrades, roadway lighting, mid-block crosswalks, and a proposed mini-roundabout.

Project Scope Highlights:
- Design of new 5’ detached sidewalks along both sides of Crystal Lake Drive and NW 45th Street to close existing sidewalk gaps.
- Roadway lighting design along both corridors using FPL-approved materials, supported by photometric analysis and final lighting plans for FPL construction.
- Evaluation and upgrade of curb returns and ADA ramps to meet accessibility standards.
- Installation of up to four raised, mid-block crosswalks in locations based on pedestrian needs, school bus stops, and community amenities.
- Consideration of bike sharrow markings informed by previous traffic studies.
- Design of a mini-roundabout at the intersection of Crystal Lake Drive and NW 45th Street to improve traffic operations and safety.

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PROJECT SUMMARY

Project Name:
Miami Forever Bond - Drainage Improvements, Miami-Dade County, FL

Owner:
The City of Miami

Client:
Wantman Group, Inc

Client Contact:
Mr. Raymond Valido, PE
Wantman Group, Inc.
11401 SW 40th St #455
Phone: (786) 878-5015



The City of Miami is using the Miami Forever Bond to fund a series of projects that will improve five of the City's most pressing needs categories: Sea-Level Rise and Flood Prevention, Roadways, Parks and Cultural Facilities, Public Safety and Affordable Housing. Wantman Group, Inc. (WGI) was retained by the City to provide civil engineering services for roadway and drainage improvements at four locations throughout the City. RADISE was subcontracted by WGI to provide Geotechnical Engineering services to aid in the design of the roadway and drainage improvements for the four sites.

RADISE provided geotechnical engineering testing, as well as soil analysis and recommendations. Services provided included standard penetration test (SPT) borings, asphalt cores, auger borings, and open-hole exfiltration tests in general accordance with the South Florida Water Management District (SFWMD) procedures. Maintenance of Traffic (MOT) was required including signage and flagmen. In addition, the collected soil samples retrieved from the roadway borings, were visually classified using the Soil Classification System of the American Association of State Highway and Transportation Officials (AASHTO), in general accordance with American Society of Testing and Materials (ASTM) A limited laboratory testing program was assigned and performed to identify soil index properties and the environmental classification for the site.

RADISE prepared a Geotechnical Report summarizing the field-testing data, discussing the subsurface soil and groundwater conditions, and presenting our conclusions and recommendations for construction of the proposed roadway in accordance with FDOT Standard Specifications for Road and Bridge Construction.

RADISE ROLE:

GEOTECHNICAL ENGINEERING SERVICES

Field Exploration and Testing
- Standard Penetration Test (SPT) Borings

Laboratory Testing
- Moisture Content Tests
- Full Sieve Analysis Tests
- Organics Content Tests

Engineering Services
- Soil Classification and Profiles
- Recommendations for Clearing and Grubbing, Underground Utilities, Select Fill Composition, Placement and Compaction

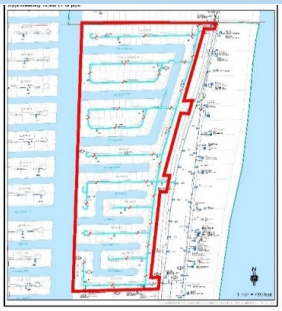
PROJECT SUMMARY

Project Name:
Bermuda Riviera Small Water Mains Improvements

Owner: The City of Fort Lauderdale, FL
Client: Keith and Associates.

Project Information:
Location: Fort Lauderdale, FL
Dates: 05/2018 to 06/2018

Client Contact:
Mr. Roberto Goncalves, Jr.
301 East Atlantic Blvd, Pompano Beach, FL.
Phone: 954.788.3400
Email: RGoncalves@keithteam.com



The Bermuda Riviera Small Water Mains Improvements project is in the Bermuda Riviera district in the City of Fort Lauderdale, Florida. It is predominantly bordered by NE 32nd Avenue on the south, NE 42nd Court on the north, NE 34th Avenue on the east, and the Atlantic Intracoastal Waterway on the west. It is our understanding that the Project is expected to include improvements to the existing small water mains within the project area along with the restoration of land surface areas including pavement structure along the roadways within the project area. The water main improvements will also include the construction of aerial pipe crossings along Castle Harbor Drive and Fort Royal Isle.

RADISE provided Geotechnical Engineering Services including field exploration/testing and laboratory testing services. The field exploration program consisted of obtaining (20) Pavement Cores from the existing roadways within Bermuda Riviera District area. Also, performed eighteen (18) SPT borings in the cored pavement holes to depths of 10 to 12 feet and two (2) SPT borings to depths of 30 feet below the existing pavement surface. The work also included a measurement of the groundwater level at each of the drilled boreholes.

Representative soils samples collected from the boring were examined and classified based on visual observations supplemented by representative laboratory test results in general accordance with Unified Soil Classification System. Laboratory index tests performed consisted of full Sieve Analysis, Percent Passing No. 200 Sieve, Natural Moisture and Organics Content tests.

RADISE provided a Geotechnical Services Report which includes the detailed graphical logs of the soil borings, groundwater levels, subsurface soil stratigraphy and classifications. RADISE also provided engineering recommendations for the proposed Arial pipe crossing including ACIP piles installation, and for various components of the project including clearing and grubbing; excavation safety; select fill composition, placement and compaction criteria; underground utilities construction; site and subgrade preparation and, protection of the existing structure.

PROJECT ELEMENTS

- Water Mains Improvements
- Arial Pipe Crossing
- Pavement Structure

RADISE ROLE:

GEOTECHNICAL ENGINEER OF RECORD

Field Exploration and Testing

- Pavement Coring
- SPT Borings
- Groundwater Measurement

Laboratory Testing

- Moisture Content Tests
- Full Sieve Analysis Tests
- Percent Passing No. 200 Sieve Tests
- Organics Content Tests

Engineering Services

- Soil Classification and Detailed Profiles
- Exfiltration Tests Result
- Recommendations:
  - Arial Pipe Crossing – ACIP Pile Foundation System
  - Pavement Design Consideration
  - Clearing and Grubbing
  - Underground Utilities & Structures
  - Excavation
  - Dewatering
  - Pipe Bedding
  - Backfill and Compaction
  - Protection of the Existing Structures

PROJECT SUMMARY

Project Name:
Miami-Dade Masterplan Sites – Drainage Improvements

Owner: Miami-Dade County, FL

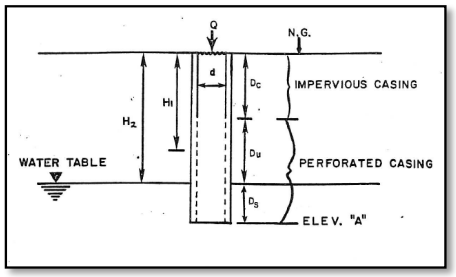
Client: Miami-Dade Department of Public Works & Waste Management

Project Information:
Location: Miami-Dade County, FL
Dates: January 2018 – June 2020

Client Contact:
Mr. Rene Diaz, Engineer II
Department of Transportation & Public Works Stormwater Drainage Design
Phone: (305) 375-3444
ReDiaz@miamigov.com

The Miami Dade Masterplan sites Project located in Miami-Dade, Florida, includes drainage improvements for multiple streets in the City of Miami, Florida. The purpose of this study was to provide geotechnical engineering information to aid in the design of drainage improvement of the proposed multiple streets (i.e. Masterplan Sites) in City of Miami, Florida.

RADISE International provided geotechnical and environmental engineering testing, as well as soil analysis and recommendations for five different locations situated in the Aventura/Hallandale Beach area. Services provided included performing standard penetration test (SPT) borings, and open-hole exfiltration tests in general accordance with the South Florida Water Management District (SFWMD) procedures. In addition, the collected soil samples retrieved from the roadway borings, were visually classified using the Soil Classification System of the American Association of State Highway and Transportation Officials (AASHTO), in general accordance with American Society of Testing and Materials (ASTM).



RADISE prepared a Geotechnical Report summarizing the field testing data, discussing the subsurface soil and groundwater conditions, and presenting our conclusions and recommendations for construction of the proposed roadway in accordance with FDOT Standard Specifications for Road and Bridge Construction.

For the multiple drainage testing, a Miami-Dade County Public Works representative was present to witness the procedure of each exfiltration test conducted by our geotechnical/drilling crew.

PROJECT ELEMENTS
- Roadway/Drainage Design Recommendations

RADISE ROLES:

GEOTECHNICAL AND MATERIALS TESTING

Field Exploration
- 220 Linear Feet of SPT Borings
- 11 Exfiltration Tests

Laboratory Testing
- Visual Classification (AASHTO)

Factual Data Report Preparation and Submittal



Section 4.7:
Project Implementation Strategy and Approach

Section 4.7: Project Implementation Strategy and Approach

TECHNICAL CAPABILITIES AND PROJECT APPROACH

Craig A. Smith & Associates (CAS) offers comprehensive technical capabilities and a proven approach to managing and coordinating municipal capital improvement projects. Our methodology emphasizes efficiency, quality, and collaboration, ensuring projects are completed on schedule, within budget, and in full compliance with all applicable regulations and professional standards.

Project Coordination and Manpower Planning

CAS maintains a highly experienced and multidisciplinary team capable of managing all phases of design and construction. Our staff includes civil, geotechnical, electrical, and survey professionals, supported by skilled project managers and field personnel. We implement detailed manpower planning, including resource allocation, scheduling, and prioritization of design and construction tasks to prevent conflicts and ensure an efficient workflow. Subconsultants are engaged only as needed, with CAS serving as the primary point of coordination to streamline project execution.

Our management team maintains continuous communication with all stakeholders—Town staff, contractors, regulatory agencies, and subconsultants—to provide seamless project coordination and rapid resolution of any issues. We operate as an extension of the Client's staff, providing the technical and administrative support needed to achieve project goals.

Quality Control and Assurance

CAS employs a rigorous quality control (QC) and quality assurance (QA) program throughout all project phases. This includes:

- Internal QA/QC reviews at 30%, 60%, 90%, and 100% design milestones.
- Coordination between design disciplines to ensure accuracy, constructability, and compliance with program requirements, codes, and professional standards.
- Review and verification of contractor submittals, pay applications, and change orders to maintain adherence to contract documents and project scope.
- Regular technical reviews by principals and project managers to identify and mitigate design or construction deficiencies.

GENERAL PROJECT APPROACH

CAS will utilize a phased approach towards assisting the Town in problem solving and for implementation of assigned projects. Our general project approach is as follows:

PHASE I – PROJECT DEVELOPMENT AND PLANNING

- Meeting with Town staff to develop the project scope (for each work authorization as assigned)
- Develop a fee proposal to match the project scope as per established fee schedule
- Finalize the scope and proceed with a kickoff meeting with Town staff
- Perform pre-design field condition assessment
- Develop project prioritization and phasing (as needed)
- Conduct modeling/feasibility studies & reports (as needed)
- Provide grant funding assistance (as needed)
- Finalize design criteria
- Prepare preliminary (conceptual) engineering design/plans
- Outline specifications
- Prepare preliminary construction cost estimate
- Public involvement/community outreach (as needed)



CAS will develop project scope, prioritize and phase design work for projects in a manner that will avoid schedule conflicts and allow for an efficient flow of work. CAS believes a **high level of consistent communication** will be essential in providing a successful completion of the assigned projects. Our management team will maintain a high level of communication with continuous accessibility to CAS staff and all other team members (sub-consultants). The CAS Team's goal is to seamlessly operate as an extension to Town staff to satisfactorily complete projects on time and on or under budget.

PHASE II – SURVEY & ENGINEERING DESIGN

- Survey site as needed
- Soil borings and testing as required
- Review existing record drawings, utility atlases and evaluate field conditions
- Utility Locates utilizing available technologies, such as, *Vacuum Soft Digs, EM Designation , 2-D GPR and use of 3D Radar Scanning*
- Utilize necessary engineering design methods
- Utility coordination (cable/ telecommunication companies, FPL, gas companies, etc.)
- Establish design requirements
- Establish permitting requirements
- Prepare 30% & 60% design plans as required
- Quality control meetings with CAS staff
- Meet with Town staff to review project design, schedule and budget
- Update preliminary project quantities and estimated costs
- Update engineering design plans per review
- Quality assurance review with Town staff

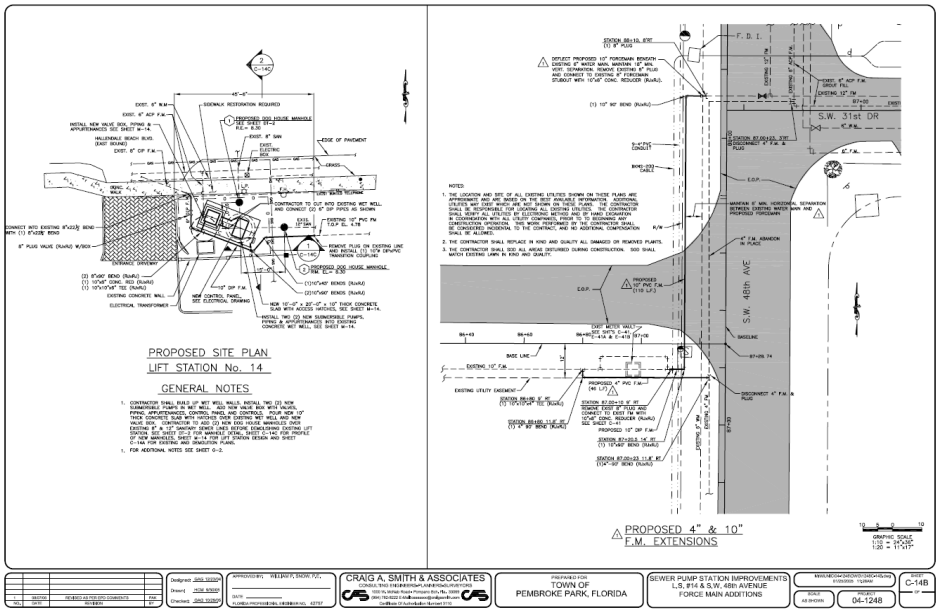
CAS' **unified design process** along with its unique utility locating capabilities allows for accurate design deliverables at an accelerated schedule. (i.e., 60% design plan deliverables at traditional 30% design phase). CAS' unified design process includes survey and utility locates which will be provided "in-house" by CAS thus, eliminating the need for subconsultants for the development of basemaps and allowing for a streamlined efficient and more cost-effective design. Acquiring comprehensive and accurate utility locates in order to develop complete basemaps will be critical to the successful completion of most projects, eliminating design deficiencies.

PHASE III – FINAL ENGINEERING AND BIDDING

- Preparation of 90% design and final (100%) design plans
- Preparation of final specifications and contract documents
- Quality assurance review with client
- Finalize cost estimate; develop bid tabulation (schedule of values)
- Meet with client staff to review final project design, schedule and budget
- Finalize permitting (Broward County Health Dept., FDEP, FDOT, EPA, SFWMD, etc.)
- Provide plan adjustments and finalize for bidding
- Advertise for bidding
- Bid project (typical 30 days); solicit qualified bidders
- Prepare bid addendums and answer contractor RFI's
- Assist client in receipt of bids
- Review bids and bidder qualifications
- Recommend award
- Assist client with contract management







A 90% Design Review meeting will be scheduled with Town staff for final comments and revisions prior to submitting to regulatory agencies for permitting. CAS has over 45 years of experience and understanding of the regulations and statutes in South Florida and as they pertain to utility and infrastructure projects in Palm Beach and Broward County. Permitting Agency Coordination which includes compliance with the necessary regulations and proper communication with agencies is an important aspect of every project. Coordinating with permitting agencies during the early stages of the project to identify any "permitting challenges" that may impact the schedule of the project is very important. CAS's experience and relationships with local regulatory agencies combined with a proactive approach will ensure each project is permitted in a timely manner. Coordination with pertinent regulatory agencies for projects under this contract may include but not be limited to the **County Health Department, Florida Department of Transportation (FDOT), Environmental Protection Agency (EPA), South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP).**

PHASE IV – CONSTRUCTION MANAGEMENT

- Pre-construction meeting
- Shop drawing submittal and approval
- Prepare safety plan
- Mobilize and prepare site
- Project field stake-out
- NPDES permits & MOT plans
- Shop drawing submittal and approval
- Begin construction
- Construction observation and reporting
- Construction administration
- Public Involvement/Community Outreach Coordination
- Adherence to contract/permitting requirements
- Prepare & issue certificate for periodic payment
- Final construction & restoration
- Final punch-list
- Project close out

1. **Public Outreach Meeting**
   The CAS team will attend a public stakeholder outreach meeting at the Client's facilities or other assigned locations and provide public outreach strategies and resources as needed.

2. **Pre-Construction Services and Meeting**
   The CAS team will prepare the agenda and facilitate the pre-construction conference with selected Contractor and Client staff. Prepare and issue written minutes of meeting. The pre-construction meeting agenda may include, but is not limited to:
   - Organization and team member roles
   - Project communications
   - Procedures for shop drawing submittals and submittals during construction
   - Discussion of project safety
   - Pollution prevention
   - Phasing and Sequencing Plan
   - Work Schedules
   - Communications/coordination protocols with the Client and stakeholders
   - Project Closeout
   - Maintenance of Traffic (MOT)
   - Scheduling progress meetings
   - Change order process management
   - Progress payments and progress reporting
   - Inspections and testing
   - Utilities locating requirements
   - Record drawings
   - Warranties
   - Substantial Completion





3. **Review of Required Documents and Submittal from Contractor**
The CAS team will receive, log and review the required documents submitted by the contractor. The document review will include miscellaneous submittals, such as schedule of values, cost loaded CPM schedule and sequencing, Quality Assurance Plan, MOT Plan, Safety Plan, Pollution Prevention Plan, Phasing Plan, Contractor's list of sub-contractors and suppliers, Requests for Information (RFI), as well as compliance submittals; such as, shop drawings, inspections and testing reports.

4. **Review of Contractor's Update to the Construction Schedule and Sequencing**
The CAS team will review the contractor's monthly updates to the proposed project schedule. The CAS team will review and validate to ensure that construction of the project is on schedule or advise the Client Project Manager of any variance from the originally approved project schedule.

   Review of contractor submittals to address progress updates as part of budget tracking and requirements of each project during construction and at project close out, if required.

5. **Review of Contractors Applications for Payment**
The CAS team will perform review and verify the completed pay requests submitted monthly by the contractor based on observed and documented work completed and materials stored on-site during the pay period as well as supporting documentation submitted by the contractor as an attachment to the pay request.

6. **Progress Meetings**
The CAS team will conduct, prepare agendas and minutes for monthly construction progress meetings. The progress meeting agenda will include, but is not limited to, the following items: review of the previous minutes, project safety, Client and resident issues, permitting, construction schedule, submittals, RFIs, quality control issues, construction sequencing & phasing, MOT, change orders and payment applications.

7. **Change Order Review and Assistance**
The CAS team will review all submitted requests for work change directives and change orders and assist the Client Project Manager with the facilitation of each directive and/or change order. Services provided in this task include minor modifications to the design drawings and any plan reproduction required.

8. **Construction Observations**
The CAS team will provide construction observation in our role as the Resident Project Representative (RPR) on-site during the Construction Phase. Tasks to be performed by the RPR will include: attendance at meetings or conferences and addressing Contractor's Request for Additional Information (RAI's), serving as the owner's liaison with the contractor, maintaining orderly files for communication, progress photos, submittals and reports, maintaining a daily log book of activities and review of completion certificates.

9. **Substantial Completion**
The Engineer of Record (EOR) and RPR will perform a joint inspection, with the Client Project Manager, of the work completed for each project to determine if the requirements of the substantial completion have been met. The CAS team will generate the Substantial Completion Inspection Punch List that includes items to be addressed prior to Final Inspection.






10. **Final Inspection and Acceptance**
Services included under this task are the Final Inspection in coordination with the Client Project Manager for review of the completed project and verification that all items listed on the Substantial Completion Inspection Punch List have been satisfied. Upon review, the CAS team will provide written opinion to the Client and the financing authority that the Contractor has completed all work required as required under the contract documents. The CAS team will also submit the certification documentation to regulatory agencies as required.

11. **Record Drawings**
The CAS team will review the Record Drawings prepared by the contractor's professional surveyor, registered in the State of Florida, with every pay contractor pay request, and a comprehensive final review upon the completion of construction project. The record drawings will include post-construction project information and identify any significant deviation from the approved project design.

12. **Project Close Out**
In conformance with contract documents, The CAS team will review, and deliver to the Client Project Manager, the required contract documentation to be submitted by the Contractor as listed under the construction agreement. In addition, The CAS team will provide one complete set of final shop drawing submittals and approved signed and sealed as-built drawings as prepared by the Contractor.

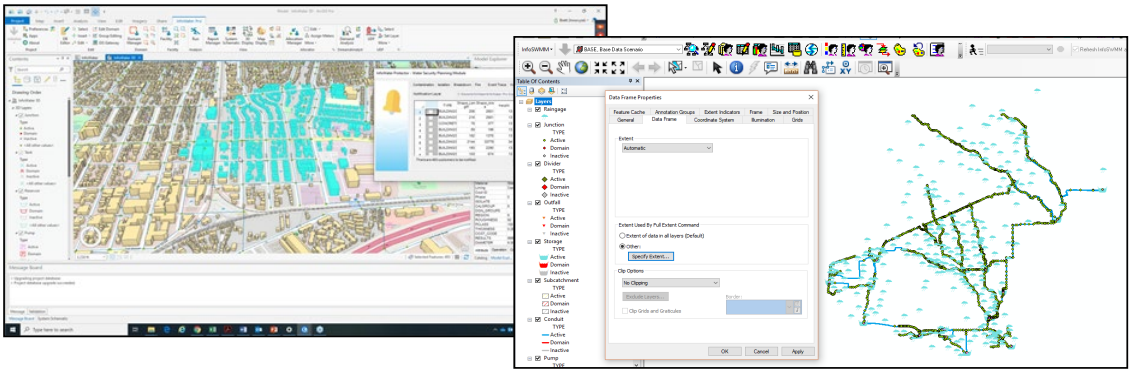
13. **Final Payment and Release of Retainage**
In conformance with the contract documents, the CAS team will verify that:
- The contractor's accounts are in order; considering items such as original contract sum, additions and deductions (per Change Order Summary) and any changes or adjustments required of the Schedule of Values that have been accepted.
- Retainage amount is correct.

- Certificate of Final Completion has been issued.
- Final acceptance has been obtained from the permitting agencies.
- The Contractor has provided a Final Release in accordance with the contract.

- All required certificates of inspection and occupancy have been obtained from public authorities, utility companies, and other public agencies.
- Completed Record Drawings have been received and accepted by the Client.
- Notification of consent to surety, if any, to make Final Payment to Contractor.
- Amount of Liquidated Damages withheld (if applicable).
- Contractor's Warranty.

CAS has a knowledgeable and experienced construction management team which is important for keeping a construction project on schedule, realizing potential cost savings and minimizing construction impacts. CAS has experienced staff to provide effective contract administration including cost estimating, schedule review, shop-drawing submittal review, processing of change orders and any other related construction management activities. CAS will ensure key construction project elements are documented and updated regularly and that any issues are addressed efficiently. CAS will ensure that the contractor is held accountable, abiding to design documents and meeting all contractual obligations. Construction progress reporting, to the client will include summary of work completed, critical issues requiring resolution in order to maintain project schedule, planned budget versus actual cost to-date, planned work schedule for the next month and identification of any upcoming conflicts or other critical items requiring tracking and updating.

**Design support will be provided throughout the construction period of each project as necessary.*



HYDRAULIC MODELING

CAS may provide hydraulic modeling for the Client's wastewater conveyance/collection and drainage system as necessary. Sections of sewer force main or drainage pipes identified to require upsizing will be noted and incorporated into the overall design of capital improvement projects as needed. CAS engineering staff is proficient in the following software modelling programs: Civil 3D Hydraflow Storm Sewers, Streamline Technologies - ICPR version 4.07, ACOE HEC-RAS, SewerCAD and WaterCAD.

PUBLIC OUTREACH

In municipal capital improvements projects numerous engineering disciplines may be included such as Civil Engineering, Geotechnical, Electrical and Surveying among other services, which need to be coordinated in a manner to deliver the desired results for the client. In addition, communications

coordination with Client Staff, Elected Officials, Residents, Tenants and near-by Business Owners and Schools is an absolute necessity for utility improvements that may impact these stakeholders. Managing sensitive project issues and conditions such as ensuring Homeowners having access to their properties (day/night/weekends) and keeping water or sewer service interruptions at a minimum are top priorities. Preservation of historic trees, disruption of residential properties, open access to commercial businesses, negative traffic impacts and safety implications associated with construction maybe additional considerations that should be addressed early on. Dealing with these challenging and most concerning public issues first, will garner and establish a workable trust and comfort level for all affected moving forward for any such project.



There are many ways to notify those directly and indirectly affected by construction inconveniences depending on the type and duration of the project; diagram door-hanger notices, community meetings, Client dedicated project website postings, water bill stuffers, Client television programming, Client Commission meeting announcements, public charrettes, Client Phone Bank system, social media outlets and mailers are all effective tools. Also, it is important to understand that project misinformation, rumors and bad information generated by the public can be resolved through the above-mentioned channels as well. Equally important and seldom emphasized are the benefits of these utility improvement projects. They too, can be conveyed through all the channels mentioned above.

A project's success largely depends on how one takes advantage of community engagement opportunities at the 30%, 60% and 90% Design Drawing stages. By employing consensus-building interactive community engagement methods for the purpose of determining various design elements, the community becomes an active part of the decision-making process. For example, there are two (2) active methods for public participation in accordance with the State of Florida FDOT Public Involvement Handbook, Chapter 8 that are very useful in garnering community consensus.

1. **Dot Density/ Metrics**– allows the public to indicate by visual depiction their preferences (Real-time Polling) and encourages interaction with the consultants and engineers.

2. **Rank & Rate Comment Sheet** – this method simply has the participants "Rank/Rate" the options using and placing assigned numerical values to the options. This method can serve as a cross-reference to re-affirm the public's visual preferences.

Using these two Public involvement methods streamlines and provides a quantitative measurement of the Design element selection process. The most important aspect of these two (2) methods is that the data collected is completely quantifiable and eliminates any misinterpretations.

ABILITY TO MEET PROJECT SCHEDULES

CAS prides itself on our ability to **tailor our services to meet our clients' needs**. We are proud of our past history of successful design projects. This success is a result of our **highly experienced staff members** who have created a cohesive team ensuring projects are completed in a **timely and cost effective manner.** CAS is dedicated to execute assigned project schedules established at the beginning of each project. The CAS Team will include a pre-design conference to establish the project contact with the Client, regulating agency and CAS. From this meeting a detailed project schedule will be established. Design and Construction team progress updates will be provided on a monthly basis. Additional project progress reports will be provided to the Client upon request and to all involved with the project.

Otherwise status of each milestone identified at the initial project "kick-off" meeting will be updated on a monthly basis or as agreed along with any updates to project schedules.

CAS will assist in implementing goals established in each project scope during the design and construction phase of each project. **Many similar projects for other municipalities that CAS provides engineering services for are grant funded and therefore have established deadlines that MUST be met in order to secure funding. CAS staff are well accustomed to working and completing projects within strict deadlines.**

PROJECT MONITORING & BUDGETING

In order to get the most accurate budget price at the pre-construction phase and the construction phase, the CAS Team details all design items into many small parts that will add up to one whole part (Bill of Materials or Schedule of Values). By doing this our cost estimates are very accurate. Our track record with cost estimates to bids has usually been within 5-10%. The CAS Team' philosophy utilizes this phased approach towards assisting the Client in problem solving and for implementation of public works and planning projects. **"Schedule, Cost Control and Teamwork"** - The CAS Team approach is to develop milestones and defined deliverables with the Client in order to meet the Client's requirements. We will identify potential issues early in the project so necessary action can be taken to keep the project on schedule.

The CAS Team will provide you with the design and construction schedule for review and approval prior to commencement, including critical path items. CAS will review the project schedule with the client staff as agreed and verify that it is consistent with the requirements of the contract for design, bidding and construction. Any changes to the schedule, milestones or deadlines shall be approved by the client. CAS will advise the Client of any areas where the schedule is not in compliance with the contract.

We will update the cost of each project as needed in order to stay on budget. If an issue develops with the schedule, cost or the budget, we advise the Client and develop a plan for corrective measures with the staff. We consider the Client and The CAS Team as one team, all striving for the same goal of a quality product on schedule and on or below budget. The CAS Team Technical Reviews will be conducted throughout the project schedule by the principal and project managers of our firm as part of our commitment to quality engineering.

The CAS Team will prepare an opinion of probable construction cost in accordance with the American Association of Cost Engineering (AACE) at the following stages of each assigned project (as needed):

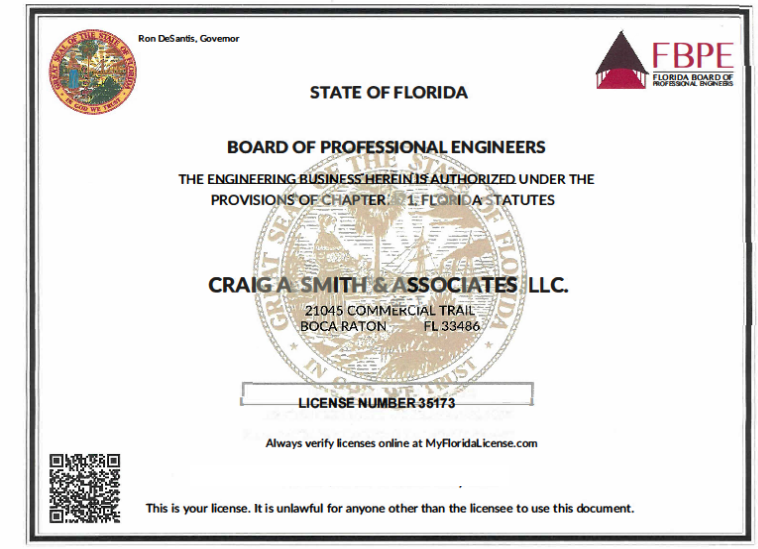
- 30% schematic design
- 60% design development
- 90% design development
- 100% construction documents

Cost estimates will be prepared for guidance in project evaluation and implementation from the information available at the time the estimate is developed. The final cost of each project will depend on actual labor and material cost, competitive market conditions, final project scope, implementation schedule, and other variable conditions.



Section 4.8:
Professional Licensure

Section 4.8: Professional Licensure



Ron DeSantis, Governor

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

CRAIG A. SMITH & ASSOCIATES, LLC.

21045 COMMERCIAL TRAIL
BOCA RATON FL 33486

LICENSE NUMBER 35173

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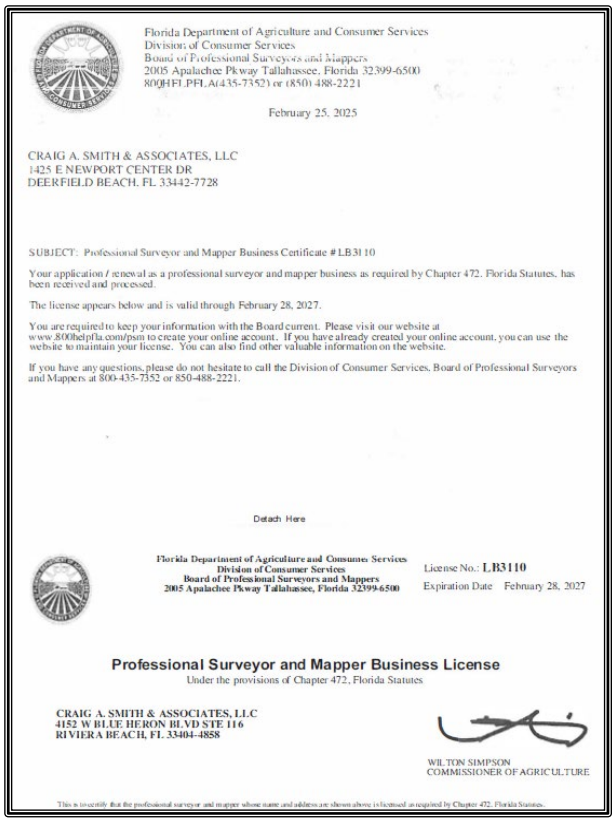
SURVEYING



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800.HELPFLA(435-7352) or (850) 488-2221

February 25, 2025

CRAIG A. SMITH & ASSOCIATES, LLC
1425 E NEWPORT CENTER DR
DEERFIELD BEACH, FL 33442-7728

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB3110

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: LB3110
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

CRAIG A. SMITH & ASSOCIATES, LLC
4152 W BLUE HERON BLVD STE 116
RIVIERA BEACH, FL 33404-4858

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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



Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SMITH, STEPHEN CRAIG
9960 MAJORCA PLACE
BOCA RATON FL 334340000

LICENSE NUMBER: PE48914
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

RUBIO, ORLANDO ALBERTO
7281 BRIELLA DR
BOYNTON BEACH FL 33437

LICENSE NUMBER: PE48265
EXPIRATION DATE: FEBRUARY 28, 2027
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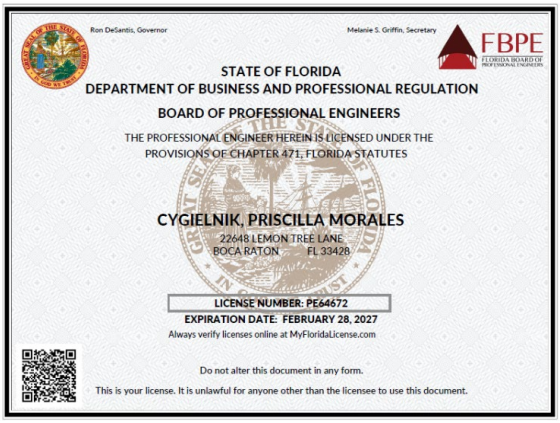

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

CYGIELNIK, PRISCILLA MORALES
22648 LEMON TREE LANE
BOCA RATON FL 33428

LICENSE NUMBER: PE64672
EXPIRATION DATE: FEBRUARY 28, 2027
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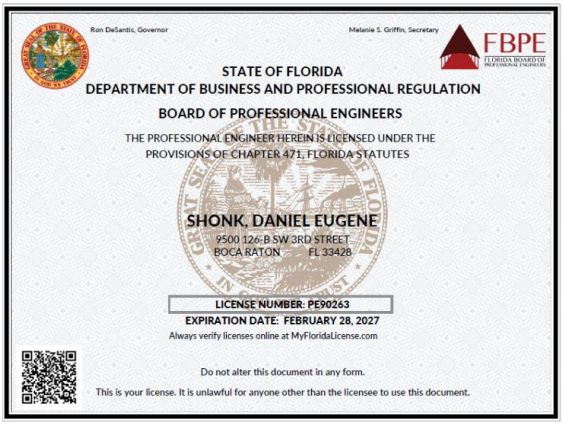

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

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

SHONK, DANIEL EUGENE
9500 126 B SW 3RD STREET
BOCA RATON FL 33428

LICENSE NUMBER: PE90263
EXPIRATION DATE: FEBRUARY 28, 2027
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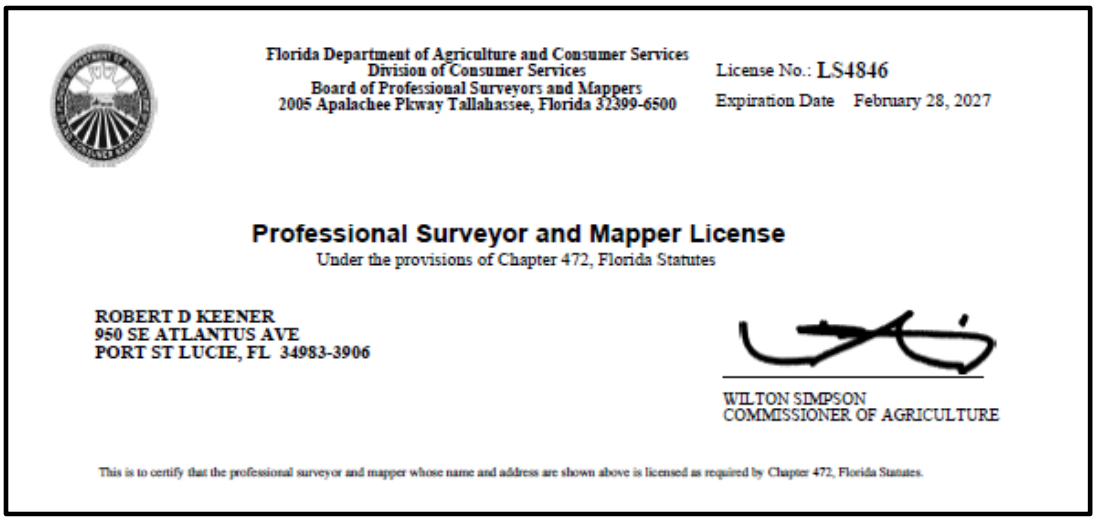


Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS4846
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

ROBERT D KEENER
950 SE ATLANTUS AVE
PORT ST LUCIE, FL 34983-3906

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

State of Florida
Department of State

I certify from the records of this office that CRAIG A. SMITH & ASSOCIATES, LLC is a limited liability company organized under the laws of the State of Florida, filed on May 13, 2021.

The document number of this limited liability company is L21000210726.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 6, 2025, and that its status is active.

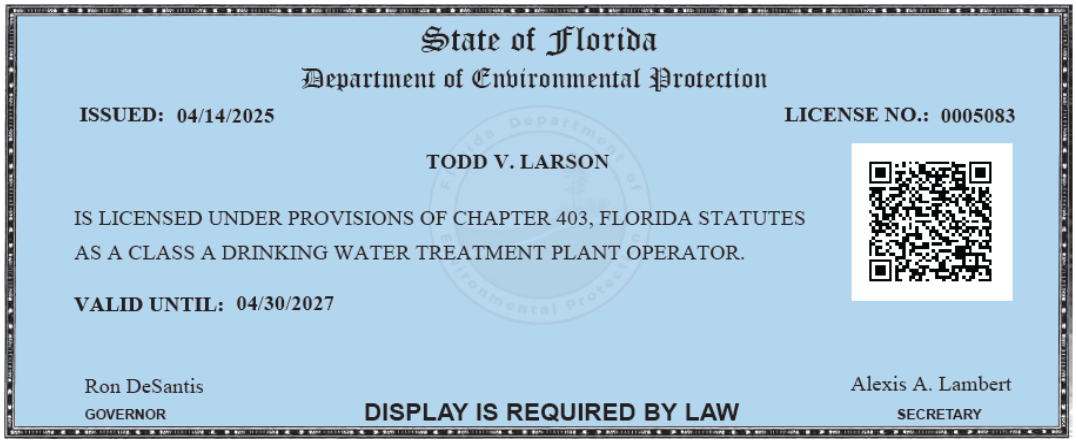
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

Secretary of State

Tracking Number: 4991664232CC

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

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



State of Florida
Department of Environmental Protection

ISSUED: 04/14/2025 LICENSE NO.: 0005083

TODD V. LARSON

IS LICENSED UNDER PROVISIONS OF CHAPTER 403, FLORIDA STATUTES
AS A CLASS A DRINKING WATER TREATMENT PLANT OPERATOR.

VALID UNTIL: 04/30/2027

Ron DeSantis
GOVERNOR

DISPLAY IS REQUIRED BY LAW

Alexis A. Lambert
SECRETARY



State of Florida
Department of Environmental Protection

ISSUED: 04/14/2025 LICENSE NO.: 0006341

TODD V. LARSON

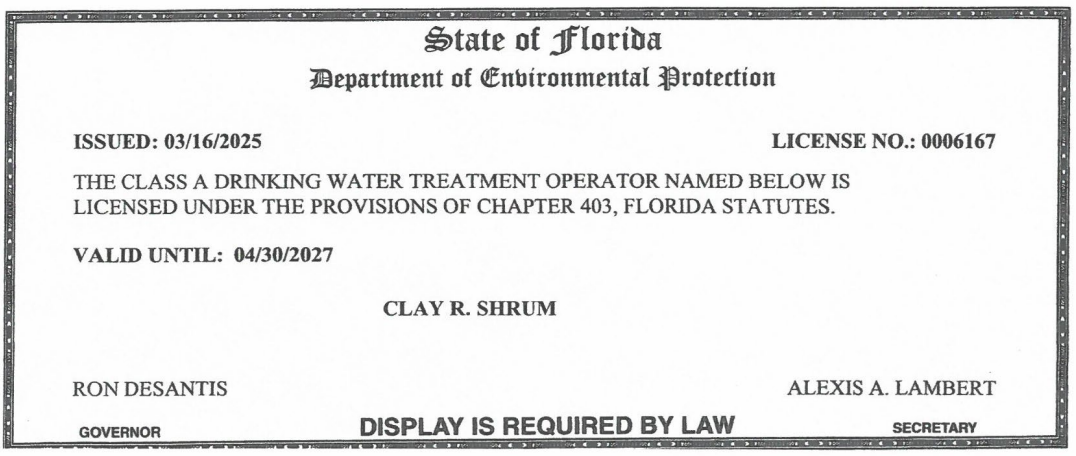
IS LICENSED UNDER PROVISIONS OF CHAPTER 403, FLORIDA STATUTES
AS A LEVEL B WASTEWATER TREATMENT PLANT OPERATOR.

VALID UNTIL: 04/30/2027

Ron DeSantis
GOVERNOR

DISPLAY IS REQUIRED BY LAW

Alexis A. Lambert
SECRETARY



State of Florida
Department of Environmental Protection

ISSUED: 03/16/2025 LICENSE NO.: 0006167

THE CLASS A DRINKING WATER TREATMENT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 04/30/2027

CLAY R. SHRUM

RON DESANTIS
GOVERNOR

DISPLAY IS REQUIRED BY LAW

ALEXIS A. LAMBERT
SECRETARY

State of Florida
Department of Environmental Protection

ISSUED: 03/16/2025 **LICENSE NO.: 0007937**

THE CLASS B WASTEWATER TREATMENT OPERATOR NAMED BELOW IS LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 04/30/2027

CLAY R. SHRUM

RON DESANTIS — GOVERNOR

DISPLAY IS REQUIRED BY LAW

ALEXIS A. LAMBERT — SECRETARY

U.S. ARMY CORPS OF ENGINEERS

NAVFAC

CERTIFICATE

David Lookabill

SAJ-08-23-00012

has completed the Corps of Engineers and Naval Facilities Engineering Command Training Course

CONSTRUCTION QUALITY MANAGEMENT FOR CONTRACTORS

EAA Area Office, Wellington, Florida	30 June 2023	Jacksonville District	Mark C. Waddell, Civil Engineer SAJ
Location	Training Date(s)	Instructional District/ NAVFAC	CQM-C Manager

Juan Sanchez Bulted, P.E., PMP	jua.m.sanchez-bulted2@usace.army.mil	561-308-8679	
Facilitator/Instructor	Instructor's Email	Telephone	Facilitator/Instructor Signature

THIS CERTIFICATE EXPIRES FIVE YEARS FROM DATE OF ISSUE

Chief, Construction Division SAJ
Jim Jeffords, P.E.

Drone Licenses



FAA Aviation Safety

Certificate of Achievement

This is to certify that

David Wayne Lookabill

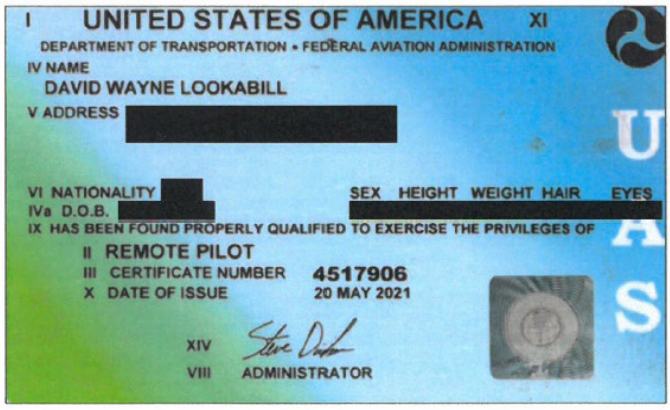
has successfully completed the FAA Safety Team Aviation Learning Center Online Course

Part 107 Small Uas Recurrent

Course Number ALC-677
Presented by FAASTeam
April 18, 2025

Certificate Number 1424835-20250418-00677

Patricia Mathes, Manager, National FAA Safety Team



I UNITED STATES OF AMERICA XI
DEPARTMENT OF TRANSPORTATION • FEDERAL AVIATION ADMINISTRATION
IV NAME
DAVID WAYNE LOOKABILL
V ADDRESS [redacted]
VI NATIONALITY [redacted] SEX HEIGHT WEIGHT HAIR EYES
IVa D.O.B. [redacted]
IX HAS BEEN FOUND PROPERLY QUALIFIED TO EXERCISE THE PRIVILEGES OF
II REMOTE PILOT
III CERTIFICATE NUMBER 4517906
X DATE OF ISSUE 20 MAY 2021
XIV
VIII ADMINISTRATOR



I UNITED STATES OF AMERICA XI
DEPARTMENT OF TRANSPORTATION • FEDERAL AVIATION ADMINISTRATION
IV NAME
ALEXANDER SEAN CHICK
V ADDRESS 195 SE 10TH ST APT B
DEERFIELD BEACH FL 33441-4637
VI NATIONALITY USA SEX M HEIGHT 67 WEIGHT 140 HAIR BROWN EYES BLUE
IVa D.O.B. 28 SEP 1987
IX HAS BEEN FOUND PROPERLY QUALIFIED TO EXERCISE THE PRIVILEGES OF
II REMOTE PILOT
III CERTIFICATE NUMBER 4693879
X DATE OF ISSUE 17 JUL 2022
XIV
VIII ACTING ADMINISTRATOR

Palm Beach County
Office of Equal Business Opportunity

Certifies That

Craig A. Smith & Associates, LLC.

Vendor # **VS0000024110**

is a Small/Minority Business Enterprise (S/MBE) as prescribed by section 2-80.21 - 2.80.30 of the Palm Beach County Code for a three year period from

February 13, 2025 to February 12, 2028

The following services and/or products are covered under this certification:

Civil Engineering; Drainage Engineering; Mechanical Engineering; Mapping & Geographical Information Systems (GIS) Services; Sanitary Engineering; Sewage Collection, Treatment, and Disposal/Engineering; Surveyor Services, Land; Utility Locator Service (Underground); Waste Water Treatment Engineering; Water Supply, Treatment, and Distribution/Engineering

Allen Gray, Manager
02/13/2026

Palm Beach County Board of County Commissioners

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

Vendor Registration: View

CRAIG A. SMITH & ASSOCIATES, LLC

Vendor Registration

TYPE	SWA's Vendor Registration (Renew/Update)
DESCRIPTION	Solid Waste Authority of Palm Beach County Vendor Registration
DATE SUBMITTED	1/23/2025
STATUS	Accepted
REVIEWER	Tessa Leyes
DATE REVIEWED	1/31/2025
REVIEW COMMENTS	
EXPIRATION DATE	1/31/2027

Settings

CERTIFIED AS M/WBE	
CERTIFIED AS SBE	Yes
CERTIFIED AS MBE	Yes
CERTIFIED AS WBE	
CERTIFIED AS OTHER	
NOTES	SBE 12/20/2022 12/28/2025 City of West Palm Beach Small Business Program SBE 8/22/2022 8/22/2025 South Florida Water Management District SBE 2/7/2022 2/6/2025 Palm Beach County Office of Equal Business Opportunity MBE 2/5/2022 2/6/2025 Palm Beach County Office of Equal Business Opportunity

Entity Information

BUSINESS NAME	CRAIG A. SMITH & ASSOCIATES, LLC
CONTACT FOR THIS SUBMISSION	Andrea Cole (change contact)
PRIMARY CONTACT EMAIL	acole@craigasmith.com
PHONE	561-314-4445
FAX	561-314-4458
COMPANY EMAIL	asmith@craigasmith.com
TAX ID NUMBER	863889398
COMPANY TYPE	Corporation
PHYSICAL ADDRESS	4152 W Blue Heron Blvd Suite 116 Riviera Beach, FL 33404 [map]
MAILING ADDRESS	4152 W Blue Heron Blvd Suite 116 Riviera Beach, FL 33404 [map]

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 5, 2025

REGISTERED VENDOR NO.: 1000000089

Mr. Aneesh Goly P.E., PhD., Principal
Craig A. Smith & Associates, LLC
4152 W Blue Heron Blvd, Suite 116
Riviera Beach, FL 33404

CERTIFICATION EFFECTIVE DATE:
September 5, 2025

CERTIFICATION EXPIRATION DATE:
September 5, 2028

Dear Mr. Goly:

Congratulations, the South Florida Water Management District (District) has recertified your firm as a Small Business Enterprise (SBE). This certification is valid for three (3) years and may only be applied when business is conducted in the following area(s):

Professional, Civil, Drainage, Water and Wastewater, and Mechanical Engineering Services; Mapping & Surveying; Underground Utility Locating; Construction and Project Management; Grant Writing Feasibility Studies; Permitting Services; As Built Certifications; Drone Aerial Imaging

You submittal of bids or proposals to supply other products or services outside of the specialty area(s) noted above will not count toward SBE participation. If you require certification in other specialty areas, please contact the Procurement Bureau, SBE Section, for additional information.

Renewal is required every three (3) years and should be requested a minimum of 45 days prior to the above expiration date.

If any changes occur within your company during the certification period such as ownership, affiliate company status, address, telephone number, licensing status, gross revenue, or any information that relates to your SBE Certification status, you must notify this office in writing immediately. It is imperative that we maintain current information on your company at all times.

Certification is not a guarantee that your firm will receive work, nor an assurance that your firm will remain in the District's vendor database.

We look forward to a mutually beneficial working relationship.

Sincerely,

Jennifer Dollar
SBE Program Specialist
Procurement Bureau

JD

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • 1-800-432-2045
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

93

SMALL BUSINESS CERTIFICATION

The City of West Palm Beach's Small Business Program

Certifies that

CRAIG A. SMITH & ASSOCIATES, LLC

Has met the necessary requirements for certification as a Small Business under the Small Business Program as prescribed by the City of **West Palm Beach's Ordinance Number 3366-00.**

The following List of Services and/or Product are covered under this certification:

* * * *

- Aircraft Operations Services: Aerial Surveys (Including Wildlife Censuses)
- Architectural Professional Design Services: Recreation Facilities (Parks, Marinas, etc)
- Architectural and Engineering Services, Non-Professional
- Engineering Services, Professional: Civil, Surveyor Services, Land
- Environmental and Ecological Services: Tank Testing and Disposal Services, Storage Including Underground Types
- Mapping Services Including Cartography and Surveying Services, Not Aerial, for Digitized Mapping

* * * *

Issued by the City of West Palm Beach for a three-year period December 29, 2022 to December 28, 2025

Certificate Vendor Number: 1070664

Frank Hayden
Director Office of Equal Opportunity

MINORITY/WOMAN BUSINESS CERTIFICATION

The City of West Palm Beach's Minority/Women Business Program

Certifies that

CRAIG A. SMITH & ASSOCIATES, LLC

Has met the necessary requirements for certification as a Minority/Women Business under the Minority/Women Business Program as prescribed by the City of West Palm Beach's Ordinance Number 4679-18

The following List of Services and/or Product are covered under this certification:

* * * *

- Aircraft Operations Services: Aerial Surveys (Including Wildlife Censuses)
- Architectural Professional Design Services: Recreation Facilities (Parks, Marinas, etc)
- Architectural and Engineering Services, Non-Professional
- Engineering Services, Professional: Civil, Surveyor Services, Land
- Environmental and Ecological Services: Tank Testing and Disposal Services, Storage Including Underground Types
- Mapping Services Including Cartography and Surveying Services, Not Aerial, for Digitized Mapping

* * * *

Issued by the City of West Palm Beach for a three-year period December 29, 2022, to December 28, 2025

Certificate Vendor Number: 1070664

Frank Hayden
Procurement Official

RON DESANTIS
GOVERNOR

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETA

July 11, 2025

Aneesh Goly, Principal
CRAIG A. SMITH & ASSOCIATES, LLC
4152 W Blue Heron Boulevard
Suite 116
Riviera Beach, FL 33404
agoly@craigasmith.com

Dear Mr. Goly:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design

7.1 - Signing, Pavement Marking and Channelization

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
172.61%	0.325%	Reimbursed	3.15%	No

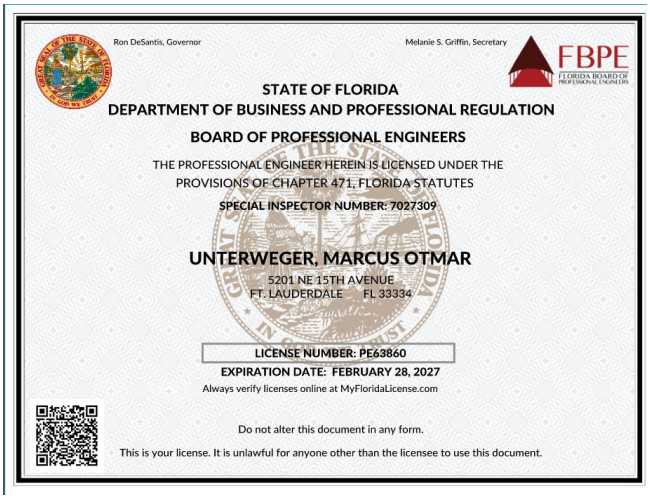
Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification
Administrator PP/YG

MUEngineers



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

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SPECIAL INSPECTOR NUMBER: 7027309

UNTERWEGER, MARCUS OTMAR
5201 NE 15TH AVENUE
FT. LAUDERDALE FL 33334

LICENSE NUMBER: PE63860
EXPIRATION DATE: FEBRUARY 28, 2027
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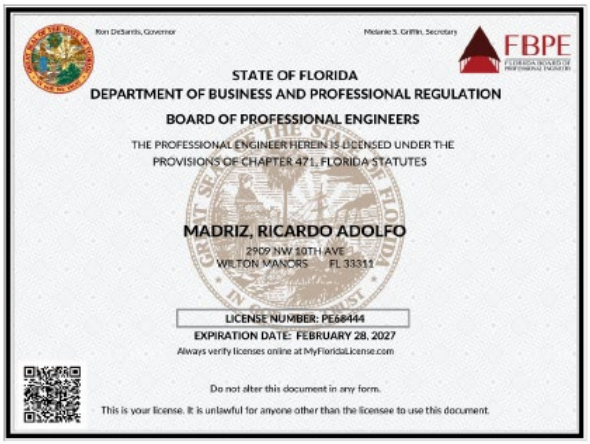

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MADRIZ, RICARDO ADOLFO
2909 NW 10TH AVE
WILTON MANORS FL 33311

LICENSE NUMBER: PE68444
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Marcus Unterweger

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

December 2, 2008



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RANGOONWALA, YUSUF TAHER
601 SW 3RD AVE
POMPANO BEACH FL 33060

LICENSE NUMBER: PE90777
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Ricardo Madriz

HAS ACHIEVED THE DESIGNATION OF

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June 10, 2009



State of Florida
Department of State

I certify from the records of this office that MUENGINEERS INC. is a corporation organized under the laws of the State of Florida, filed on December 14, 2010.

The document number of this corporation is P10000100735.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 4, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of January, 2025

Secretary of State

Tracking Number: 6843633125CC

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

RADISE INTERNATIONAL

State of Florida
Department of State

I certify from the records of this office that RADISE INTERNATIONAL, L.C. is a limited liability company organized under the laws of the State of Florida, filed on September 30, 1997.

The document number of this limited liability company is L97000001085.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 8, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2025

Secretary of State

Tracking Number: 0359132368CU

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

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- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

Licensee

Name:	RADISE INTERNATIONAL, L.C.	License Number:	8901
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	05/04/2001

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
52845	Current, Active	ALLADY, KUMAR ACHYUT	Registry	02/25/2005	Professional Engineer	02/28/2027

Page 1 of 1

Printer Friendly

Return to License Details



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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GOLI, NITESH
3357 LAGO DE TALAVERA
WELLINGTON FL 33467

LICENSE NUMBER: PE100769
EXPIRATION DATE: FEBRUARY 28, 2027
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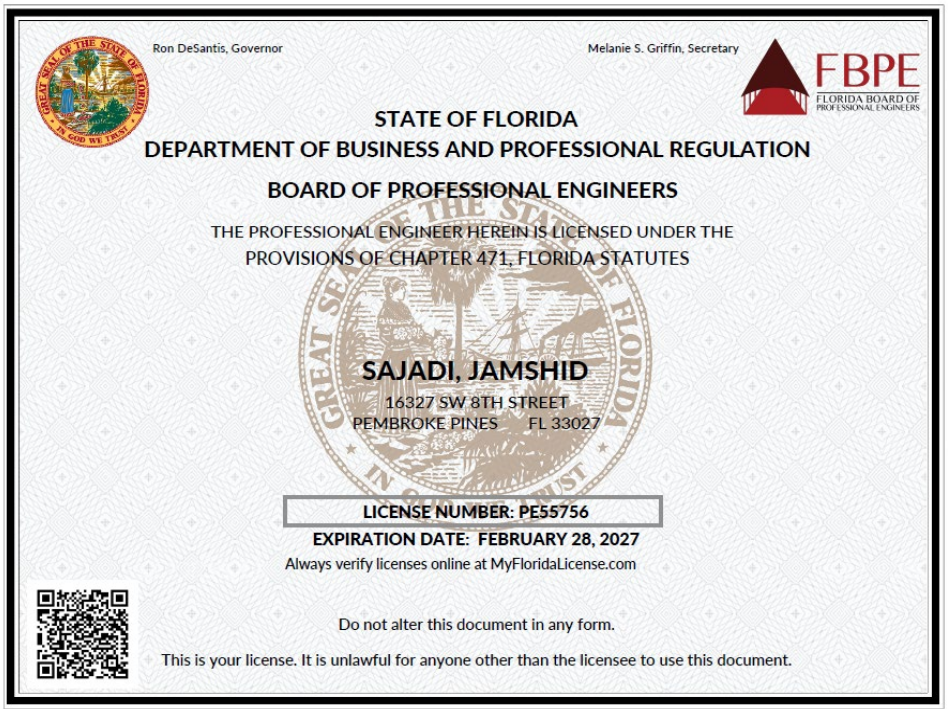

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SAJADI, JAMSHID
16327 SW 8TH STREET
PEMBROKE PINES FL 33027

LICENSE NUMBER: PE55756
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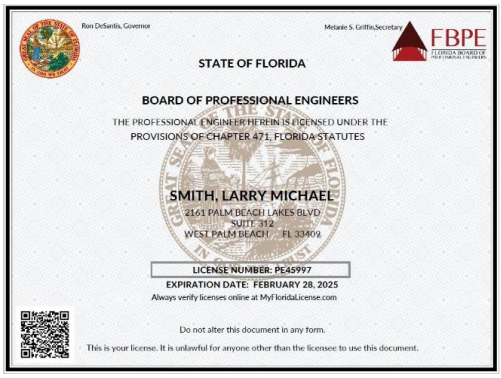
Smith Engineering Consultants, Inc.



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STATE OF FLORIDA

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SMITH, LARRY MICHAEL
2161 PALM BEACH LAKES BLVD
SUITE 312
WEST PALM BEACH FL 33409

LICENSE NUMBER: PE45997
EXPIRATION DATE: FEBRUARY 28, 2025
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FAIR, LUTHER EARL JR
7075 SE TWIN OAKS CIRCLE
STUART FL 34997

LICENSE NUMBER: PE24633
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JONES, DAVID R
15737 75TH AVE N
PALM BEACH GARDENS FL 33418

LICENSE NUMBER: PE41042
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ACORD

CERTIFICATE OF LIABILITY INSURANCE

SMITENG-01 — LHAMPTON

DATE (MM/DD/YYYY) 6/17/2024

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

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

PRODUCER
JCJ Insurance Agency, LLC
2208 Hillcrest Street
Orlando, FL 32803

CONTACT NAME:
PHONE (321) 445-1117 — FAX (321) 445-1076
E-MAIL ADDRESS: certs@cjc-insurance.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A: Hartford Accident & Indemnity — 22357
INSURER B: RLI Insurance Company — 13056
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED
Smith Engineering Consultants
2161 Palm Beach Lakes Blvd#312
West Palm Beach, FL 33409

COVERAGES — CERTIFICATE NUMBER: — REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY — CLAIMS-MADE X OCCUR			21 SBM VL1230	6/1/2024	6/1/2025	EACH OCCURRENCE $ 1,000,000; DAMAGE TO RENTED PREMISES (Ea occurrence) $ 300,000; MED EXP (Any one person) $ 10,000; PERSONAL & ADV INJURY $ 1,000,000; GENERAL AGGREGATE $ 2,000,000; PRODUCTS - COMP/OP AGG $ 2,000,000
	POLICY PRO- JECT LOC						$
A	AUTOMOBILE LIABILITY — ANY AUTO; OWNED AUTOS ONLY; SCHEDULED AUTOS; X HIRED AUTOS ONLY; NON-OWNED AUTOS ONLY			21 SBM VL1230	6/1/2024	6/1/2025	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000; BODILY INJURY (Per person) $; BODILY INJURY (Per accident) $; PROPERTY DAMAGE (Per accident) $
A	X UMBRELLA LIAB X OCCUR — EXCESS LIAB — CLAIMS-MADE			21 SBM VL1230	6/1/2024	6/1/2025	EACH OCCURRENCE $ 1,000,000; AGGREGATE $ 1,000,000
	DED X RETENTION $ 10,000						$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY — ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) — If yes, describe under DESCRIPTION OF OPERATIONS below — Y/N N/A — Professional Liab			RDP0054884	6/1/2024	6/1/2025	E.L. EACH ACCIDENT $; E.L. DISEASE - EA EMPLOYEE $; E.L. DISEASE - POLICY LIMIT $; Per Claim/Aggregate $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
For Proposal Purposes

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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State of Florida
Department of State

I certify from the records of this office that SMITH ENGINEERING CONSULTANTS, INC. is a corporation organized under the laws of the State of Florida, filed on June 3, 1999, effective June 1, 1999.

The document number of this corporation is P99000049883.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 19, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of January, 2025

Secretary of State

Tracking Number: 9073846044CC

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

https://services.sunbiz.org/TFilings/CertificateOfStatus/CertificateAuthentication

State of Florida
Department of State

I certify from the records of this office that V N ENGINEERS, INC. is a Connecticut corporation authorized to transact business in the State of Florida, qualified on August 10, 2009.

The document number of this corporation is F09000003189.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on April 8, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of April, 2025

Secretary of State

Tracking Number: 0488515015CC

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ENGINEERS

Florida dbpr Department of Business & Professional Regulation

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- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 4:15:06 PM 2/17/2023

Licensee Information

Name:	LOPEZ, REGINA ARGUMEDO (Primary Name)
Main Address:	11222 NW 1 PLACE CORAL SPRINGS Florida 33071
County:	BROWARD

License Information

License Type:	Engineering Intern
Rank:	Eng Intern
License Number:	1100013708
Status:	Current
Licensure Date:	08/17/2009
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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

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KONUK, BURAK
13421 IOLA DR
TAMPA FL 33626

LICENSE NUMBER: PE81581
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STATE OF FLORIDA

PE69111 ISSUED: 02/20/2025
PROFESSIONAL ENGINEER
KAPLAN, TRACY LYN

Signature

LICENSED UNDER CHAPTER 471, FLORIDA STATUTES
EXPIRATION DATE: FEBRUARY 28, 2027



Section 4.9:
Required Forms and Acknowledgements

SECTION 6.0 REQUIRED FORMS

Business Name: Craig A. Smith & Associates LLC

D.B.A.:_____ Federal I.D. No.: 86-3889398

Business Address: 1425 E. Newport Center Drive

City : Deerfield Beach State: FL Zip: 33442

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: I Dated: 10/22/25 Addendum No.: II Dated: 11/4/25

Addendum No.: III Dated: 11/5/25 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

■ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

Please Confirm

*Response required

4. **Copeland Anti-Kickback Affidavit***

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

Please Confirm

*Response required

5. **Certifications***

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

Please Confirm

*Response required

6. **Compliance with Laws***

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

Please Confirm

*Response required

7. **Convictions***

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

Please Confirm

*Response required

8. **Debarment***

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☐ Please Confirm

**Response required*

9. **Drug-Free Workplace Certification***

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☐ Please Confirm

**Response required*

13. **Discriminatory Vendor***

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

■ Please Confirm

*Response required

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

■ Please Confirm

*Response required

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

■ Please Confirm

*Response required

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 2210038

*Response required

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

■ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

■ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

■ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

■ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☐ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☐ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

Craig A. Smith & Associates LLC
Consultant Name

Affiant Signature

November 13,2025
Date Signed

Stephen C. Smith - President
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was affirmed, subscribed, and sworn to before me this 13th day of November 2025 by means of ☒ physical presence or ☐ online notarization, by Stephen C. Smith who is personally known to me or who produced the following identification:_____.

(Notary Seal)

Notary Public State of Florida
Katherine Damo
My Commission HH 711355
Expires 8/18/2029

Notary Public for the State of Florida

My commission expires: 8/18/29

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that:**

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of Craig A. Smith & Associates LLC, a nongovernmental entity.

3. Craig A. Smith & Associates LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Colleen Ennis

Witness #2 Print Name: Priscilla Cygielnik

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stephen C. Smith
Title: President
Entity Name: Craig A. Smith & Associates LLC

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November, 2025, by Stephen C. Smith (name of person) as President (type of authority) for Craig A. Smith & Associates LLC (name of party on behalf of whom instrument is executed).

Notary Public State of Florida
Katherine Damo
My Commission HH 711355
Expires 8/18/2029

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. Craig A. Smith & Associates LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Colleen Ennis

Witness #2 Print Name: Priscilla Cygielnik

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Stephen C. Smith

Title: President

Entity Name: Craig A. Smith & Associates LLC

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November, 2025, by Stephen C. Smith (name of person) as President (type of authority) for Craig A. Smith & Associates LLC (name of party on behalf of whom instrument is executed).

Notary Public State of Florida
Katherine Damo
My Commission HH 711355
Expires 8/18/2029

Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: Craig A. Smith & Associates LLC

2. Doing Business As / Fictitious Name: (if applicable): _____

3. Federal Employer I.D. No. (FEIN): 86-3889398

4. Website address: (if applicable): www.craigasmith.com

5. Principal place of business address: 1425 E. Newport Center Drive Deerfield Beach, FL 33442

6. Office location responsible for this project: 1425 E. Newport Center Drive Deerfield Beach, FL 33442

   Telephone No.: 954-782-8222

7. Type of business *(check appropriate box):*

   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☐ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☑ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Stephen C. Smith

   Title: President

   E-mail: Ssmith@craigasmith.com

   Telephone No. 954-782-8222

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Aneesh Goly - Owner

b) _____

c) _____

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) Craig A. Smith & Associates Inc.

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: _____

_____

_____

14. How many years has your firm been in business while providing the services offered within this solicitation? 45 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one)*.

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

Craig A. Smith & Associates LLC

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

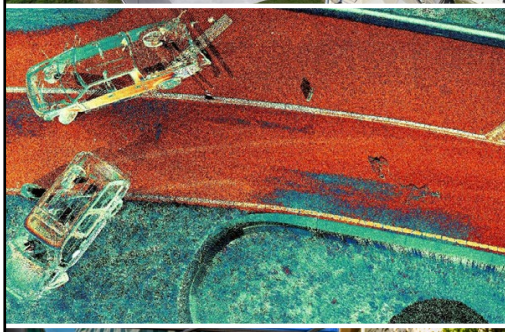
CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☐ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☐ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☐ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☐ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☐ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**


CRAIG A. SMITH & ASSOCIATES
TOWN OF
PEMBROKE PARK
FLORIDA
The Small Town that Means Big Business
THANK YOU
SUBMITTED TO:
TOWN HALL
3150 SW 52ND AVE.
PEMBROKE PARK, FL 33023
PH: 954-966-4600
SUBMITTED BY:
Craig A. Smith & Associates LLC
1425 E Newport Center Dr,
Deerfield Beach, FL 33442
Priscilla Cygielnik
Ph: (954) 782-8222

HBC









Town of Pembroke Park

RFQ# 25-02

Architectural and Engineering Services Through Continuing Contracts (CCNA)

NOVEMBER 13, 2025

Name of Respondent's Agency/Firm: HBC Engineering Company

Name of Contact: Hernan Lugo, MS, PE, CFM

Address: 5200 NW 33rd Ave, Suite 211, Fort Lauderdale, FL 33309

E-Mail: proposals@hbcengineeringco.com

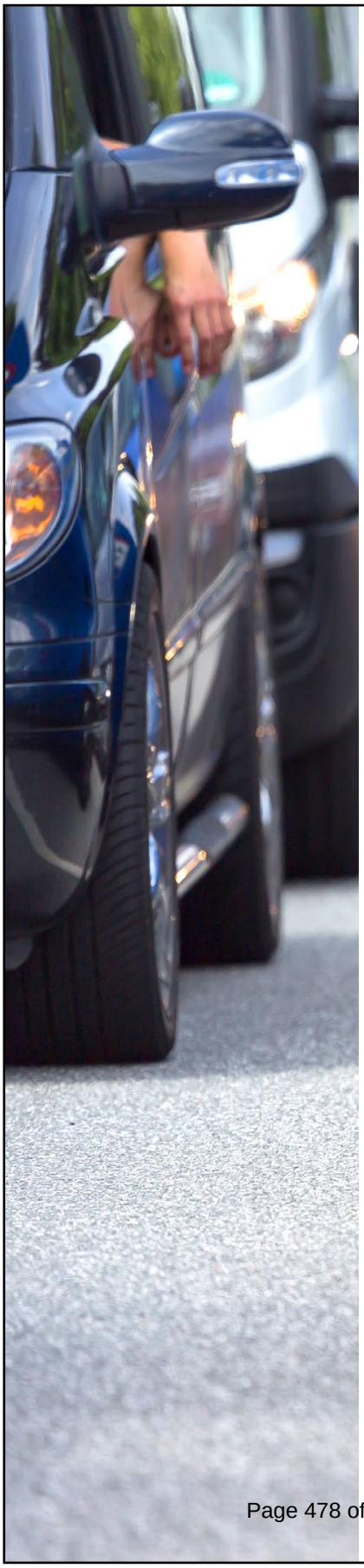
Telephone Number: (956) 648-9799



FOR MORE INFORMATION:

Hernan Lugo, MS, PE, CFM
Project Manager
HBC Engineering Company
(956) 648-9799
hlugo@hbcengineeringco.com

HBC Engineering Company
5200 NW 33rd Avenue, Suite 211,
Fort Lauderdale, FL 33309
(305) 232-7932
proposals@hbcengineeringco.com



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Affidavit Attesting to Noncoercive Conduct for Labor or Services
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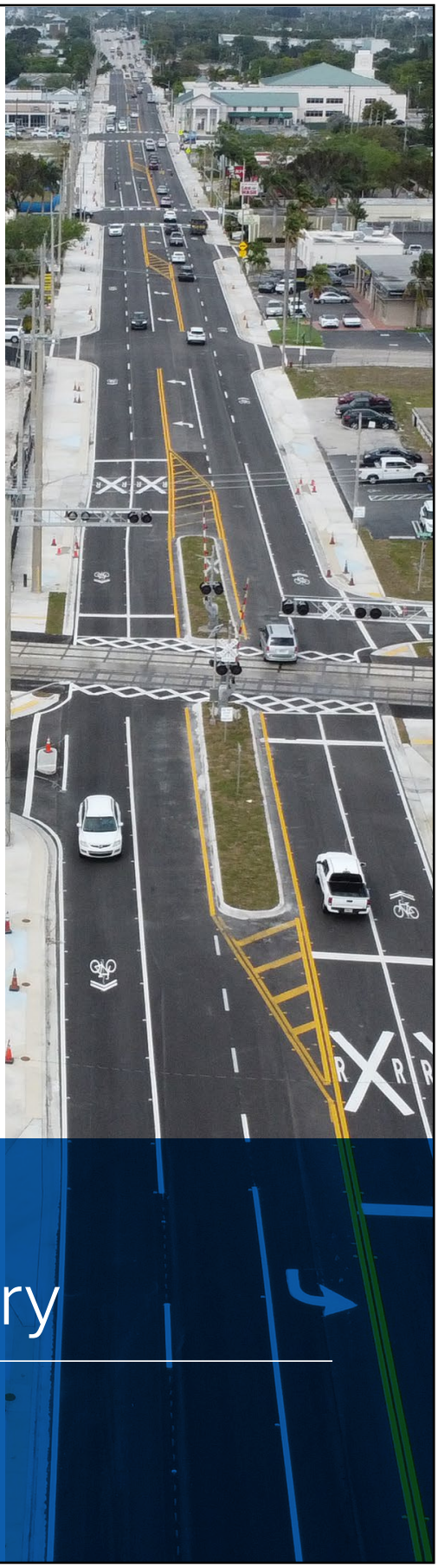


1. Cover Letter / Executive Summary

HBC

HBC Committed to Excellence

HBC Engineering Company
5200 NW 33rd Avenue, Suite 211
Fort Lauderdale, FL, 33309

November 13, 2025

Ms. Stephanie Woodbury, Procurement Administrator
Town of Pembroke Park – Procurement Division
3150 SW 52nd Avenue
Pembroke Park, FL 33023

RE: RFQ No. 25-02 – Architectural and Engineering Services through Continuing Contracts (CCNA)

Dear Evaluation Committee,

HBC Engineering Company (HBC) is pleased to submit our qualifications to provide professional Architectural and Engineering services to the **Town of Pembroke Park under RFQ 25-02.** We recognize the Town's continuing contract program as a strategic vehicle to deliver infrastructure projects that enhance community resilience, mobility, and public facilities. HBC is a Florida-registered, multidisciplinary firm established in 2006, providing civil, structural, transportation, water resources, and MEP engineering services to municipalities throughout South Florida. Our commitment is to deliver responsive, cost-effective, and high-quality services in full accordance with the Town's schedules and technical standards.

HBC understands that this continuing contract will support the Town's ongoing capital program through task assignments that may include roadway and drainage improvements, structural evaluations, public facility renovations, water and wastewater system upgrades, landscape and irrigation design, and building system modernization. We will provide comprehensive support from planning and concept development through permitting, bidding, and construction administration. Our team will apply FDOT, FDEP, and Town standards to deliver safe, sustainable, and permittable solutions.

Our staff of more than 80 professionals includes licensed engineers, architects, inspectors, and planners experienced in continuing contracts across Broward, Palm Beach, and Miami-Dade Counties. We warrant that HBC shall maintain in good standing all required licenses, certifications, and permits throughout the contract term and shall perform all services in full compliance with federal, state, and local laws. Our approach emphasizes quality assurance, clear communication, and predictable delivery—values that have earned HBC its reputation for excellence and reliability in public-sector engineering.

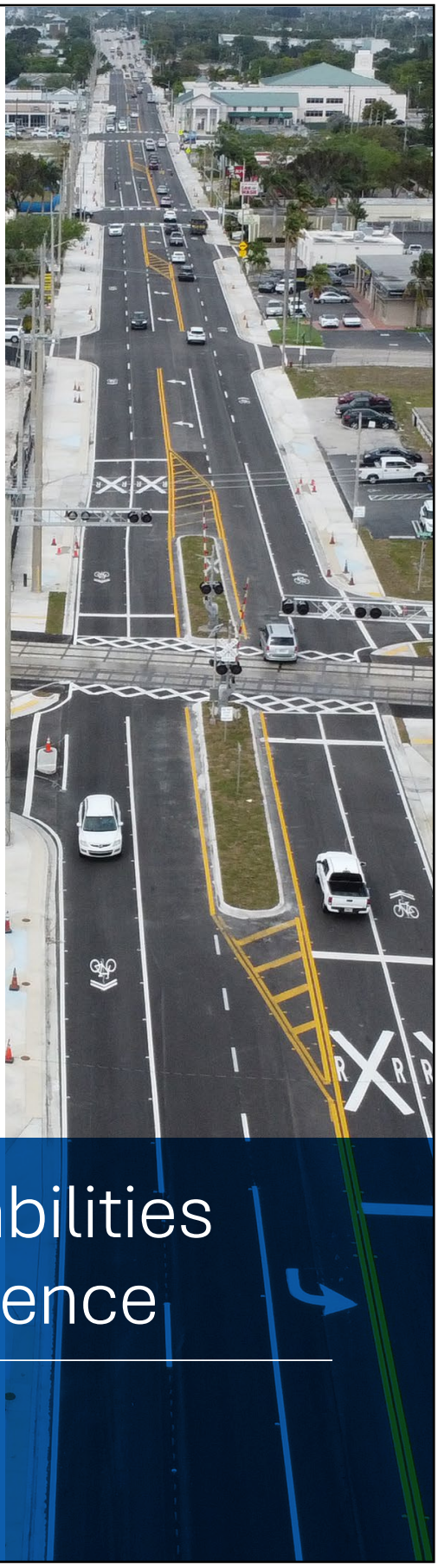
As authorized representative, Adebayo Coker, PE, President and Contract Manager of HBC Engineering Company, located at 5200 NW 33rd Avenue, Suite 211, Fort Lauderdale, FL 33309, is empowered to negotiate terms, render binding decisions, and commit HBC's resources for this contract. He may be reached directly at (305) 632-5280 or acoker@hbcengineeringco.com

HBC appreciates the Town's commitment to maintaining safe, resilient, and sustainable infrastructure and welcomes the opportunity to serve as a trusted partner in delivering projects that reflect Pembroke Park's vision and values. We stand ready to commence work immediately upon award.

Respectfully

Adebayo Coker, PE
President | Principal-in-Charge
HBC Engineering Company
(305) 632-52802 | acoker@hbcengineeringco.com

Hernan Lugo, MS, PE, CFM
Project Manager
HBC Engineering Company
(956) 648-9799 | hlugo@hbcengineeringco.com



2. Professional Capabilities and Project Experience

HBC

FIRM QUALIFICATIONS

Established in 2006, HBC is a Florida-registered engineering consulting firm offering full-service architectural and engineering capabilities to public agencies throughout the state. With more than 80 professionals, HBC provides integrated planning, design, and construction support services encompassing civil, structural, transportation, environmental, architectural, and building systems engineering. The firm is structured to deliver comprehensive solutions under continuing contracts, supporting municipalities, counties, and special districts with responsive, cost-effective technical services.

HBC's experience spans over 100 continuing services contracts and more than $5.2 billion in constructed project value. The firm's multidisciplinary expertise covers roadway and drainage improvements, water and wastewater systems, site development, building renovation, and facility infrastructure upgrades. HBC has successfully completed assignments for the Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise (FTE), Greater Miami Expressway Agency (GMX), and numerous local governments across Miami-Dade, Broward, and Palm Beach Counties. This depth of municipal and state experience demonstrates the firm's ability to meet the Town's requirements for professional A&E services through the CCNA process.

HBC's in-house team includes licensed Professional Engineers, planners, and construction inspectors who manage projects from concept development through design, permitting, and construction support. Our scope of services includes preliminary studies, site assessments, drainage and utility analysis, roadway and intersection design, grading and paving plans, water and wastewater system design, signing and pavement marking plans, lighting and signal coordination, cost estimating, and construction phase assistance. The firm's internal QA/QC program ensures full compliance with FDOT, FDEP, and local standards, providing consistency, accuracy, and regulatory assurance at every stage.

HBC's project approach emphasizes coordination, efficiency, and long-term value. Each task is led by an experienced project manager supported by discipline specialists who understand municipal procedures, procurement protocols, and permitting requirements. The firm's success is grounded in strong client partnerships, proactive communication, and the ability to mobilize technical resources quickly to meet the Town's ongoing project needs.

Certified as a DBE, MBE, SBE, and MWBE in Florida, and as DBE and LDB in Miami-Dade County, HBC actively supports diversity and equitable participation in public contracting. Through local presence, extensive multidisciplinary resources, and a record of performance with municipal clients, HBC is fully qualified and prepared to provide professional architectural and engineering services for the Town of Pembroke Park under this continuing contract.

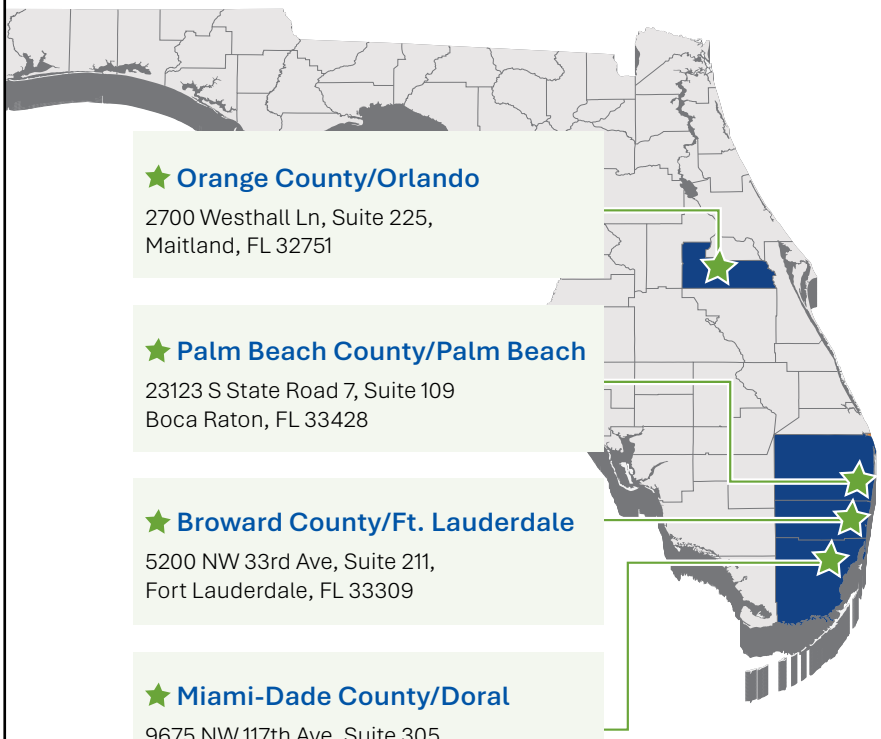
100+	5.2B+	19	490+	80+
Continuing services contracts	Construction dollar value of projects	Years of relevant experience	Municipal, county, and state contracts	Professionals across Florida

HBC offers a wide range of services, including:

- Roadway and intersection improvements
- Drainage and stormwater system design
- Water and wastewater utility design
- Grading, paving, and earthwork plans
- Site civil design for municipal facilities
- Permitting and regulatory coordination (FDOT, FDEP, SFWMD, RER)
- Erosion and sedimentation control plans
- Signing and pavement marking plans
- Maintenance of Traffic and construction phasing
- Cost estimating and bid document preparation
- Constructability reviews
- Utility coordination
- Transportation and traffic engineering studies
- Environmental and permitting support
- Data collection and field verification
- Public involvement and stakeholder coordination
- Post-design support and construction phase services

Locations

Our offices are strategically located across South Florida, including Broward, Miami-Dade, Palm Beach, and Orange Counties, enabling HBC to efficiently support the Town's continuing architectural and engineering needs. Each office is staffed with multidisciplinary professionals and equipped with advanced design and coordination tools to deliver responsive service and technical excellence.



★ Orange County/Orlando

2700 Westhall Ln, Suite 225,
Maitland, FL 32751

★ Palm Beach County/Palm Beach

23123 S State Road 7, Suite 109
Boca Raton, FL 33428

★ Broward County/Ft. Lauderdale

5200 NW 33rd Ave, Suite 211,
Fort Lauderdale, FL 33309

★ Miami-Dade County/Doral

9675 NW 117th Ave, Suite 305
Miami, FL 33178



Why the HBC Team?

HBC understands the Town of Pembroke Park's commitment to maintaining safe, resilient, and well-planned community infrastructure. The Town's focus on improving public facilities, enhancing drainage and mobility systems, and supporting sustainable growth aligns directly with HBC's core expertise and regional experience. Our team is prepared to assist the Town in advancing its capital improvement and redevelopment objectives through practical, cost-efficient, and regulatory-compliant engineering and architectural solutions.

From project initiation through completion, HBC is committed to precision, accountability, and responsiveness. With deep familiarity with South Florida's permitting environment, local conditions, and infrastructure needs, HBC stands ready to support the Town with multidisciplinary services that promote resilience, functionality, and long-term value.

FDOT Technical Categories

2.0 Project Development & Environmental (PD&E) Studies
3.0 Highway Design - Roadway
3.1 Minor Highway Design
3.2 Major Highway Design
3.3 Controlled Access Highway Design

4.0 Highway Design - Bridges
4.1.1 Miscellaneous Structures
4.1.2 Minor Bridge Design

5.0 Bridge Inspection
5.4 Bridge Load Rating

6.0 Traffic Engineering & Operations Studies
6.1 Traffic Engineering Studies
6.2 Traffic Signal Timing
6.3.1 Intelligent Transportation Systems Analysis & Design
6.3.2 Intelligent Transportation Systems Implementation
6.3.3 Intelligent Transportation Traffic Engineering Systems Comunications
6.3.4 Intelligent Transportation Systems Software Development

7.0 Traffic Operations Design
7.1 Signing, Pavement Marking and Channelization
7.2 Lighting
7.3 Signalization

10.0 Construction Engineering Inspection
10.1 Roadway Construction Engineering Inspection

13.0 Planning
13.4 Systems Planning
13.5 Subarea/Corridor Planning
13.6 Land Planning/Engineering
13.7 Transportation Statistics

LIST OF CURRENT AND PAST CLIENTS

Municipal Clients	City of Belle Glade
	City of Boca Raton
	City of Boynton Beach
	City of Delray Beach
	City of Doral
	City of Fort Lauderdale
	City of Hallandale Beach
	City of Hollywood
	City of Homestead
	City of Lighthouse Point
	City of Miami
	City of Miami Gardens
	City of Miramar
	City of Opa-Locka
	City of Riviera Beach
	City of South Daytona
	City of West Palm Beach
	City of West Park
	Town of Medley
County Clients	Broward County
	Miami-Dade County
	Palm Beach County
State and Regional Agencies	FDOT (Florida Department of Transportation)
	CFX (Central Florida Expressway Authority)
	Greater Miami Authority (GMX)
	JTA (Jacksonville Transportation Authority)
	SFRTA (South Florida Regional Transportation Authority)
	Seminole Tribe of Florida
Airports	Hollywood International Airport
	Miami International Airport
	Southwest Florida International Airport





HBC TEAM AWARDS & RECOGNITIONS

Miami-Dade County
Proclamation – HBC Engineering Day, October 22, 2025

American Council of Engineering Companies(ACEC)
2023 Outstanding Project Award- Venetian Causeway Improvements Bridges PD&E Study

American Society of Civil Engineers (ASCE)
2024 Engineer of the Year Award - Claudia Bustamante
2023 Awards & Board Installation Dinner Certificate of Appreciation
2023 - Silver Sponsor of the ASCE
2022 Awards & Board Installation Dinner Certificate of Appreciation
2022 - Silver Sponsor of the ASCE

Cuban American Association of Civil Engineers (CAACE)
2021 Project of the Year Category III Award for the Miami-Dade County Water and Sewer Department (MDC-WASD) Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Florida Department of Transportation (FDOT)
2006 Special Achievement Award
2005 Highway Engineering Award
2004 Team Achievement Award - Biscayne Boulevard III

The Intelligent Transportation Society of Florida
2024 Outstanding Achievement Award - Daniel Rodriguez

The Miami-Dade County Office of the Mayor and Board of County Commissioners
2020 Certificate of Appreciation - Bronze Sponsor of the 7th Annual District 1 Black Heritage Festival
2019 Certificate of Appreciation - Platinum Sponsor of the 6th Annual District 1 Black Heritage Festival

Nigerian Women Association of Georgia (NWAG)
2023 Sponsor Award

HBC is engineering progress with purpose, precision in motion, and built on trust and vision.

Why These Awards Matter

Each award reaffirms our dedication to technical excellence, value-driven solutions, and collaborative relationships. They serve as milestones on our mission to serve clients with integrity and impact.

Let's build something award-winning—together.

TECHNOLOGICAL CAPABILITIES & CUTTING-EDGE PRACTICES



At HBC, we recognize that delivering technologically advanced services to our clients requires a solid internal technological infrastructure. We maintain a robust network of computer-aided design (CAD), building information modeling (BIM), Geographic Information System (GIS) stations, and advanced project management software. These tools enable us to offer precise and efficient design solutions, ensuring all projects meet high standards.

Design Software & Tools: We utilize state-of-the-art CAD and BIM platforms, which allow us to develop accurate and detailed design models that can quickly adapt to project changes. These tools are integrated across our network, ensuring all stakeholders can access the most up-to-date project information.

Project Management Systems: Our sophisticated project management software allows us to track progress, allocate resources, and manage timelines effectively. This ensures that all project phases—from planning to execution—are well-coordinated and meet established milestones. Project managers have real-time access to cost data and performance metrics, helping us deliver projects on time and within budget.

Geospatial & Surveying Technology: To further enhance our precision, we employ advanced geospatial tools such as GIS and GPS for projects requiring surveying or subsurface utility engineering. These technologies provide accurate and reliable data critical for making informed decisions about design and construction.

Drone Technology: We are also pioneers in incorporating drone technology into our surveying and inspection processes. Our uncrewed aerial vehicles (UAVs) capture high-resolution imagery and 3D data, allowing us to conduct aerial surveys, monitor construction progress, and identify potential issues with unparalleled accuracy. Drone technology enables rapid data collection over large areas, reducing time and labor costs while improving project efficiency and safety.

Centralized Networking: HBC maintains a centralized data storage and networking infrastructure, ensuring seamless sharing of CADD files, GIS data, and other critical project information. Our system supports efficient drawing management and cross-disciplinary collaboration, ensuring that all team members across multiple locations can work cohesively.

Sustainable Engineering Practices: We integrate sustainable engineering solutions throughout our projects, advocating for energy-efficient designs and environmentally responsible practices. Our designs prioritize resource management and long-term sustainability, aligned with eco-friendly infrastructure development.

Custom IT Solutions: HBC's Technology Solutions Group extends beyond core engineering services by offering specialized IT services such as database development, web design, and custom application creation. This enables us to enhance project delivery with tailored technological solutions that address each client's and project's needs.

By leveraging cutting-edge technology like drones, efficient project management systems, and centralized technological infrastructure, HBC is well-prepared to deliver innovative, cost-efficient, high-quality services.



SUSTAINABILITY AT OUR WORKPLACE

Paper Reduction & Recycling

Transitioning to digital documentation.

Double-sided printing as default.

Office-wide paper recycling bins.

Energy Efficiency

Using LED or energy-efficient lighting.

Motion-sensor lights in office-wide.

Waste Reduction

Eliminating the use of single-use cups.

Providing reusable kitchenware and dishwashing options.

> *Committed to excellence. Powered by purpose.*

Sustainable Practices in Design

HBC is dedicated to sustainable design practices, reinforced by our continuous approach to fostering efficiency and energy savings on this contract. Our infrastructure improvements and upgrades strategy are rooted in sustainable engineering practices, ensuring that resource utilization and project implementation do not compromise the natural environment or burden future generations.

We have successfully integrated several approaches to meet the sustainable development goals in our previous projects, and we will maintain the same focus on this contract.

For each project we undertake, we propose various methodologies to achieve certification credits for sustainability when necessary. Our efforts will focus on steps, techniques, and technologies to minimize the environmental footprint and energy consumption throughout the planning, pre-design, design, post-design, and post-construction phases.

Some methods we had proposed in previous contracts include:

- Incorporating hydrodynamic separation devices in stormwater systems to enhance water quality.
- Directing stormwater from green areas to underground cisterns for reuse in irrigation.
- Utilizing recycled, low-carbon, and regionally sourced materials in roadway and facility construction.
- Employing smart water management technologies to optimize drainage efficiency and reduce consumption.
- Limiting disturbance to existing vegetation and natural site features during construction.
- Integrating low-maintenance landscaping sustained primarily by natural rainfall.
- Providing electric vehicle charging infrastructure to support municipal sustainability goals.
- Implementing green infrastructure elements such as bioswales and rain gardens.
- Designing pervious pavement systems to enhance groundwater recharge and mitigate flooding.

Internally, HBC extends this commitment to its operations through paper reduction, energy-efficient lighting, and waste minimization programs at all office locations. These firm-wide efforts reflect a continuous culture of sustainability—ensuring our projects and our practices contribute to the long-term resilience and environmental health of the communities we serve.

PROJECT SUMMARY

The following projects highlight HBC's extensive experience providing comprehensive architectural and engineering services for municipalities, counties, and state agencies throughout Florida. Each example demonstrates the firm's capacity to manage complex, multidisciplinary assignments that align with the Town of Pembroke Park's continuing contract scope. HBC's portfolio includes r**oadway reconstruction, drainage and stormwater improvements, utility upgrades, site development, architectural restoration, and construction administration services** delivered on schedule and within budget. Supported by more than 80 in-house professionals and a network of specialized subconsultants, HBC applies the same technical rigor, coordination, and quality assurance framework to every project, ensuring full regulatory compliance and long-term value for public clients.



Brothers to the Rescue Restoration & Relocation | BCC Engineering

The Brothers to the Rescue Monument Restoration and Relocation project involves the preservation, rehabilitation, and relocation of a memorial honoring four civilian aviators who lost their lives during a humanitarian mission. The scope includes architectural restoration, historic preservation, and mechanical and electrical engineering services to ensure functionality and integrity of the monument. Work encompasses lighting design, ADA-compliant accessibility, and coordination with FDOT and the City of Hialeah Gardens for placement along SR 25/Okeechobee Road from east of NW 116 Way to east of NW 87 Avenue. The project emphasizes cultural significance, public use enhancement, and long-term structural preservation.



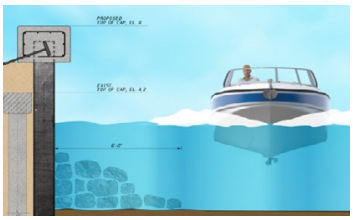
Golden Glades Multi-Modal Transportation Facility | FDOT/Lead Engineering Contractors

The Golden Glades Multimodal Transportation Facility project enhanced mobility and connectivity within one of Miami-Dade County's key transportation hubs. V3 Architectural Group provided architectural and interior design services in coordination with FDOT and Miami-Dade County. The project included a new entrance monument, upgraded pedestrian and bicycle infrastructure, and the addition of multi-bay bus terminals to support multimodal operations. Construction was phased over three and a half years to minimize disruptions to public transit and traffic during peak periods. Improvements incorporated ADA-compliant sidewalks, walkways, and platforms, as well as new bicycle paths, parking, and lockers to promote safe, efficient, and sustainable travel.



Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street | Miami-Dade County Dept of Transportation and Public Works

HBC is providing full design-build services for the reconstruction of NE 2nd Avenue from NE 20th Street to NE 36th Street. The project includes roadway reconstruction, drainage upgrades, pedestrian and traffic safety enhancements, and new utility infrastructure to improve mobility and resilience. HBC's scope covers engineering design, permitting, and coordination with local agencies. Key elements include new sidewalks, curb and gutter, pavement markings, decorative lighting, and a stormwater management system to mitigate flooding. The work also features installation of 6,100 linear feet of ductile iron water mains and new signalization systems to enhance traffic flow, safety, and community accessibility.



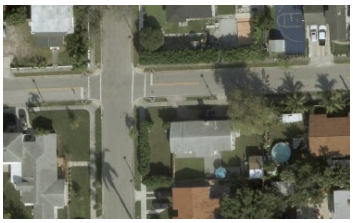
Riverwalk North Seawall Replacement Project | Miami-Dade County Dept of Transportation and Public Works

HBC led the design-build delivery of the NE 2nd Avenue Reconstruction Project from NE 69th Street to NE 91st Street, a 1.9-mile corridor funded through The People's Transportation Plan. The project modernized infrastructure, improved safety, and enhanced multimodal access in the City of Miami. Scope included full roadway reconstruction, widened lanes, bike lanes, sidewalks, on-street parking, and upgraded intersections. HBC designed a new stormwater management system with 2,162 LF of French Drain and over 125 structures, secured DERM permits, and addressed contaminated sites. Additional features included new signals, signage, decorative lighting, and coordinated utility and railroad adjustments to ensure safe, resilient mobility.



Districtwide Traffic Operations Data Collection Contract | Florida Department of Transportation (FDOT) District 4

HBC is providing professional traffic engineering data collection services for FDOT District 4 under a Districtwide Traffic Operations contract (Work Group 6.1 – Traffic Engineering Studies). The contract supports multimodal data gathering across five counties to improve operational safety and efficiency. Services include vehicle, pedestrian, and bicycle counts; travel time and delay studies; queue and spot speed analysis; sight distance reviews; and no-passing zone evaluations. Work is executed through Task Work Orders in compliance with FDOT's MUTS and FDM standards. HBC ensures quality through rigorous QA/QC, site inspections, and data validation, delivering reliable results that strengthen FDOT's statewide traffic operations programs.



Raised Intersection at NW 8 Terrace and NW 15 Ave | City of Miami

HBC is providing design and engineering services for the construction of a raised intersection at NW 8th Terrace and NW 15th Avenue to improve pedestrian safety, reduce vehicular speeds, and enhance multimodal connectivity. The project includes full preparation of construction documents encompassing roadway, drainage, signing, and pavement marking plans, supported by topographic surveying and geotechnical analysis. Scope elements include roadway reconstruction within intersection limits, concrete transition approaches, and milling and resurfacing beyond approach areas. Additional features include decorative concrete paver crosswalks, drainage adjustments, and new structures, all designed and permitted in compliance with City of Miami, FDOT, and MUTCD standards.

Continuing Professional Services | City of Aventura

KCI is providing on-call landscape architecture and surveying services through an ongoing contract supporting municipal landscape design review and compliance efforts. The team conducts detailed plan reviews to ensure projects meet city standards, regulatory requirements, and design quality objectives. Services emphasize achieving aesthetic, functional, and sustainable outcomes consistent with municipal codes and long-term maintenance goals. KCI's multidisciplinary approach integrates landscape architecture expertise with precise surveying to verify site conditions, coordinate across departments, and support efficient approvals, reinforcing the city's commitment to high-quality, resilient, and context-sensitive public realm design



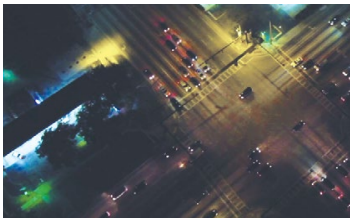
Continuing Contract for General Environmental Engineering | City of Fort Lauderdale

RES provided the City of Fort Lauderdale with comprehensive environmental engineering services through an ongoing support contract spanning multiple projects. The scope included planning, permitting, and restoration activities addressing water quality, sediment impacts, and ecological preservation. Key projects included the Himmarshee Canal Assessment and Tarpon River Restoration, which involved sediment sampling, benthic and hydrographic surveys, environmental monitoring, and coordination with FDEP and USACE following force main breaks. RES also supported the Bonnet House Greenway, minimizing environmental impacts through design alternatives; the Isle of Palms Seawall Replacement, addressing sea-level rise adaptation; and Fort Lauderdale Executive Airport endangered species relocation efforts. These initiatives strengthened the City's environmental resilience, regulatory compliance, and restoration management capacity.



City of Boca Fire Support Building | Palm Beach County

Pacifica Engineering Services provided geotechnical engineering support for the City of Boca Fire Support Building (Building #12), a new Fire Department facility with associated utility installations. The firm conducted one Standard Penetration Test (SPT) boring to 40 feet for the building foundation and two additional SPT borings to 10 feet for directional utility drilling. Deliverables included a comprehensive geotechnical report outlining shallow foundation recommendations, anticipated settlement, groundwater management strategies, and site preparation guidelines. These findings informed the structural design and construction planning, ensuring stability, constructability, and long-term performance of the new municipal support facility.



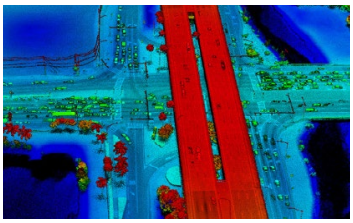
SR 7/US 441 Transit Corridor Improvements Task 1 | Florida Department of Transportation (FDOT) District 4

HBC provided professional engineering services for the SR 7/US 441 Multimodal Corridor Improvements project, a major FDOT District 4 and Broward MPO initiative to enhance safety, mobility, and user experience along approximately 16 miles of SR 7/US 441 and SR 858/Hallandale Beach Boulevard. The project focused on improving conditions for transit riders, bicyclists, and pedestrians while supporting transit-oriented development. HBC's responsibilities included roadway and drainage design, signing and pavement marking, lighting and signal upgrades, sidewalk and bike lane enhancements, utility coordination, and permitting. Additional work incorporated landscape and streetscape improvements to elevate corridor aesthetics, functionality, and multimodal connectivity within a high-demand transit corridor.



South Corridor Transit Oriented Development (TOD) Master Plan | Miami-Dade County Dept of Transportation and Public Works

The South Corridor Transit Oriented Development (TOD) Master Plan advanced multimodal connectivity along a 20-mile corridor in Miami-Dade County by promoting pedestrian, bicycle, and transit integration. HBC provided technical expertise in infrastructure assessment, connectivity analysis, and safety planning, evaluating facilities within a one-mile walk and bike shed of proposed stations. Using ArcGIS-based tools, HBC conducted field reviews, identified network gaps, and analyzed crash data to recommend safety improvements. Coordination with the Miami-Dade TPO and municipalities ensured alignment with regional initiatives. The plan delivers a data-driven framework for transit-oriented growth, enhancing first/last-mile connections, accessibility, and sustainable mobility across the corridor.



Topographic Survey for SR 838 from Turnpike to I-95 Overpass | Broward County

GPI Geospatial performed a 3D topographic survey for a 4.38-mile segment of SR 838 (Sunrise Boulevard) between the Florida Turnpike and I-95 in Broward County, Florida. The team established horizontal and vertical control in compliance with FDOT standards, defined roadway alignment and right-of-way limits, and set 54 secondary control points for aerial LiDAR calibration. Using a fixed-wing aircraft equipped with LiDAR sensors and a mapping camera, GPI collected aerial data and imagery to generate a detailed point cloud. Field and aerial data were integrated to produce final 3D survey drawings, which were reviewed, signed, and sealed by a licensed Florida Professional Surveyor and Mapper.



3D Design Survey for Oakland Park Blvd. from I-95 to A1A | Broward County

GPI Geospatial, Inc. completed a comprehensive 3D survey for a Broward County transportation corridor, integrating advanced geospatial technologies to support FDOT District 4 requirements. The scope included establishing primary and secondary control, performing full right-of-way 3D mapping using terrestrial LiDAR for hard surfaces, and conducting detailed drainage surveys. Historical baselines and right-of-way lines were recovered and incorporated into final deliverables. GPI provided a complete SURVRD package containing 3D models, survey baselines, and right-of-way data, along with all supporting files for FDOT verification. The project was delivered on schedule and within budget, ensuring precise, reliable survey data for design and construction coordination.



Riviera Beach Water Treatment Plant (WTP) Design-Build Project Phase 1 | City of Riviera Beach

HBC Engineering Company served as a key partner in the progressive design-build delivery of the City of Riviera Beach's Advanced Water Treatment Plant at the Avenue L parcel. Phase 1 encompassed comprehensive design and engineering for a 12.0 MGD advanced water treatment facility, expandable to 16.0 MGD, with supporting site and infrastructure improvements. The scope included treatment and storage facilities, groundwater supply wells, and 18,000 LF of transmission mains supported by hydraulic modeling. HBC's responsibilities also covered stormwater management, site grading, permitting, and regulatory compliance. Through expert civil design and project management, HBC advanced the City's capacity, efficiency, and long-term water reliability goals.



Design-Build Services for the Reconstruction of NW 84th Ave | Miami-Dade County Dept of Transportation and Public Works

HBC serves as the Engineer of Record for a roadway expansion project converting a 1-mile, 2-lane corridor into a 4-lane section with a Two-Way Left-Turn Lane (TWLTL). The project includes full roadway reconstruction, new typical sections, refined horizontal and vertical geometry, and a closed drainage conveyance system connecting to existing outfalls and stormwater facilities. Improvements feature RCP culvert replacements, new stormwater management areas, sidewalks, curb and gutter, updated signage and signalization, and coordinated utility relocations. HBC's scope encompasses permitting, geotechnical investigations, and community-sensitive design, ensuring enhanced safety, multimodal access, and environmental compliance throughout construction.



Buildings Report for Capital Repair Plans | Miami-Dade County Water and Sewer Dept (MDC-WASD)

HBC led the MDC-WASD Buildings Report for Capital Repair Plans Project, performing detailed inspections of structures at the Alexander Orr and Hialeah Water Treatment Plants. The effort covered process areas such as sludge tanks, clarifiers, aeration basins, pump rooms, chemical storage facilities, and supporting structures. HBC developed standardized templates and managed a team of engineers to assess structural and electrical conditions, review as-builts, and prepare 82 comprehensive inspection reports. Deliverables included photographic documentation, repair recommendations, and cost estimates. The project ensured compliance with BCC Resolution No. 229-22 and provided MDC-WASD with reliable data to prioritize capital repairs and rehabilitation planning over a five-year period.



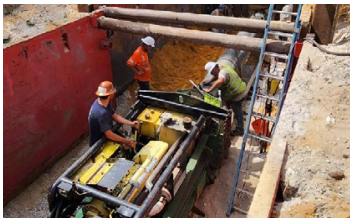
Multiple Parks - 40 Years Recertifications | Miami Dade County Parks

HBC performed visual inspections and structural assessments for multiple Miami-Dade County park facilities, including AB Barnes Park, Country Club of Miami, and Crandon Park. The scope involved evaluating building conditions, documenting deficiencies, and preparing detailed reports addressing both structural and electrical components in accordance with County requirements. HBC's reports included photographs, written evaluations, and prioritized repair recommendations necessary to achieve 40-year recertification compliance. Following completion of identified repairs, HBC prepared and submitted signed and sealed Structural and Electrical Recertification Reports consistent with Miami-Dade County Recertification Section standards, ensuring public safety and extending the service life of these recreational facilities.



CEI Services for the Sanitary Force Main Furnish and Install (F&I) Project - Phase III | Miami-Dade County Water and Sewer Dept (MDC-WASD)

HBC provided Construction Engineering and Inspection (CEI) services for the installation of over 11,000 linear feet of sanitary sewer force mains along West, North, and East Country Club Drive, from William Lehman Causeway to Yacht Club Way in the City of Aventura. The project included pipe sizes ranging from 4 to 20 inches in diameter. HBC managed daily inspection activities, ensuring compliance with MDC-WASD standards and specifications. Responsibilities included reviewing shop drawings, RFIs, and pay applications; conducting coordination meetings; maintaining detailed project records; and managing MOT and SWPPP documentation. HBC also oversaw design modifications, including implementation of a redundant backup sewer system for system reliability.



CEI Services for FDEP Grant Funded 12" Reclaimed Water Main 2-Mile Expansion for Area 10 | City of Delray Beach

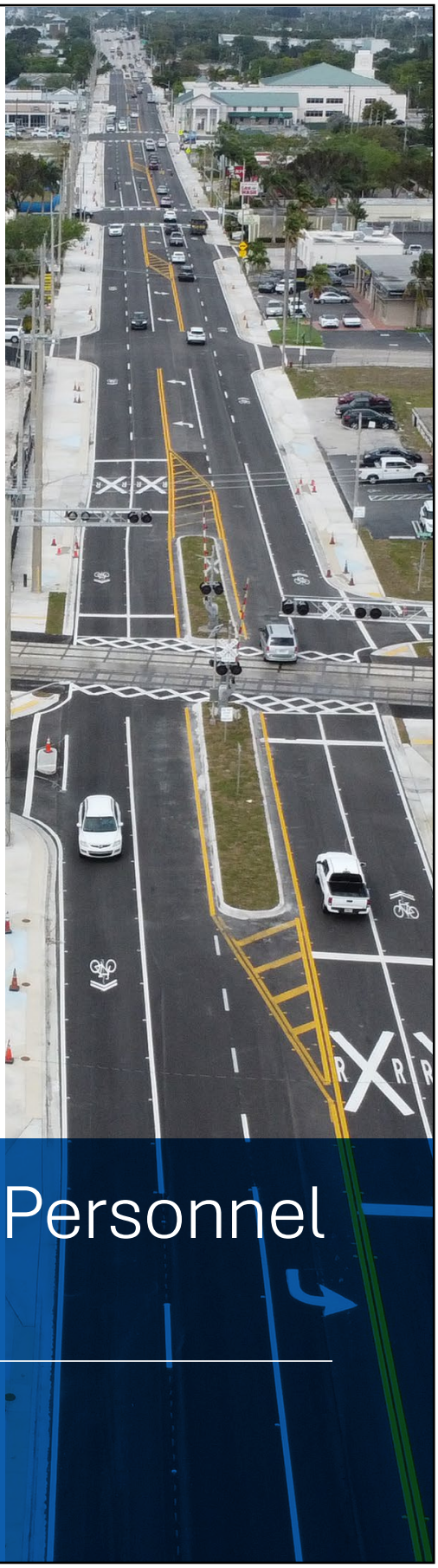
HBC provided comprehensive Construction Engineering and Inspection (CEI) services for a multiphased water main improvement project in the City of Delray Beach, funded by a Florida Department of Environmental Protection (FDEP) grant. The project involved installing over 7,500 linear feet of 12-inch and 6-inch HDPE water main using Horizontal Directional Drilling (HDD) and open-cut methods, along with sidewalk, driveway, and pavement reconstruction. HBC's CEI team, led by Christopher Soto, managed daily inspections, utility coordination, and contractor compliance, including critical oversight for installation beneath active FEC Railway tracks. Through proactive management, HBC maintained quality, mitigated conflicts, and delivered the project under budget despite schedule challenges.



CEI Services for Roadway, Sidewalk, & Pedestrian Lighting Improvements Project (LAP) at Cherry Road from Military Trail to Quail Drive |

Palm Beach County

HBC is providing Construction Engineering and Inspection (CEI) services for the Cherry Road Complete Streets Improvements project in Palm Beach County under a task work order contract. The project includes constructing new 8-foot sidewalks on the north side and 6-foot sidewalks on the south side of Cherry Road between N. Military Trail and Quail Road, along with milling, resurfacing, widening, and updated signing and pavement markings. Pedestrian lighting and landscaping are also incorporated to enhance safety and aesthetics. HBC's CEI team manages inspections, progress meetings, quantity verification, documentation, and funding compliance, ensuring quality, safety, and timely reimbursement under federal and state guidelines.



3. Experience of Key Personnel and Project Team

HBC

PROJECT TEAM QUALIFICATIONS

HBC Engineering Company (HBC) is a multidisciplinary Florida firm with more than 80 professionals providing integrated planning, design, and construction support services to public agencies. For the Town of Pembroke Park, HBC offers a single-source team with in-house civil, structural, electrical, transportation, stormwater, utility coordination, GIS, and construction administration capabilities, allowing seamless management from concept through completion. Led by Adebayo Coker, PE, with technical oversight by Edgar Diaz, MS, PE, PSM, project management by Hernan Lugo, MS, PE, CFM, and construction-phase coordination by Christopher Soto, PE, RSO, the team ensures disciplined delivery, regulatory compliance, and consistent communication. HBC is supported by specialized subconsultants in landscape architecture, geotechnical engineering, materials testing, surveying, and environmental permitting selected for their strong qualifications, local experience, and proven performance on municipal continuing contracts.

Staff Name	Role
HBC Engineering Company	Contract Management, QA/QC, Civil, Structural, Utility Coordination, Transportation Engineering, Permitting, Planning, Cost Estimating, Public Involvement, Drainage and Stormwater, Grant Writing, and Construction Administration
V3 Architectural Group, Inc. & JSA Group, Inc.	Architecture
KCI Technologies, Inc.	Landscape Architecture
Tierra South Florida, Inc & Pacifica Engineering Services, LLC	Geotechnical
GPI Geospatial, Inc. & Manuel G. Vera & Associates, Inc.	Surveying & Mapping
Resource Environmental Solutions, LLC (RES) & Pacifica Engineering Services, LLC	Environmental Services
EV Services, Inc	Public Involvement & Communications & Grant Writing & Support
Diaz-Murphy and Associates CES, LLC	Materials Testing

This structure provides the Town with a single, fully accountable point of contact supported by qualified professionals across all required disciplines. Each proposed team member offers at least five years of directly relevant municipal experience in design, permitting, and construction administration, ensuring knowledgeable execution of the scope. **Resumes and credentials included in Appendix A** confirm the team's technical qualifications and capacity to perform the work outlined in the solicitation.

SUBCONSULTANTS' QUALIFICATIONS

HBC Engineering Company (HBC) has assembled a multidisciplinary team with strong regional experience to support the Town of Pembroke Park under RFQ 25-02. The team includes specialized subconsultants in materials testing, surveying and SUE, cost estimating, landscape architecture, structural engineering, geotechnical services, environmental permitting, and architectural design. Each firm brings extensive experience working with Florida municipalities, counties, and state agencies, ensuring comprehensive coverage across civil, structural, electrical, transportation, drainage, geotechnical, environmental, surveying, and architectural disciplines. With offices throughout South Florida, HBC and its partners provide rapid response, familiarity with Town standards, and proven capability to support routine, emergency, and hurricane-related assignments while delivering cost-effective, resilient, and fully compliant solutions aligned with the Town's continuing contract framework.

Diaz-Murphy and Associates CES (DMA) is a certified SBE, WMBE, and DBE firm specializing in construction materials testing, inspection, and quality control services across Florida. Operating FDOT and CMEC-certified laboratories in Miami and Key West, DMA provides verification, CQC, and IA services for FDOT Districts 4 and 6, Florida's Turnpike Enterprise, and multiple municipalities, including major projects such as I-595, I-75, and US-27. The firm consistently delivers responsive, reliable, and fully compliant testing solutions aligned with Palm Beach County's quality assurance standards.

GPI Geospatial, Inc. (GPI), a subsidiary of Greenman-Pedersen, Inc., provides surveying, mapping, and geospatial data services with over 50 years of experience supporting infrastructure programs across Florida. Licensed in 34 states and headquartered in Orlando with offices in Miami and Tampa, GPI specializes in LiDAR, photogrammetry, topographic mapping, hydrographic surveying, and subsurface utility mapping. Their team of licensed professionals delivers high-accuracy GIS-integrated data that meets FDOT, FTE, and municipal standards for transportation and development projects.

RES Florida Consulting LLC d/b/a E Sciences (RES) a Fort Lauderdale-based subsidiary of Resource Environmental Solutions, provides environmental engineering and ecological consulting services statewide. Established in 2000, RES offers expertise in wetland delineation, habitat assessment, water quality management, and remediation, supported by a multidisciplinary team of engineers and scientists. With ongoing FDOT Districtwide Mitigation and Environmental Services contracts, RES applies science-driven design and regulatory compliance to support sustainable infrastructure for Palm Beach County.

JSA Group, Inc. is a Miami-based architecture and interior design firm certified as an SBE and DBE, with Miami-Dade County Technical Certifications in Architecture, ADA Title II Consulting, and Interior Design. Established in 2001, JSA provides creative, compliant, and cost-effective design solutions for educational, healthcare, and institutional facilities, including continuing contracts with Miami-Dade County Public Schools and Citrus Health Network. The firm delivers responsive, code-compliant architectural services for Palm Beach County's facility improvement programs.

KCI Technologies, Inc. is a 100% employee-owned multidisciplinary engineering firm ranked among ENR's Top 100 Design Firms, with over 2,400 professionals in 70 offices nationwide, including Fort Lauderdale. KCI provides integrated services in civil, structural, environmental, MEP, and construction management, supporting FDOT, FTE, and municipal infrastructure programs. Their Florida operations emphasize resiliency, sustainability, and regulatory compliance, offering Palm Beach County comprehensive engineering support under the continuing contract.

Manuel G. Vera & Associates, Inc. (MGV) is a certified FDOT DBE firm established in 1977, specializing in surveying, mapping, subsurface utility engineering (SUE), and utility coordination. Headquartered in Miami with offices in Jupiter and Orlando, MGV manages five FDOT districtwide contracts and serves counties and agencies statewide. With a staff of over 80 professionals and 19 survey/SUE crews, MGV delivers accurate, data-driven solutions that support design, construction, and asset management for Palm Beach County.

Pacifica Engineering Services, LLC (PACIFICA) is a certified MBE, DBE, and SBE firm offering geotechnical engineering, construction materials testing, environmental consulting, and inspection services across Florida. With offices in Delray Beach, Doral, and Orlando, PACIFICA operates FDOT- and CMEC-certified laboratories and employs licensed engineers and certified inspectors. The firm's portfolio includes the PBIA Airfield Improvements, Florida's Turnpike Widening, and STA-1W Pump Stations, providing reliable, cost-effective technical support for Palm Beach County's continuing services.

Tierra South Florida, Inc. (TSF) is a DBE/SBE-certified geotechnical engineering and materials testing firm headquartered in West Palm Beach with offices in Miami Lakes, Tampa, and Orlando. TSFGeo provides subsurface investigations, laboratory testing, and construction inspections supported by FDOT- and CMEC-certified labs and a fleet of 11 drill rigs. With over 38 years of experience, TSFGeo delivers geotechnical, foundation, and pavement design services ensuring safety, accuracy, and compliance for Palm Beach County infrastructure projects.

V3 Architectural Group, Inc. (V3) is a South Florida-based architecture and interior design firm offering comprehensive services in planning, design, construction administration, and project management. The firm has extensive experience delivering continuing service contracts for municipal and institutional facilities, ensuring full compliance with FBC, ADA, and life-safety codes. V3A's multidisciplinary approach emphasizes functional, sustainable, and cost-efficient solutions for Palm Beach County's architectural projects.

EV Services, Inc. (EVSI) is a certified MBE, DBE, and SBE firm established in 2006, specializing in public involvement, government relations, and strategic communications for public infrastructure programs across Florida. With extensive experience supporting FDOT districts, counties, and municipalities, EVSI provides outreach coordination, stakeholder engagement, and grant assistance to ensure transparent, inclusive, and compliant project communication. For this contract, EVSI supports HBC by delivering community relations, public information, and engagement services that strengthen collaboration between the Town of Pembroke Park, its residents, and project stakeholders.

KEY STAFFING FOR THIS PROJECT

HBC's proposed team is composed of seasoned professionals with extensive experience providing architectural, engineering, and construction support services for municipal and county clients across South Florida. Each key staff member brings specialized technical expertise aligned with the Town's scope of work, including civil, structural, transportation, environmental, mechanical, electrical, and architectural disciplines. The team's collective experience under continuing services contracts ensures a streamlined approach to task management, permitting, and coordination with regulatory agencies. Together, these professionals represent the depth, responsiveness, and technical excellence necessary to deliver high-quality results for the Town of Pembroke Park.

HBC Engineering Company



Adebayo Coker, PE | Principal-In-Charge has over 33 years of experience in transportation engineering, project development, and design management across Florida. He has successfully led multidisciplinary teams for FDOT, Miami-Dade County, Palm Beach County, and other major clients, overseeing roadway, transit, and multimodal infrastructure projects from planning through construction. His expertise spans PD&E studies, roadway design, traffic operations, and CEI oversight, supported by his strong background in QA/QC and regulatory coordination. Adebayo's leadership ensures the integration of sustainable and cost-effective solutions that enhance mobility, safety, and resilience. A licensed Professional Engineer in Florida and FDOT-certified QA/QC Manager, he provides high-level oversight and technical direction to ensure the Town of Pembroke Park's continuing contracts meet all professional and performance standards.



Edgar Diaz, MS, PE, PSM | QA/QC Manager has 38 years of experience in civil and utility infrastructure design, construction management, and project controls. He has managed multidisciplinary teams for FDOT, Palm Beach County, and Miami-Dade County, ensuring technical accuracy and regulatory compliance across large-scale public works and water/wastewater programs. His background includes directing quality reviews, risk mitigation, and performance tracking for projects under the USEPA Consent Decree and Ocean Outfall Legislation programs. As a licensed Professional Engineer in Florida and Puerto Rico and a Professional Surveyor and Mapper in Florida, Edgar applies rigorous QA/QC processes that uphold design integrity and schedule adherence. His leadership ensures each project delivered under the Town of Pembroke Park's RFQ 25-02 meets the highest standards of quality, safety, and accountability.



Hernan Lugo, MS, PE, CFM | Project Manager brings 27 years of experience in civil engineering, specializing in roadway, drainage, and stormwater infrastructure for transportation and municipal projects across Florida. As Project Manager, he leads multidisciplinary teams through design, permitting, and construction coordination, ensuring compliance with FDOT, FDEP, and SFWMD standards. His portfolio includes managing the SR-817/University Drive Improvements, Boca Rio Road Widening, and NW 25th Street Reconstruction, where he emphasized constructability, cost-efficiency, and

resiliency. Licensed in Florida and Texas and certified as a Floodplain Manager and Building Contractor, Hernan delivers sustainable, technically sound infrastructure aligned with the Town of Pembroke Park's objectives under RFQ 25-02.



Christopher Soto, PE, RSO | Construction Manager | Senior Project Engineer / FDOT LAP Program Specialist | Constructability Reviewer has 13 years of experience in Construction Engineering and Inspection (CEI) for roadway, bridge, and utility infrastructure projects across Florida. He oversees construction activities, manages inspection teams, and ensures compliance with FDOT, LAP, and municipal standards for safety, quality, and schedule adherence. Christopher has led CEI assignments for FDOT Districts 4, 5, and 6, Palm Beach County, and the City of Delray Beach, including the Half Mile Road, Cherry Road, and 12" Reclaimed Water Main projects. His expertise spans constructability review, MOT compliance, permitting, and stakeholder coordination. A licensed Professional Engineer and FDOT Advanced MOT–certified Radiation Safety Officer, Christopher applies a disciplined, hands-on management approach that ensures efficient, high-quality project delivery under the Town of Pembroke Park's RFQ 25-02 continuing services program.



Gonzalo Barrera, PE | Civil Engineering has over 7 years of experience specializing in roadway, signalization, and drainage design for FDOT and municipal infrastructure projects. His expertise includes 3D roadway modeling, signing and pavement marking, and Temporary Traffic Control (TTC) plan development, ensuring compliance with FDOT, MUTCD, and ADA standards. Gonzalo has served as Project Engineer and Deputy PM for projects such as the SR-7/US-441 Transit Corridor Improvements, SR-817/University Drive Widening, and NE 2nd Avenue Reconstruction Design-Build. Proficient in AutoCAD, MicroStation, and OpenRoads Designer, he combines technical precision with innovative design to improve multimodal connectivity and safety.



Sreelatha Nandivada, MS, PE | Structural Engineering has 22 years of experience in bridge design, structural analysis, and load rating for transportation and coastal infrastructure projects. She has led structural design and assessments for bridges, seawalls, and retaining walls, applying AASHTO, ASCE, and FDOT standards to ensure durability and safety. Her experience includes the Hollywood Seminole Indian Reservation Pedestrian Bridge for STOFI, PBC Water Treatment Plant No. 2 Expansion, and multiple FDOT and NCDOT bridge programs. Proficient in STAAD.Pro, LEAP Bridge, RISA, and AASHTOWare BrR, Sreelatha integrates advanced modeling with field-driven insight to deliver resilient, code-compliant solutions. Licensed in multiple states, including Florida, she brings specialized expertise in coastal resilience and structural integrity.



Orlando Penate, PE, IMSA III | Electrical Engineering has over 20 years of experience in lighting design, power distribution, and electrical infrastructure for transportation and municipal projects across Florida. He has served as Engineer of Record for roadway and facility lighting, wastewater infrastructure, and Intelligent Transportation Systems (ITS), ensuring full compliance with FDOT, FPL, and NEC standards. His portfolio includes the SR-826/Snapper Creek Expressway LED Lighting Conversion for GMX, the SR-710/Blue Heron Boulevard Lighting Improvements, and the Riverwalk North Seawall Replacement Project for the City of Fort Lauderdale. A licensed Professional Engineer and Level II Infrared Thermographer, Orlando's technical leadership integrates energy efficiency, safety, and code compliance.



Moatz Saad, PhD, PE, PTOE, IMSA II | Transportation/Traffic Engineering has 13 years of experience specializing in traffic operations, safety analysis, and multimodal corridor planning. He leads the development of traffic simulation models, impact studies, and safety evaluations for FDOT, GMX, and multiple municipalities, integrating advanced tools such as Synchro, VISSIM, and GIS to optimize system performance. His project experience includes managing the SR-7/US-441 Transit Corridor Improvements, the SR-25/US-27 Okeechobee Road Traffic Analysis, and the Advanced Traffic Management System (ATMS) Implementation for Miami-Dade County. A licensed Professional Engineer and Professional Traffic Operations Engineer, Dr. Saad combines research-based insight with practical field experience to enhance safety, mobility, and reliability across urban transportation networks.



Eugene Hunter, IMSA I | Construction Administration has over 35 years of experience in Construction Engineering and Inspection (CEI) for roadway, bridge, and municipal infrastructure projects across Florida. He specializes in construction oversight, contract documentation, and field coordination for FDOT and Local Agency Program (LAP) projects, ensuring strict adherence to specifications, quality standards, and safety compliance. Gene's experience spans bridge rehabilitation, drainage, signalization, lighting, and stormwater improvements, including key projects such as the Seminole Boulevard Multi-Use Trail and Pedestrian Lighting Project and the SR-817/University Drive Widening. Certified in CTQP, MOT, and Stormwater Management, he excels in managing field inspections, pay items, and contractor coordination to maintain schedule integrity and cost control.



Rodolfo Caceres, PE, IMSA I | Contract Support Specialist/Resident Compliance Specialist has 21 years of experience in Construction Engineering and Inspection (CEI) services for transportation and municipal infrastructure. He specializes in contract administration, field verification, pay item tracking, and compliance oversight for FDOT, Florida's Turnpike Enterprise, and Broward County projects. His work includes managing Requests for Information (RFIs), change orders, and payment applications while coordinating between contractors, inspectors, and project managers to ensure adherence to contract documents and schedules. Rodolfo's project experience includes the Systemwide Queue Warning System on SR-91 & SR-429 and the CEI Contract for Boynton Beach Boulevard Improvements, where he led documentation control, progress reporting, and safety compliance.



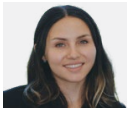
Scott Smith, IMSA I | Senior Inspector has over 28 years of Construction Engineering and Inspection (CEI) experience specializing in bridge rehabilitation, roadway improvements, and structural inspection for FDOT and municipal clients. He provides on-site oversight for construction, testing, and documentation, ensuring compliance with project specifications, safety regulations, and QA/QC standards. His portfolio includes the Donald Ross Road Bascule Bridge Replacement, Sheridan Street Bridge Rehabilitation, and Blue Heron Boulevard Bridge projects. Scott's certifications include CTQP Asphalt Levels I & II, Earthwork Levels I & II, Drilled Shaft Inspection, and FDOT Advanced MOT, complemented by FEMA and FDEP stormwater and IMSA signal inspection credentials.



Francisco Rodriguez, IMSA I | Inspector has over 27 years of experience in Construction Engineering and Inspection (CEI), specializing in roadway, bridge, and Intelligent Transportation System (ITS) infrastructure. He has performed inspections and documentation for major FDOT and Turnpike projects, ensuring compliance with design specifications, materials testing standards, and MOT requirements. His field expertise includes overseeing CCTV, MVDS, DMS, and fiber optic installations under districtwide ITS and roadway improvement contracts for FDOT Districts 1 and 4, Florida's Turnpike Enterprise, and Palm Beach County. Certified in FDOT CTQP Drilled Shaft, Advanced MOT, and multiple ITS CEI specialties, Francisco brings technical rigor and proactive field coordination to each assignment.



Woudeline Lucdor | Data Collection has 6 years of experience in traffic data collection, transportation engineering, and environmental analysis. She supports corridor and intersection evaluations through traffic counts, speed studies, and geometric data collection for FDOT and Miami-Dade County projects. Her work includes the FDOT District 4 Districtwide Traffic Operations Data Collection, SR-25/US-27 Okeechobee Road Traffic Analysis, and MDC-DTPW Northeast Corridor Transit Study, where she assisted in gathering multimodal data for mobility and capacity assessments.



Julia Beliz, EI | GIS has over 3 years of experience supporting transportation, water, and wastewater infrastructure projects through advanced geospatial analysis and data integration. She develops and manages GIS models for infrastructure planning, sediment control, and capacity assessment, integrating environmental and engineering datasets to enhance project decision-making. Her work includes GIS-based modeling for the Carraízo Sediment Control Project, site assessments for the City of Riviera Beach Water Treatment Plant, and geospatial coordination for Miami-Dade County Water and Sewer Department's Capital Improvement Program. Proficient in ArcGIS Pro, Python, and AutoCAD, Julia translates complex spatial data into actionable insights that support permitting, environmental compliance, and infrastructure design.



Sonny Abia, PhD, PE | Utility Coordination has over 35 years of experience managing complex transportation and municipal projects across Florida. He has led coordination efforts with multiple Utility Agency Owners (UAOs) and agencies for major FDOT and Miami-Dade County projects, including the SR-817/University Drive Improvements, NE 2nd Avenue Reconstruction Design-Build, and SR-7/US-441 Transit Corridor Improvements. His expertise includes conflict resolution, development of Final Utility Certification packages, and multi-agency permitting under FDOT and FHWA standards. A licensed Professional Engineer and TTC Advanced Certified professional, Dr. Abia combines technical precision, regulatory insight, and field coordination to ensure compliant, constructible, and cost-efficient utility solutions.



Teodoro Tefel, PE | Cost Estimates/Schedule and Project Control has over 38 years of experience in roadway design, transportation planning, and infrastructure management. His expertise includes developing preliminary engineering reports, feasibility assessments, and construction cost estimates for FDOT and municipal projects, ensuring accuracy, constructability, and budget alignment. Teodoro has managed planning and design efforts for complex projects such as the SR-25/US-27 Okeechobee Road Reconstruction, SR-826/Palmetto Expressway Improvements, and Boca Rio Road Widening. A licensed Professional Engineer in Florida with FDOT Advanced MOT certification, he integrates technical precision, schedule control, and fiscal accountability across all project phases.



Melannie Gomez | Public Involvement has 3 years of experience leading community engagement, stakeholder coordination, and outreach communication for municipal and transportation projects across South Florida. She has supported major initiatives for the City of Hollywood, City of Fort Lauderdale, and Miami-Dade County DTPW, facilitating public meetings, developing outreach materials, and managing multilingual communication strategies to enhance project transparency and participation. Her recent work includes the Johnson Street Complete Streets Study, Riverwalk North Seawall Replacement, and NW 84th Avenue Reconstruction projects, where she coordinated public notices and interactive engagement tools to gather community input.

Key Subconsultants



Alejandro Diaz | Material Testing (DMA) with 15 years of experience in construction materials testing, verification, and quality assurance for transportation and infrastructure projects across Florida. He specializes in managing materials laboratories and supervising verification testing for concrete, asphalt, and earthwork in compliance with FDOT and FTE standards. Alejandro has overseen districtwide materials programs for FDOT Districts 4 and 6, providing QA/QC support, MAC reporting, and coordination with CEI teams to ensure all placed materials meet required standards. His portfolio includes laboratory management for the Golden Glades Multimodal Transportation Facility, MDX Expressway projects, and FTE districtwide testing programs. Known for his precision and leadership in material certification and compliance, Alejandro ensures all testing and documentation align with contract requirements and state specifications in support of the Town of Pembroke Park's RFQ 25-02 continuing services program



Esther Monzon-Aguirre | Planning and Community Development | Grant Writing and Support (EV) Esther has over 33 years of experience in strategic communications, public involvement, and legislative advocacy for major infrastructure and development programs across South Florida. As President of EV Services, Inc., she has led public outreach and stakeholder coordination for complex, high-profile projects including the WASD Consent Decree Program, the Miami International Airport Park 6 Parking Garage, and the Baywalk Pedestrian Bridge over SR-395. Her expertise spans strategic planning, community engagement, grant writing, and consensus-building among public agencies, elected officials, and the community.



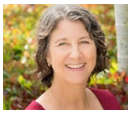
Julio Sanchez, RA | Building Inspections, Plans Review and Permitting (JSA) with over 48 years of experience in architecture, interior design, and building code compliance across Florida. He specializes in building inspections, plan review, and permitting for commercial, institutional, and public facilities, ensuring full adherence to the Florida Building Code, FFPC, UFAS, ADAAG, and local regulations. Julio has managed architectural design and construction administration for major clients such as Miami-Dade County Public Schools, the City of Pembroke Pines, and Miami-Dade Transit. His extensive background includes ADA Title II consulting and barrier removal projects, with expertise spanning healthcare, hospitality, and educational facilities.



Todd Mohlet, RLA, ISA, IA | Landscape Architecture (KCI) with over 30 years of experience in landscape, irrigation, and urban design for public and private sector projects throughout Florida. His expertise includes corridor beautification, park master planning, and sustainable irrigation systems, combining water-efficient technologies with resilient plant design. Todd has served as Senior Landscape Architect for projects such as the City of Dania Beach Corridor Landscape Master Plan, SR-818/Griffin Road Medians, and the Lyons Road Corridor Enhancement for the City of Coconut Creek. Licensed in Florida, Georgia, and South Carolina, and certified as an Irrigation Designer, Contractor, and Arborist, he brings deep knowledge of site planning, construction oversight, and ecological stewardship.



Mark R. Sowers, PSM| Surveying & Mapping (MGV) with 37 years of experience leading survey, mapping, and subsurface utility engineering (SUE) services across Florida. As Survey Director at Manuel G. Vera & Associates, Inc., he manages field operations, QA/QC reviews, and coordination with FDOT, municipalities, and private sector clients to ensure accuracy and compliance with regulatory standards. His background includes eight years with FDOT District 4, where he served as District Surveyor and chaired the Survey Technical Advisory Committee, advancing statewide standards for control networks and data accuracy. Mark's recent projects include FDOT District 4 Districtwide Surveying and Mapping, the I-95/45th Street Diverging Diamond Interchange, and Pembroke Road Mobile LiDAR Services. A licensed Professional Surveyor and Mapper in Florida and active member of the Florida Surveying & Mapping Society, he brings technical precision and management expertise to support the Town of Pembroke Park's RFQ 25-02 objectives for reliable, high-quality geospatial services.



Nadia G. Locke, PE, LEED AP| Environmental Engineering (RES) with over 37 years of experience leading environmental planning, permitting, and mitigation projects across Florida. She specializes in environmental compliance, stormwater design, wetland and wildlife studies, and climate resilience planning for municipal and transportation clients. Nadia has managed environmental engineering contracts for the City of Fort Lauderdale, City of Miami Beach, and FDOT District 4, including the Districtwide Mitigation and Wildlife Services Program and multiple site assessment and remediation projects. A licensed Professional Engineer, LEED Accredited Professional, and FDEP-certified Stormwater and Erosion Control Instructor, she integrates sustainable practices and regulatory expertise to ensure environmental protection and infrastructure resilience.



Raj Krishnasamy, PE | Geotechnical Engineering (TSF) with 38 years of experience in geotechnical engineering, materials testing, and construction inspection across Florida. As President of Tierra South Florida (TSFGeo), he has overseen more than 7,500 public and private projects, providing technical direction and QA/QC oversight for geotechnical investigations, subsurface exploration, and foundation design. His experience includes managing continuing contracts for FDOT District 4, Broward County, and the Town of Pembroke Park, with notable projects such as the I-95/45th Street Diverging Diamond Interchange, Seneca Town Center Development, and Chaves Lake Park Improvements.



Jose A. Vidal, AIA, LEED AP | Architecture (V3) with over 32 years of experience in architecture, planning, and interior design for public and private sector projects across Florida. As President of V3 Architectural Group, he has delivered complex civic, transportation, mixed-use, and institutional facilities from concept through construction, including the Golden Glades Multimodal Transportation Facility, Dolphin Station Park-and-Ride, and Doral Government Center Improvements. Jose's expertise spans design-build and fast-tracked projects emphasizing constructability, ADA accessibility, and sustainability. A licensed architect and LEED Accredited Professional, he combines design excellence with technical precision to create durable, functional, and context-sensitive architecture.

AVAILABILITY OF KEY STAFF

Staff Name	Company	Role	Avail. %/ Hrs.
Adebayo Coker, PE	HBC	Principal in Charge	80%
Edgar Diaz, MS, PE, PSM	HBC	QA/QC Manager	80%
Hernan Lugo, MS, PE, CFM	HBC	Project Manager/ Drainage and Stormwater	90%
Christopher Soto, PE, RSO1	HBC	Contruction Manager/ Constructability Reviews/ Senior Project Engineer/FDOT LAP Program Specialist	100%
Gonzalo Barrera, PE	HBC	Civil Engineering	80%
Sreelatha Nandivada, MS, PE	HBC	Structural Engineering	80%
Orlando Penate, PE, EE, IMSA III	HBC	Electrical Engineering	80%
Teodoro Tefel, PE	HBC	Transportation/Traffic Engineering / Cost Estimates/ Schedule and Project Control	80%
Jose A. Lopez, PE	HBC	Transportation/Traffic Engineering	90%
Moatz Saad, PhD, PE, PTOE, IMSA II	HBC	Transportation/Traffic Engineering/ Planning and Community Development	90%
Daniel Rodriguez, MS, PE, IMSA III	HBC	Transportation/Traffic Engineering	90%
Juan J. Flores, PhD, AICP	HBC	Planning and Community Development	90%
Sonny Abia, PhD, PE	HBC	Building Inspections, Plans Review and Permitting/ Utility Coordination	80%
Julia Beliz, EI	HBC	GIS	80%
Melannie Gomez	HBC	Public Involvement	80%
F. Craviero de Sa, PhD	HBC	Grant Writing and Support	80%
Woudeline Lucdor	HBC	Data Collection	80%
Ethan Behre	HBC	Data Collection	90%
Eugene Hunter, IMSA I	HBC	Construction Administration	100%
Claudia Rodriguez, PE, IMSA I	HBC	Construction Administration	100%
Rodolfo Caceres, PE, IMSA I	HBC	Construction Administration/ Contract Support Specialist/Resident Compliance Specialist	100%
Scott Smith, IMSA I	HBC	Senior Inspector	100%
Francisco Rodriguez, IMSA I	HBC	Inspector	100%
Jose A. Vidal, AIA, LEED AP	V3	Architecture	80%
Julio Sanchez, RA	JSA	Architecture	80%
Todd Mohler, RLA, ISA, IA	KCI	Landscape Architecture	80%
Nadia G. Locke, PE, LEED AP I	RES	Environmental Engineering	80%
Wesley C. Foster, PE, SI, MBA	PACIFICA	Environmental Engineering/ Geotechnical Engineering	80%
Raj Krishnasamy, PE	TSF	Geotechnical Engineering	80%
Esther Monzon-Aguirre	EV	Planning and Community Development/ Public Involvement/ Grant Writing and Support	90%
Mark R. Sowers, PSM	MGV	Surveying & Mapping	80%
Frank Paruas, PSM	GPI	Surveying & Mapping	80%
Alejandro Diaz	DMA	Materials Testing	100%

INTEGRATION OF PRIME AND SUBCONSULTANTS

HBC has extensive experience managing integrated engineering and operations contracts, coordinating effectively with subconsultants to deliver complex infrastructure improvements across Florida. Over the past five years, our team has successfully executed multidisciplinary projects under continuing and task work order contracts, demonstrating clear alignment of roles, responsibilities, and authority to ensure quality, efficiency, and compliance.

Firms	Role/ Level of Authority	Project Name
Diaz-Murphy and Associates CES, LLC	Subcontracted Services	CAQ66 Boynton Beach
EV Services, Inc	Subcontracted Services	NE 2nd Ave DTPW02 (Design-Build w/ JVA) NW 84 DTPW-04
GPI Geospatial, Inc	Subcontracted Services	BasinH1 Stormwater (Belle Glade) Raised Intersection at NW 8 Terr & NW 15 Ave (MIA) River Walk Seawall (Ft Lauderdale) Pedestrian Bridge (Seminole Tribe of Florida) Johnson St (Hollywood)
JSA Group, Inc.	Subcontracted Services	Citrus Grove Elementary School Pine Lakes Elementary School Dr William Chapman Elementary School
KCI Technologies, Inc	Subcontracted Services Subcontracted Services	NE 2nd Ave DTPW02 (Design-Build w/ JVA) Ron Ehmann Park (MDC) 20230100398 - Pine Island Design 20230800388 - CEI Staff Augmentation 230420.000 - Palm Ave at Johnson St
Manuel G. Vera & Associates, Inc	Subcontracted Services	CAI67 University Dr CAV25 Southern Turnpike CCTV Upgrades
Pacifica Engineering Services, LLC	Subcontracted Services	BasinH1 Stormwater (Belle Glade) Boca Rio Road (Palm Beach County)
Tierra South Florida, Inc	Subcontracted Services	Raised Intersection at NW 8 Terr & NW 15 Ave (MIA) River Walk Seawall (Ft Lauderdale) NE 2nd Ave DTPW02 (Design-Build w/ JVA)

Organizational Chart

RFQ 25-02 Architectural and Engineering Services through Continuing Contracts (CCNA)

Resumes for Personnel can be found in Appendix A



PRINCIPAL-IN-CHARGE
Adebayo Coker, PE[1]
Exp. 33 | 80%



QA/QC MANAGER
Edgar Diaz, MS, PE, PSM[1]
Exp. 38 | 80%

TOWN OF PEMBROKE PARK FLORIDA
The Small Town that Means Big Business

PROJECT MANAGER



PROJECT MANAGER
Hernan Lugo, MS, PE, CFM[1]
Exp. 27 | 90%



CONSTRUCTION MANAGER
Christopher Soto, PE, RSO[1]
Exp. 13 | 100%

LEGEND

HBC Engineering Company[1] | MBE
Diaz-Murphy and Associates CES, LLC[2] | SBE, W/MBE
EV Services, Inc.[3] | W/MBE
GPI Geospatial, Inc.[4]
JSA Group, Inc.[5] | MBE
KCI Technologies, Inc.[6]
Manuel G. Vera & Associates, Inc.[7]
Pacifica Engineering Services, LLC[8] | SBE, MBE
Resource Environmental Solutions, LLC[9]
Tierra South Florida, Inc.[10]
V3 Architectural Group, Inc.[11]

. . . . Years of Experience
#% . . . Availability

PROFESSIONAL ENGINEERING SERVICES

Architecture
Jose A. Vidal, AIA, LEED AP[11] | 32 | 80%
Julio Sanchez, RA[5] | 25 | 80%

Civil Engineering
Gonzalo Barrera, PE[1] | 7 | 80%
David Coker, EI, IMSA I[1] | 7 | 90%
Derrek Okosun, EI[1] | 6 | 90%
Kirk Hoosac, RLA[6] | 20 | 90%

Structural Engineering
Sreelatha Nandivada, MS, PE[1] | 22 | 80%
Roberto Rubio, MS, PE[1] | 35 | 90%
Bunrith Heng, MS, PE[1] | 31 | 90%

Electrical Engineering
Orlando Penate, PE, IMSA III[1] | 19 | 80%
Maikel Fiallo Nunez, PE[1] | 24 | 90%

Landscape Architecture
Todd Mohler, RLA, ISA, IA[6] | 31 | 80%
Kirk Hoosac, RLA[6] | 20 | 90%

Transportation/Traffic Engineering
Teodoro Tefel, PE[1] | 38 | 80%
Jose A. Lopez, PE[1] | 20 | 90%
Moatz Saad, PhD, PE, PTOE, IMSA II[1] | 13 | 90%
Jeremy Briathwaite, IMSA II[1] | 8 | 90%
Rami Hanna, PE[1] | 8 | 90%
Daniel Rodriguez, MS, PE, IMSA III[1] | 10 | 90%

Environmental Engineering
Nadia G. Locke, PE, LEED AP I[9] | 36 | 80%
Junnio Freixa[9] | 8 | 90%
Wesley C. Foster, PE, SI, MBA[8] | 12 | 80%

Geotechnical Engineering
Raj Krishnasamy, PE[10] | 38 | 80%
Kumar Vedula, PE[10] | 29 |90%
Wesley C. Foster, PE, SI, MBA[8] | 12 | 80%

Planning and Community Development
Juan J. Flores, PhD, AICP[1] | 24 | 90%
Moatz Saad, PhD, PE, PTOE, IMSA II[1] | 13 | 90%
Esther Monzon-Aguirre[3] | 33 | 90%

Surveying & Mapping
Mark R. Sowers, PSM[7] | 37 | 80%
Carlos Alonso, PSM, EI[7] | 27 | 90%
Frank Paruas, PSM[4] | 24 | 80%
Saul Brand, PSM[4] | 24 | 80%
Iarelis Hall, PSM[4] | 27 | 90%

Drainage and Stormwater
Hernan Lugo, MS, PE, CFM[1] | 27 | 90%
Adelbert Shaffer, PE[1] | 21 | 100%
Joseph Maceo, EI[1] | 7 | 90%
Yissell Navarro Sanchez, EI[1] | 1 | 90%

Building Inspections, Plans Review and Permitting
Sonny Abia, PhD, PE[1] | 35 | 80%
Roberto Moreno[1] | 44 | 90%

CONSTRUCTION ADMINISTRATION & INSPECTIONS

Senior Project Engineer/FDOT LAP Program Specialist
Christopher Soto, PE, RSO[1] | 13 | 100%

Construction Administration
Eugene Hunter, IMSA I[2] | 35 | 100%
Claudia Rodriguez, PE, IMSA I[1] | 9 | 100%
Rodolfo Caceres, PE, IMSA I[1] | 21 | 100%
John Snyder III[1] | 33 | 100%

Contract Support Specialist/Resident Compliance Specialist
Rodolfo Caceres, PE, IMSA I[1] | 21 | 100%

Senior Inspector
Scott Smith, IMSA I[1] | 28 | 100%
Jeffrey Behari, IMSA I[2] | 8 | 100%
Luis Membreno[1] | 17 | 100%

Inspector
Francisco Rodriguez, IMSA I[1] | 27 | 100%
Omar Sosa[1] | 1 | 100%

Material Testing
Alejandro Diaz[2] | 15 | 100%

OTHER SERVICES

Data Collection
Woudeline Lucdor[1] | 7 | 80%
Ethan Behre[1] | 7 | 90%
Gabriel A. Evilla Cano, MS[1] | 3 | 90%

GIS
Julia Beliz, EI[1] | 3 | 80%

Constructability Reviews
Christopher Soto, PE, RSO[1] | 13 | 100%

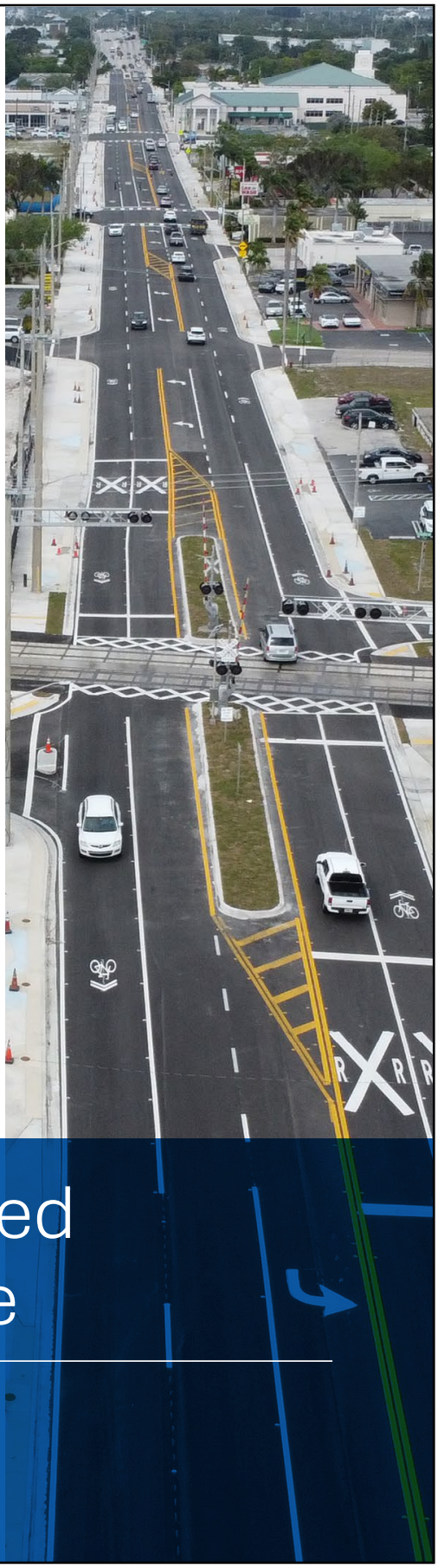
Utility Coordination
Sonny Abia, PhD, PE[1] | 35 | 80%
Leandro Vazquez[1] | 4 | 90%

Cost Estimates/Schedule and Project Control
Teodoro Tefel, PE[1] | 38 | 80%
Joseph Williams[1] | 38 | 90%

Public Involvement
Melannie Gomez[1] | 3 | 80%
Esther Monzon-Aguirre[3] | 33 | 90%

Grant Writing and Support
F. Craviero de Sa, PhD[1] | 47 | 80%
Esther Monzon-Aguirre[3] | 33 | 90%

HBC In association with DIAZ-MURPHY & ASSOCIATES | EV SERVICES INC | GPI | JSA | KCI | M.G. VERA & ASSOCIATES, Inc. | PACIFICA ENGINEERING SERVICES | res | tsf GEO | V3 ARCHITECTURAL GROUP



4. Relevant Completed Project Experience

HBC

RELEVANT COMPLETE PROJECT EXPERIENCE

HBC Engineering Company (HBC) and its multidisciplinary team possess extensive experience delivering the range of professional services identified in this solicitation. The following summaries present representative projects completed within the past five years that demonstrate HBC's technical qualifications, project management expertise, and successful performance across the architectural, engineering, and surveying disciplines for which we are submitting statements of qualification (Form 6.4). Each project was selected for its direct relevance to the Town of Pembroke Park's continuing contract scope—showcasing our capability in planning, design, permitting, and construction-phase coordination for public infrastructure improvements.

For each discipline, the projects summarized on the following pages include detailed information on client references, project descriptions, estimated and awarded contract values, design fees, and change orders. Collectively, these examples illustrate HBC's proven ability to deliver cost-effective, resilient, and fully compliant design and construction support services for municipal, county, and state agencies throughout South Florida.

See **Appendix B** for more project details

ARCHITECTURAL SERVICES

Brothers to the Rescue Restoration & Relocation | V3 Architectural Group, Inc.

Client Name & Contact Name	City of Hialeah Gardens | BCC Engineering | Oscar Oliva	Client Contact Telephone	(305) 670-2350
Client Address	6401 SW 87th Ave, Ste 200 Miami, FL 33173	Client Contact E-Mail Address	ooliva@bcceng.com
Description of Work	Restoration and relocation of the Brothers to the Rescue Monument, including architectural design, historic preservation, lighting, and ADA-compliant public access coordination with FDOT and the City of Hialeah Gardens.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$216 M	Amount of Initial Design Fees	$216 M

Golden Glades Multi-Modal Transportation Facility | V3 Architectural Group, Inc.

Client Name & Contact Name	FDOT | Lead Engineering Contractors | Fernando Sanchez	Client Contact Telephone	(305) 615-3272
Client Address	1109 S. Marion Ave. Lake City, FL 32025	Client Contact E-Mail Address	fsanchez@lead-ec.com
Description of Work	Architectural and interior design for the Golden Glades Multimodal Transportation Facility, including entrance monument, bus terminals, pedestrian circulation, bicycle paths, and public access enhancements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$57 M	Amount of Initial Design Fees	$57 M

See **Appendix B** for more project details

CIVIL, STRUCTURAL, & MEP ENGINEERING SERVICES

Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation and Public Works | Alejandro Sauleda, PE	Client Contact Telephone	(305) 375-4866
Client Address	701 NW 1st Ct, Ste 1700 Miami, FL 33136	Client Contact E-Mail Address	Alejandro.Sauleda@miamidade.gov
Description of Work	Comprehensive civil and structural design-build services for NE 2nd Avenue reconstruction, including roadway, drainage, utility, and signalization upgrades to enhance safety, mobility, and infrastructure resilience.		
Construction Estimate of Project Cost	$10M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$11.5M	Amount of Initial Design Fees	$805K

Riverwalk North Seawall Replacement Project | HBC Engineering Company

Client Name & Contact Name	City of Fort Lauderdale | Ana Ziegler, EE/PM II	Client Contact Telephone	(954) 828-5817
Client Address	100 N Andrews Ave, Ft Lauderdale, FL 33301	Client Contact E-Mail Address	aziegler@fortlauderdale.gov
Description of Work	Structural design for Riverwalk North Seawall replacement, including new sheet pile wall, dock installations, utility relocations, electrical upgrades, and post-design construction support.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$386K	Amount of Initial Design Fees	$386K

TRANSPORTATION, TRAFFIC, & ROADWAY ENGINEERING SERVICES

Districtwide Traffic Operations Data Collection Contract | HBC Engineering Company

Client Name & Contact Name	Florida Dept of Transportation District 4 | Ysamary Vergara	Client Contact Telephone	(954) 777-4380
Client Address	3400 W Commercial Blvd, Ft Lauderdale, FL 33309	Client Contact E-Mail Address	Ysamary.Vergara@dot.sate.fl.us
Description of Work	Districtwide Traffic Operations Data Collection for FDOT D4, providing traffic engineering services including counts, speed studies, delay analysis, and QA/QC to support operational and safety improvements across regional multimodal corridors.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$1.5M	Amount of Initial Design Fees	N/A

Raised Intersection at NW 8 Terrace and NW 15 Ave | HBC Engineering Company

Client Name & Contact Name	City of Miami | Lidia Duardo, PE	Client Contact Telephone	(305) 416-1020
Client Address	444 SW 2nd Ave. Fl 4, Miami, FL 33130	Client Contact E-Mail Address	lduardo@miamigov.com
Description of Work	Design and engineering of a raised intersection for traffic calming, including roadway, drainage, signing, and pavement marking plans to improve safety and multimodal connectivity.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$70K	Amount of Initial Design Fees	$70K

See **Appendix B** for more project details

LANDSCAPE ARCHITECTURAL SERVICES

Continuing Landscape Architectural Services for City of Aventura | KCI Technologies, Inc.

Client Name & Contact Name	City of Aventura | Jake Ozyman	Client Contact Telephone	(305) 466-8970
Client Address	19200 W Country Club Drive Aventura, FL 33180	Client Contact E-Mail Address	jozyman@cityofaventura.com
Description of Work	Comprehensive on-call landscape architecture and surveying services, including plan reviews to ensure design excellence, regulatory compliance, and alignment with city landscape standards and construction cost estimates.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$50K	Amount of Initial Design Fees	$50K

ENVIRONMENTAL ENGINEERING SERVICES

Continuing Contract for General Environmental Engineering | RES Florida Consulting, LLC

Client Name & Contact Name	City of Fort Lauderdale | Todd Hiteshew	Client Contact Telephone	(954) 828-4357
Client Address	949 NW 38th Street Ft Lauderdale, FL 33309	Client Contact E-Mail Address	thiteshew@fortlauderdale.gov
Description of Work	Ongoing environmental engineering services for the City of Fort Lauderdale, including water quality assessments, sediment sampling, permitting, habitat surveys, contamination evaluations, NEPA documentation, and regulatory compliance support for restoration and infrastructure projects.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$959K	Amount of Initial Design Fees	N/A

City of Boca Fire Support Building | Pacifica Engineering Services, LLC

Client Name & Contact Name	KEITH and Associates, Inc. | Jorge Valle-Pellot, PE	Client Contact Telephone	(561) 469-0992
Client Address	301 E Atlantic Blvd, Pompano Bch, FL 33060	Client Contact E-Mail Address	jvalle@keithteam.com
Description of Work	Geotechnical engineering services including SPT borings, soil analysis, and reporting with foundation design recommendations, settlement evaluation, groundwater management, and site preparation guidance to support structural design and construction.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$11.5K	Amount of Initial Design Fees	N/A

PLANNING AND COMMUNITY DEVELOPMENT

SR 7/US 441 Transit Corridor Improvements Task 1 | HBC Engineering Company

Client Name & Contact Name	FDOT District 4 | Robert Lopes, PE	Client Contact Telephone	(954) 777-4425
Client Address	3400 W. Commercial Blvd. Ft. Lauderdale, FL 33309	Client Contact E-Mail Address	robert.lopes@dot.state.fl.us
Description of Work	Planning and engineering services supporting multimodal corridor improvements, including roadway, drainage, lighting, and streetscape enhancements to promote transit-oriented development, safety, connectivity, and economic growth along major urban corridors.		
Construction Estimate of Project Cost	$4.3M	No. of Change Orders | Construction No. of Change Orders | Design Contract	1 1
		Value of Change Orders | Project Value of Change Orders | Design	$5M $1M
Amount of Initial Contract Award	$4.3M	Amount of Initial Design Fees	$949K

See **Appendix B** for more project details

South Corridor Transit Oriented Development (TOD) Master Plan | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation & Public Works | Elia Nunez	Client Contact Telephone	(305) 447-3504
Client Address	701 NW 1st Court, Ste 1700, Miami, FL 33136	Client Contact E-Mail Address	Elia.Nunez@aecom.com
Description of Work	Comprehensive planning services supporting multimodal connectivity and transit-oriented development through infrastructure assessments, safety analysis, GIS-based evaluations, and stakeholder coordination to enhance pedestrian, bicycle, and transit accessibility within urban corridors.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$110K	Amount of Initial Design Fees	$110K

SURVEYING AND MAPPING

Topographic Survey for Sunrise Blvd from Turnpike to I-95 Overpass | GPI Geospatial, Inc.

Client Name & Contact Name	CORE Engineering Group | Rebecca Lausier	Client Contact Telephone	(407) 421-1948
Client Address	100 East Pine St, Ste 110 Orlando, FL 32801	Client Contact E-Mail Address	rlausier@ourcoregroup.com
Description of Work	GPI Geospatial, Inc. provided comprehensive 3D topographic surveying services including field control, aerial lidar mapping, and data integration to produce FDOT-compliant survey deliverables reviewed and sealed by a licensed Professional Surveyor and Mapper.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$184K	Amount of Initial Design Fees	$184K

3D Design Survey for Oakland Park Blvd. from I-95 to A1A | GPI Geospatial, Inc.

Client Name & Contact Name	Trace Consultants Inc. | Favio Laverde, PE	Client Contact Telephone	(305) 281-1195
Client Address	12485 SW 137th Ave. Miami, FL 33186	Client Contact E-Mail Address	flaverde@traceci.com
Description of Work	GPI Geospatial, Inc. provided comprehensive 3D surveying services integrating traditional and terrestrial lidar methods, including control, drainage, and right-of-way surveys, delivering FDOT-compliant data and mapping files.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$372K	Amount of Initial Design Fees	$372K

DRAINAGE & STORMWATER

Riviera Beach Water Treatment Plant Design-Build Project Phase 1 | HBC Engineering Company

Client Name & Contact Name	City of Riviera Beach | Steven Lynk, PE, BCEE, DBIA	Client Contact Telephone	(512) 346-1100
Client Address	600 W Blue Heron Blvd, Riviera Beach, FL 33404	Client Contact E-Mail Address	lynksv@cdmsmith.com
Description of Work	HBC Engineering Company provided drainage and stormwater engineering services, including stormwater management design, hydraulic modeling, permitting, and infrastructure upgrades to enhance system capacity, flood resilience, and regulatory compliance.		
Construction Estimate of Project Cost	$350M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$2.1 M	Amount of Initial Design Fees	$2.1 M

See **Appendix B** for more project details

Design-Build Services for the Reconstruction of NW 84th Ave | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Transportation & Public Works | Alejandro Sauleda, PE	Client Contact Telephone	(305) 375-4866
Client Address	701 NW 1st Court, Ste 1700, Miami, FL 33136	Client Contact E-Mail Address	alejandro.sauleda@miamidade.gov
Description of Work	HBC Engineering Company provided drainage and stormwater engineering services including closed conveyance design, culvert replacement, stormwater facility design, permitting, and hydraulic coordination to enhance roadway capacity, flood protection, and environmental compliance.		
Construction Estimate of Project Cost	$50M	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$50M	Amount of Initial Design Fees	$548K

BUILDING INSPECTIONS, PLANS REVIEW & PERMITTING

Buildings Report for Capital Repair Plans | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Water and Sewer Dept | Jose Vizoso	Client Contact Telephone	(786) 552-4369
Client Address	3071 SW 38th Ave, Miami, FL 33146	Client Contact E-Mail Address	jose.vizoso@miamidade.gov
Description of Work	HBC Engineering Company provided drainage and stormwater-related inspection services, assessing facility conditions, identifying deficiencies, and developing standardized reports with repair recommendations to support capital improvement planning and regulatory compliance.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$392K	Amount of Initial Design Fees	$392K

40 Years Recertification of West Transfer Station Building Project | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Dept of Solid Waste Mgmt | Ravi Kadambala, PhD, PE, BCEE	Client Contact Telephone	(305) 514-6672
Client Address	2525 NW 62nd St, 5th Fl Miami, FL 33147	Client Contact E-Mail Address	ravi.kadambala@miamidade.gov
Description of Work	HBC Engineering Company performed comprehensive building inspections and plan reviews, evaluating structural and electrical conditions, identifying deficiencies, and preparing compliance reports to support permitting and recertification requirements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
		Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
Amount of Initial Contract Award	$55K	Amount of Initial Design Fees	$55K

CONSTRUCTION ENGINEERING INSPECTIONS (CEI)

CEI Services for the Sanitary Force Main Furnish & Install Project - Phase III | HBC Engineering Company

Client Name & Contact Name	Miami-Dade County Water and Sewer Dept | Miguel Pichardo	Client Contact Telephone	(786) 258-2573
Client Address	3071 SW 38th Ave, Miami, FL 33146	Client Contact E-Mail Address	Miguel.Pichardo@ miamidade.gov

See **Appendix B** for more project details

Description of Work	HBC Engineering Company provided CEI services overseeing sanitary sewer force main installation, managing inspections, documentation, safety compliance, and coordination to ensure adherence to MDC-WASD standards, specifications, and construction requirements.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$4M	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$4M

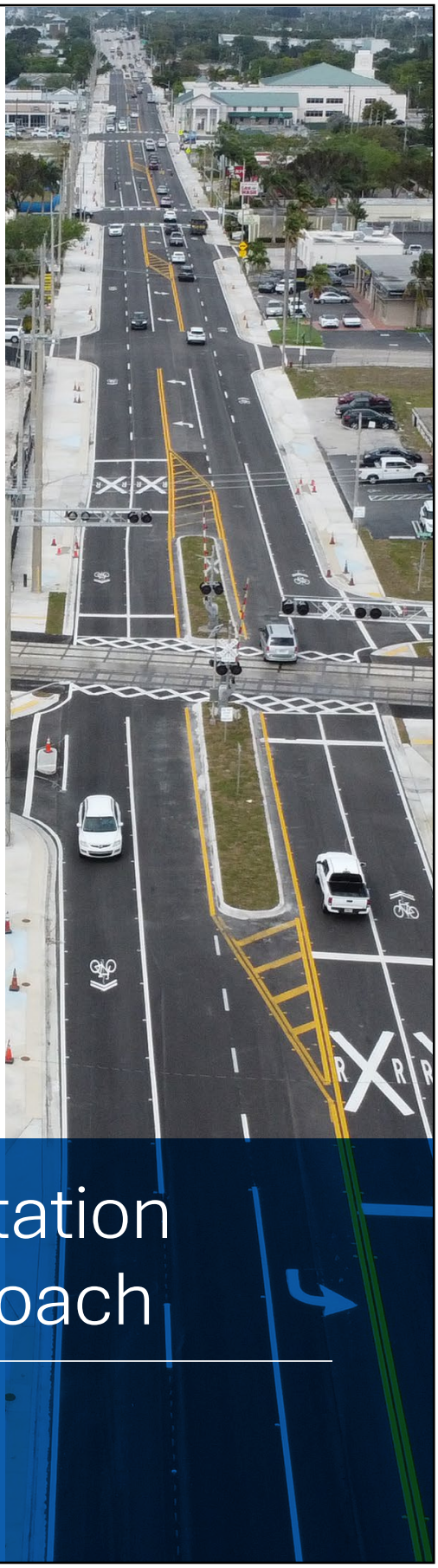
CEI Services for FDEP Grant Funded 12" Reclaimed Water Main 2-Mile Expansion | HBC Engineering Company

Client Name & Contact Name	City of Delray Beach | Cynthia Buisson, PE	Client Contact Telephone	(561) 243-7196
Client Address	100 NW 1st Ave. Delray Beach, FL 33444	Client Contact E-Mail Address	FuentesC@mydelraybeach.com
Description of Work	HBC Engineering Company provided CEI services overseeing water main installation using HDD and open-cut methods, ensuring construction compliance, safety, quality control, and proactive coordination with utilities and stakeholders.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$1.6M	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$1.6M

PROJECT MANAGEMENT

CEI Services for Cherry Road from Military Trail to Quail Drive | HBC Engineering Company

Client Name & Contact Name	Palm Beach County David West	Client Contact Telephone	(561) 684-4180
Client Address	301 N. Olive Avenue West Palm Beach, FL 33401	Client Contact E-Mail Address	DWest1@pbc.gov
Description of Work	HBC Engineering Company provided comprehensive project management services overseeing construction, documentation, and coordination, ensuring quality control, compliance, stakeholder communication, and timely delivery within budget under a continuing services contract.		
Construction Estimate of Project Cost	N/A	No. of Change Orders | Construction No. of Change Orders | Design Contract	N/A N/A
Amount of Initial Contract Award	$60K	Value of Change Orders | Project Value of Change Orders | Design	N/A N/A
		Amount of Initial Design Fees	$60K



5. Project Implementation Strategy and Approach

HBC

UNDERSTANDING OF THE PROJECT

HBC Engineering Company (HBC) understands that the **Town of Pembroke Park** is seeking qualified, licensed, and experienced firms to provide **Architectural and Engineering (A&E) Services through Continuing Contracts** in accordance with the **Consultants' Competitive Negotiation Act (CCNA), F.S. 287.055**. The goal of this solicitation is to establish a pool of multidisciplinary consultants to support the Town on an as-needed, work-order basis for diverse capital improvement and infrastructure projects.

This continuing contract framework enables the Town to efficiently engage professional firms for assignments involving **planning, design, permitting, and construction administration** without separate procurements for each task. Typical projects will have construction costs not exceeding **$7.5 million** or professional service fees below $500,000, with scopes, schedules, and budgets defined through individual **Task Work Orders (TWOs).** HBC fully appreciates the flexibility and responsiveness such contracts require and has structured its team to deliver **rapid mobilization, efficient execution, and high-quality deliverables.**

Comprehensive Understanding of the Town's Needs

HBC recognizes that this contract will serve multiple Town departments and support a wide range of project types, from public facility improvements and roadway rehabilitation to stormwater management, utilities, and community enhancement initiatives. Our professionals are deeply familiar with Broward County and South Florida design standards, local permitting processes, and funding compliance requirements. Acting as an extension of Town staff, we provide practical, cost-conscious, and sustainable design solutions that balance functionality, aesthetics, and fiscal responsibility.

HBC and its trusted partners are equipped to perform the full spectrum of services outlined in the RFQ, including:

- Architectural Design
- Civil and Structural Engineering
- Transportation, Traffic, and Roadway Design
- Landscape Architecture
- Environmental Engineering
- Planning and Community Development
- Surveying and Mapping
- Drainage and Stormwater
- Building Plan Review, and Permitting
- Construction Engineering Inspection (CEI)

This integrated structure ensures HBC can manage **multi-phase, multidisciplinary assignments** while maintaining technical consistency, accuracy, and compliance across all projects.

Approach to Contract Delivery

HBC's approach centers on **responsiveness, communication, and accountability.** Each TWO will be managed by a **dedicated Project Manager,** serving as the single point of contact responsible for resource coordination, schedule control, and budget management.

- **Project Management & Communication:** Continuous coordination with the Town's Project Manager ensures transparency. All correspondence, deliverables, and updates will be tracked through HBC's ProjectWise and Deltek systems for efficient document control.
- **Schedule Control:** Detailed work plans with defined milestones and QA/QC checkpoints will be established for each TWO to prevent delays and maintain workflow continuity.

- **Quality Assurance / Quality Control:** Every deliverable undergoes internal peer review to ensure compliance with applicable codes and standards, including Florida Building Code, FDOT, Broward County, and Town criteria.
- **Budget Oversight:** HBC will monitor expenditures using Earned Value Analysis and provide monthly reports summarizing progress, completion percentages, and cost utilization.

Our structured management framework has been successfully applied on similar continuing contracts for **FDOT Districts 4 and 6, Palm Beach County, and numerous South Florida municipalities,** allowing us to deliver multiple concurrent assignments efficiently and consistently.

Commitment to Quality and Partnership

HBC is committed to providing the Town with **safe, resilient, and sustainable infrastructure solutions.** Our designs integrate energy efficiency, stormwater resiliency, and long-term maintenance considerations to maximize the Town's return on investment. We view this contract as a partnership built on **trust, performance, and collaboration.**

With a highly experienced local team and established subconsultants, HBC offers the technical expertise, responsiveness, and integrity needed to meet the Town's high standards. Our multidisciplinary capabilities and proven management systems uniquely position us to deliver **innovative, cost-effective, and dependable professional services** that advance the Town's infrastructure and community development goals.

ARCHITECTURAL SERVICES



The HBC Team, supported by **JSA Group (JSA)** and **V3 Architectural Group (V3A),** provides comprehensive architectural services tailored to the Town cultural values, community needs, and technical standards. The Town's investments in housing, education, cultural, and community facilities demand an architectural approach that integrates **functionality, sustainability, and cultural identity.** Our Team embraces this collaborative philosophy, working closely with the Town Community Development and Public Works departments to deliver projects that balance cultural heritage with modern efficiency. Our methodology emphasizes stakeholder engagement, sustainable design solutions, and iterative refinement to ensure each project reflects Town's priorities while meeting technical and regulatory requirements.

Architectural services encompass the full project lifecycle:

- **Planning & Program Verification:** Establishing baselines through needs assessments, space planning, feasibility studies, and documentation in Program Verification Reports.
- **Design Development:** Preparing drawings and documents that define the project's size, layout, and character, in compliance with the Town Design Guidelines.
- **Contract Documents:** Delivering 50% and 100% Contract Documents, including architectural, structural, MEP, and fire protection plans, with technical specifications and clear, constructible details.
- **Bidding & Award:** Preparing consolidated bid sets, assisting during contractor selection, and clarifying contract requirements.
- **Construction Administration:** Providing architectural supervision, site inspections, and contract administration to maintain design integrity through completion.
- **Project Management:** Aligning schedule, resources, and deliverables with Town's expectations, while maintaining strong communication and oversight throughout.

Value-Added Services:

- **3D Visualization and Modeling:** Production of renderings and physical models to support project communication and community outreach.
- **Sustainability and Energy Efficiency:** Incorporation of modern roofing, HVAC, and lighting systems to optimize energy performance and long-term asset management.
- **Cultural Integration:** Sensitivity to Town traditions and community input, ensuring facilities reinforce cultural identity while meeting contemporary needs.

The Architect services will be led by **Jose Vidal, AIA, LEED AP (V3A)** and **Julio Sanchez, RA (JSA)**, both with over 30 years of experience. HBC Team is committed to being a **responsive and long-term architectural partner** to the Town. With proven experience in Residential, Health Care, Houses of Worship, Retail, Hospitality, Educational, Planning, and Institutional facilities, our team brings the organizational depth, technical capability, and awareness to deliver projects that enhance the Town's infrastructure, strengthen resilience, and support its long-term vision.

CIVIL ENGINEERING



Our Civil Engineering services encompass the planning, design, and management of infrastructure projects that enhance community resilience, mobility, and sustainability. We provide comprehensive solutions for roadway and drainage systems, water and wastewater infrastructure, site development, stormwater management, parking lot design, and pavement management. Our approach integrates technical expertise, innovative design, and regulatory compliance to deliver cost-effective, constructible, and environmentally responsible projects. From concept through construction, our team collaborates closely with clients, agencies, and stakeholders to ensure each project meets its functional, aesthetic, and long-term performance goals.

HBC delivers comprehensive civil engineering services that address the unique needs of municipalities such as the Town of Pembroke Park, leveraging a multidisciplinary approach that integrates technical precision, regulatory compliance, and site-specific design strategies. Our team provides detailed site evaluations, technical analysis, and complete civil site design services, including grading, drainage, utilities, stormwater management, and multimodal access planning, for public infrastructure and community development projects. We have successfully supported the delivery of government and municipal facilities, including parks, recreational complexes, civic buildings, and critical water and wastewater treatment infrastructure. Our experience also encompasses residential, commercial, and industrial developments, along with specialized waterfront improvements such as seawalls, marinas, and riverwalks, which are particularly relevant to coastal communities.

With an understanding of the Town's permitting processes and regulatory frameworks, HBC maintains productive working relationships with local, state, and federal agencies, ensuring efficient project approvals and timely delivery of construction documents. Our integrated services are designed to identify site constraints early, optimize land use, and enhance constructability while advancing sustainable and resilient solutions. By applying best practices in stormwater design, climate adaptation, and green infrastructure, HBC ensures that every civil engineering assignment not only meets current standards but also strengthens the Town's long-term resilience against flooding, sea level rise, and other environmental challenges.

This discipline will be led by **Jose Lopez, PE, (HBC),** and **Teodoro Tefel, PE (HBC),** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements. We

are committed to delivering civil engineering design solutions that meet or exceed all technical requirements and reflect the unique priorities of the Town. Each project will be developed with an emphasis on safety, context sensitivity, and enhancing mobility. Our team will function as an extension of the Town staff, providing responsive communication, transparent progress tracking, and technically sound deliverables. By aligning advanced engineering practices with the Town's vision, we will deliver civil engineering projects that strengthen the Town infrastructure, transportation network, support economic vitality, and improve the quality of life for all users.

Structural Engineering

HBC applies a rigorous engineering process beginning with site reconnaissance, structural assessments, and geotechnical coordination to establish appropriate design criteria. Using state-of-the-art modeling and analysis tools, our engineers design foundations, framing, and structural systems that meet or exceed required load-resistance factors for gravity, wind, and seismic conditions. Constructability, life-cycle performance, and material optimization are prioritized at every stage to reduce costs while maintaining safety and compliance. HBC performs detailed field inspections, load testing, and condition evaluations to identify structural deficiencies, deterioration, or distress early. These assessments inform repair, rehabilitation, or replacement recommendations while maintaining safety and code compliance. HBC's engineers collaborate closely with architects, geotechnical engineers, and contractors to ensure seamless integration of all structural components. Early constructability reviews help reduce RFIs, minimize delays, and maintain alignment with permitting and inspection requirements under the Florida Building Code and Town of Pembroke Park Building Division.

All deliverables undergo a rigorous QA/QC process led by senior engineers to ensure accuracy, consistency, and compliance with Town of Pembroke Park, FBC, and industry standards. Our internal reviews encompass independent design checks, peer review, and cross-disciplinary coordination to maintain design integrity and reduce construction risks.

The HBC Structures Team, led by **Sreelatha Nandivada, MS, PE, (HBC),** and **Roberto Rubio, MS, PE (HBC),** provides comprehensive structural engineering services in accordance with the Florida Building Code (8th Edition – 2023) and applicable Town of Pembroke Park design standards. With more than three decades of experience, HBC's licensed structural engineers deliver safe, efficient, and cost-effective designs for municipal facilities, infrastructure, and commercial developments. Our work emphasizes durability, constructability, and long-term performance across a wide range of building types, including residential, commercial, and community facilities.

HBC is committed to delivering resilient, code-compliant, and constructible structural designs that support the Town of Pembroke Park's vision for safe, sustainable, and long-lasting facilities. Our engineers apply proven methods, technical precision, and proactive communication to ensure every structure stands as a lasting investment for the Town's communities.

Electrical Engineering



HBC Team provides comprehensive electrical engineering services that ensure safe, efficient, and sustainable building systems for municipal, institutional, and commercial facilities. Our team delivers fully integrated design and consulting services that enhance building performance, reduce operational costs, and comply with the latest Florida Building Code (FBC), energy efficiency standards, and local regulations.

Comprehensive System Design and Evaluation

HBC's engineers are experienced in system inspections, load analysis, and feasibility studies for both new construction and renovation projects. We evaluate existing electrical systems to assess condition, performance, and code compliance, and provide detailed conceptual and schematic designs to guide project development. Our goal is to optimize comfort, functionality, and efficiency while minimizing lifecycle costs. HBC's electrical engineers specialize in power distribution design,

panelboard layouts, load calculations, and lighting system consulting for both interior and exterior environments, including parking lots, memorials, athletic fields, and public facilities. We perform short-circuit, coordination, and arc-flash studies to ensure system safety and reliability. Our lighting designs balance functionality, energy efficiency, and aesthetics, using LED and smart control technologies to reduce long-term maintenance costs.

HBC provides emergency response engineering for critical facility repairs, power system failures, and post-storm assessments. Our engineers are available for rapid mobilization to restore essential operations and develop corrective design measures. We also assist clients with scope development, cost estimating, and technical specifications to support future capital projects. Through innovation and collaboration, HBC delivers electrical engineering solutions that enhance system performance, energy efficiency, and occupant safety. Our multidisciplinary expertise enables seamless integration between building systems, architecture, and civil infrastructure, ensuring the Town's facilities remain resilient, efficient, and compliant with evolving standards and community needs. This discipline will be led by **Orlando Penate, EE, PE, IMSA III (HBC)**, a senior professional with extensive experience in electrical engineering design and plans production.

TRANSPORTATION, TRAFFIC, AND ROADWAY ENGINEERING



The HBC Team provides the Town with full-service **Transportation, Traffic, and Roadway Engineering,** encompassing roadway design, stormwater and drainage design, sidewalk and shared use paths, RRR projects, traffic calming, master planning, streetscapes, traffic engineering studies, transportation planning, parking studies, signal timing, traffic operations studies, intersection design and traffic control, pedestrian and bike studies, intelligent transportation systems (ITS) analysis, design, and implementation,, and transit and transportation planning. Our team of licensed Florida Professional Engineers has experience delivering FDOT and municipal projects, ensuring compliance with FDOT standards, MUTCD, MUTS, and FHWA guidance. Our capabilities include but are not limited to the following:

ROADWAY ENGINEERING

Roadway and Highway

HBC is qualified to provide roadway design services for both minor and major projects across the Town. This includes Resurfacing, Restoration, and Rehabilitation (RRR) of rural corridors, as well as the reconstruction and widening of urban highways with new curb and gutter, intersection improvements, and multimodal enhancements. Minor projects generally involve pavement preservation, traffic operations upgrades, minor drainage modifications, and utility adjustments. Major projects usually address full roadway reconstruction, capacity expansion, and more complex design features, such as traffic engineering, Maintenance of Traffic (MOT), and stormwater permitting. Our team understands that all work must be context-sensitive, environmentally responsible, and resilient to future growth, while maintaining safe and efficient mobility for the Town's residents, businesses, and visitors during construction. Our technical approach to roadway design is built on integrating sound engineering practices with innovative tools and stakeholder coordination. We have extensive experience working with Florida Department of Transportation (FDOT) and American Association of State Highway and Transportation Officials (AASHTO) criteria, while adapting designs to align with the cultural and community context of the surrounding properties.

We recognize that roadway projects present critical challenges, and our approach emphasizes proactive solutions. ROW constraints are addressed early in the process to minimize the need for land acquisition and safeguard Town assets. Utility conflicts are identified through SUE investigations and resolved before the final design to avoid construction delays. Drainage and floodplain sensitivities are mitigated by implementing resilient stormwater practices that protect the Town infrastructure, while meeting regulatory requirements. Community connectivity is preserved through careful staging, ensuring that access to residences, enterprises, and emergency services remains uninterrupted during construction. To maintain budget and schedule control, we employ the Earned Value Method and conduct iterative design reviews, enabling early issue resolution and preventing scope creep.

Innovation is central to our design philosophy, and we deploy advanced tools to improve accuracy, efficiency, and collaboration. LiDAR and 3D modeling are used to evaluate cross slopes, pavement conditions, and utility conflicts with greater precision, ensuring designs are constructible. Bluebeam Revu supports concurrent digital Quality Control (QC) reviews, enabling real-time collaboration with Town staff and other stakeholders. Constructability models are prepared to test staging options, MOT schemes, and community access impacts, ensuring issues are identified and resolved before construction begins. By combining these tools with proven workflows, we deliver plans that reduce risk, enhance quality, and accelerate the project delivery.

Pavement Analysis and Design

The HBC Team is skilled in providing pavement design solutions, including structural evaluation, life cycle cost analysis, and selecting cost-effective materials to ensure long-term durability. We will follow the FDOT established comprehensive guidelines for pavement design to ensure the construction of durable and efficient roadways. These guidelines are detailed in the Flexible Pavement Design Manual, which outlines procedures and criteria for designing flexible pavements, covering aspects such as soil classification, stabilization techniques, drainage considerations, and layer thickness calculations.

Maintenance of Traffic (MOT)

Maintaining adequate access to all surrounding facilities and developing an efficient and practical Traffic Control Plan (TCP) is essential to how the public perceives the project and the department. Our team members are well-trained in FDOT procedures and requirements and understand that safety is paramount. The TCP developed by our Team will address constructability while minimizing impacts for all modes of transportation and provide a safe work zone for the traveling public and the workers. Our MOT design will be performed in accordance with MUTCD and FDOT standards. Bicycle, pedestrian, and transit operations will be accommodated throughout construction. Pedestrian access will always be maintained on at least one side of the road with temporary access to the bus stops. Work at existing bus stops will be sub-phased to maintain temporary bus pads.

Minor and Major Bridge Design

The HBC Team has expertise in both minor bridge structures and more complex, significant bridge designs. Our engineers are skilled at addressing structural challenges while ensuring safety and durability, incorporating advanced techniques like precast segmental bridges and steel girder construction. HBC uses a comprehensive approach to bridge design, as found in the FDOT Structures Manual. This manual covers various aspects of bridge design, including criteria for lanes, medians, and shoulders, as well as geometric features and cross slopes. It also provides guidelines for bicycle lanes, sidewalks, and shared-use paths to ensure safe and efficient travel for all users. The manual emphasizes the importance of context-based design, tailoring bridge designs to the specific needs and conditions of the area.

Bridge Rehabilitation and Load Rating

We specialize in bridge rehabilitation, prolonging the service life of aging structures, and performing comprehensive bridge load rating studies to ensure safety compliance. Our Team is proficient in integrating modern technologies to monitor bridge performance over time. Our experienced engineers follow the FDOT Load Rating Manual, which outlines the procedures and criteria for evaluating the load-carrying capacity of bridges to ensure their safety and reliability. The approach includes identifying and classifying bridge components, using computer programs for analysis, and implementing quality control measures. The manual also provides guidelines for updating load ratings based on inspection reports and maintaining accurate records in the Bridge Management System (BMS).

Bridge Inspection

The HBC Team is also experienced in the inspection of major bridges, ensuring these complex structures remain operational, safe, and compliant with FDOT and AASHTO standards. All bridge inspections will be performed in accordance with the FDOT comprehensive bridge inspection program to ensure the safety and reliability of all public highway bridges in the state. The program includes regular inspections, detailed evaluations, and maintenance activities. FDOT's Bridge Inspection Manual outlines the procedures and criteria for inspecting bridges, including identifying and classifying structural components, assessing their condition, and implementing

necessary repairs or replacements. The manual also provides guidelines for maintaining accurate records in the Bridge Management System (BMS) and updating inspection reports based on the latest findings.

Stormwater and Drainage Design

The HBC Team provides stormwater management and drainage solutions that mitigate flooding risks while maintaining water quality. Our solutions include green infrastructure, low-impact development (LID), and pump station designs to manage urban stormwater runoff. Our drainage approach covers all aspects of drainage design, including hydrologic, hydraulic, stormwater management, and coastal engineering services in accordance with the FDOT Drainage Manual. The goal is to ensure a safe, resilient, and economical drainage system while preserving the quality of Florida's environment.

Utility Coordination

We have a proven track record in utility coordination and relocation services, working with local utility companies and public agencies to minimize conflicts and ensure efficient project delivery. HBC's utility coordination approach will follow the FDOT Utility Accommodation Manual for the location, manner, installation, and adjustment of utility facilities along, across, under, or on the public right-of-way.

Complete Streets and Pedestrian Improvements

The HBC Team excels at planning and designing Complete Streets that accommodate all users. Our traffic engineering expertise ensures that pedestrian and cyclist facilities are incorporated into the overall design, enhancing safety and mobility for all modes of transportation. Our approach aims to "put the right street at the right place," emphasizing consideration of all roadway users as well as the context of the road. Thoughtful roadway design can reduce or eliminate "human error" by accounting for human limitations and behavior patterns. This approach helps promote safety, enhance mobility, improve quality of life, and promote economic development based on the roadway's context.

Signalization and ITS Design

Our Team provides expertise in traffic signal design, ITS, and advanced traffic management solutions to reduce congestion and improve the efficiency of the Town's roadways. This includes integrating signal priority for transit vehicles and designing systems that collect real-time traffic data to enhance safety and mobility. Our comprehensive approach to signalization aims to provide an orderly and predictable movement of traffic throughout the roadway system. The design and layout of signals must comply with various standards, including the PBC Standards, FDOT Standard Specifications, Standard Plans, Traffic Engineering Manual (TEM), Structures Manual, Manual on Uniform Traffic Studies (MUTS), and Manual on Uniform Traffic Control Devices (MUTCD). Key aspects of signalization design include structural supports following AASHTO's LRFD Specifications, guidelines for attachments to barriers, certification of traffic control devices, the use of LED light sources, retroreflective backplate borders, specific placement of signal heads for through lanes, and ensuring vertical clearance requirements are met.

Signing and Pavement Marking

The pavement markings within the project limits will comply with the PBC Standards, the FDOT Design Manual (FDM), FDOT Standard Plans, Specifications, TEM, and MUTCD. An existing sign inventory will be performed to determine which signs need replacement to comply with FDOT and MUTCD criteria. Bicycle and pedestrian signage will be enhanced. Additional enhancements will be considered to improve pedestrian safety, such as median refuge areas or hardened centerlines and relocating crosswalks closer to the intersection for added visibility. We will evaluate the need for green bicycle lane markings at conflict locations. Special emphasis crosswalks will be added at all signalization intersections.

Lighting and Electrical Engineering

Our experienced staff brings extensive expertise in coordinating lighting design with roadway improvements and landscaping. HBC Team has successfully delivered multiple lighting and electrical projects involving designs performed by power companies. We will ensure that the lighting design is prepared in accordance with agreements between the Town and the power companies and is seamlessly integrated with the roadway

improvements and landscaping, showing the location of the streetlights provided by the power company on the Utility Adjustment Plans. Our Team is dedicated to delivering comprehensive lighting plans for buildings, civil sites, parking lots, roadways, intersections, interchanges, and overhead sign lighting. We have a proven track record of over 300 signalized intersection retrofits and many years of experience working on similar projects.

This discipline will be led by **Jose A. Lopez, PE (HBC)**, and **Teodoro Tefel, PE (HBC),** senior professionals with extensive experience in transportation and traffic engineering. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

TRANSPORTATION AND TRAFFIC ENGINEERING

System Planning: HBC applies a systems-based methodology to evaluate future transportation needs, considering land use, socioeconomic growth, and emerging mobility trends. Our planners and engineers conduct scenario-based forecasting to assess demand under varying conditions, including connected and autonomous vehicle adoption, climate resiliency, and transit-oriented development. We develop ITS/TSM&O Master Plans and long-range strategies that prioritize Town corridors and facilities while leveraging state and federal programs for funding support. Our team capabilities include long-range transportation plans, multimodal corridor evaluations, ITS strategic planning, equity-focused policy reviews, and climate resiliency integration. We have delivered the development of corridor-wide operations and safety studies along SR-7/US-441; planning support for the Port Everglades Vision Plan; and systems planning efforts in coordination with FDOT District 4 and Miami-Dade County TPO.

Transportation Statistics

Accurate data collection and analysis form the foundation of our planning process. HBC collects multimodal datasets; traffic volumes, turning movements, pedestrian and bicycle counts, travel times, and origin-destination information; using both traditional and advanced technologies such as drones, radar detectors, and Bluetooth/Wi-Fi sensors. We also design and maintain permanent and temporary monitoring sites for long-term system performance tracking. Our team capabilities include data processing, statistical validation, GIS integration, and development of dashboards and visualization tools for Town staff. Our experience include FDOT Districtwide Traffic Operations Data Collection contracts (D4 CAU65), and Miami-Dade DTPW Northeast Corridor FTA CatEx project.

Traffic Engineering Studies

HBC conducts comprehensive traffic engineering studies focused on identifying and resolving operational, efficiency, and safety challenges across municipal and regional transportation networks. Our capabilities include signing, marking, and signal inventories; traffic counts; intersection and collision diagram development; signal warrant analyses; and travel time and delay studies. Using advanced tools such as Synchro, SimTraffic, VISSIM, HCS, and GIS-based crash diagnostics—along with drone surveys, AI-driven video analytics, and the Surrogate Safety Assessment Model (SSAM), we deliver data-driven, proactive safety evaluations. Recent experience includes corridor analyses along SR-7/US-441 from Sheridan Street to Oakes Road, which involved signal warrant evaluations for multiple access points and the development of conceptual plans and microsimulation models to support FDOT coordination.

Traffic Data Collection and Operational Analysis

HBC will collect comprehensive traffic data using advanced equipment, including road tube counters, MioVision Scout units, radar speed guns, and drones, supported by a skilled field team. This data will drive operational analysis, evaluating roadway geometrics, signal timing, access management, signage, and overall system performance under both no-build and build scenarios. Using calibrated microsimulation models such as Synchro/SimTraffic, VISSIM, and VISUM, HBC will analyze Level of Service (LOS), delays, and travel times per the Highway Capacity Manual (HCM). Intersection Control Evaluations (ICE) for critical intersections and a conceptual Plan will also be developed to ensure safe and efficient traffic operations.

Traffic Safety Analysis

HBC specializes in traffic safety analysis, leveraging field reviews, five-year crash data, and drone assessments to identify High Crash Locations (HCL) at segments, intersections, and pedestrian crossings. The analysis includes reviewing geometric design, operations, pedestrian and bicycle facilities, and crash patterns while considering FDOT's five-year work program. Using S4A crash analysis spreadsheets, collision diagrams, and statistical comparisons with districtwide averages, we assess crash trends and safety risks. Improvement recommendations align with FHWA's Proven Safety Countermeasures, the FDOT Design Manual (FDM), and the CMF Clearinghouse and are coordinated with CEI, Structural, and Design teams for feasibility. Final recommendations are documented in a QA/QC-reviewed report, including cost estimates and benefit-cost analyses.

Traffic Signal Timing

Our team optimizes traffic signal timing to enhance mobility, minimize delays, and improve safety for all users, including pedestrians and cyclists. We perform data collection activities such as turning movement counts, detection verification, and travel time studies to establish accurate baselines for timing plans. HBC's engineers develop and fine-tune corridor-wide signal coordination and arterial progression plans using Synchro, Vistro, and VISSIM, while ensuring clearance intervals and pedestrian phases meet FDOT TEM, MUTCD, and NCHRP Signal Timing Manual standards. Our experience includes corridor retiming projects across Broward County and FDOT District 4, including 13-signal optimizations, database migration for ATMS upgrades, and implementation of Leading Pedestrian Intervals (LPIs) to enhance multimodal safety.

Intelligent Transportation Systems (ITS)

HBC delivers cutting-edge Intelligent Transportation Systems (ITS) solutions that improve real-time mobility, safety, and network resilience. Our approach follows FDOT's Systems Engineering Management Plan (SEMP), FHWA Rule 940, and FDOT FDM Chapter 233, emphasizing stakeholder-driven needs assessments, Concepts of Operations (ConOps), and Requirements Traceability Matrices (RTM) to ensure interoperability and long-term system performance. Our capabilities include design and deployment of Wrong-Way Vehicle Detection Systems (WWVDS), Adaptive Traffic Control Systems (ATCS), Dynamic Message Signs (DMS), CCTV, smart work zones, and fiber optic communications networks, as well as planning for Connected Vehicle (CV) infrastructure, Automated Traffic Signal Performance Measures (ATSPM), and EV charging integration. Notable experience includes the FDOT District 6 Smart Work Zone Master Plan—the first Virtual TMC deployment in Florida—adaptive signal control presentations for the Seminole Tribe near the Hard Rock Casino, and EV infrastructure design for Miami-Dade DTPW featuring one of the nation's first bus pantograph charging stations.

Together, HBC's integrated traffic engineering, safety analysis, signal timing, and ITS expertise support the Town's mobility, safety, and resiliency goals through technical excellence, innovative solutions, and a structured QA/QC framework ensuring accuracy, reliability, and compliance.

HBC's Transportation Planning and Traffic Engineering division will be led by Moatz Saad, PhD, PE, PTOE, IMAS II (HBC) and Daniel Rodriguez ME, PE, IMSA III (HBC). Their expertise has been proven through numerous municipal, FDOT, and county projects, where we have delivered measurable improvements in safety, efficiency, and mobility. For the Town, this means data-driven solutions that reduce crashes, optimize signal operations, and enhance the overall travel experience for all roadway users. HBC Engineering's track record of producing practical, cost-effective, and agency-approved traffic studies, timing plans, and ITS deployments demonstrates that we are not only qualified but also the trusted partner to advance the Town's traffic engineering and operations priorities across its transportation network.

LANDSCAPE ARCHITECTURAL SERVICES



The HBC Team, supported by **KCI Technologies (KCI),** offers comprehensive landscape architecture services that align with the Town's vision for safe, resilient, and sensitive environments. Our landscape architecture approach emphasizes the integration of functional transportation design with environmental stewardship and cultural expression. Key services include:

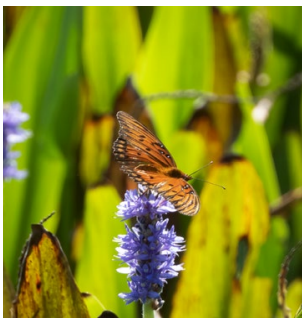
- **Site and Corridor Planning:** Development of context-sensitive landscape and streetscape designs that enhance safety, mobility, and livability.
- **Streetscape and Multimodal Enhancements:** Pedestrian, bicycle, and transit-oriented improvements that comply with ADA, FDOT, and local design standards.
- **Sustainable Stormwater Integration:** Incorporation of bioswales, rain gardens, and green infrastructure into roadway corridors.
- **Planting and Irrigation Systems:** Design of resilient, maintainable planting palettes and irrigation systems tailored to Florida's climate.
- **Construction Administration**: Jobsite inspections, contract administration, and collaboration with maintenance staff to ensure designs are practical, sustainable, and long-lasting.

The HBC Team provides the Town with a **holistic design team** that not only satisfies technical requirements but also reinforces cultural identity, community pride, and environmental sustainability. Their combined expertise ensures:

- Seamless coordination with roadway, drainage, and utility engineers.
- Designs that reflect Town's goals while supporting long-term maintenance and cost efficiency.
- A proven track record of delivering **safe, functional, and visually distinctive environments** for both urbanized and rural areas.

Our Landscape Architecture discipline will be led by **Kirk Hoosak, RLA (KCI)** and **Todd Mohler, RLA (KCI)**, bringing more than 50 years of combined experience. Our team consists of landscape architects, arborists, environmental specialists, and irrigation designers. With a strong Florida presence, our landscape architecture team offers immediate responsiveness to Town needs. The HBC Team's integrated practice ensures that every project, from gateways and corridors to community and recreational spaces, supports Town's long-term infrastructure goals while respecting community and environmental stewardship.

ENVIRONMENTAL ENGINEERING



Our Civil Engineering services, supported by **Resources Environmental Solutions (RES)** and **Pacifica Engineering Services (PES),** encompass the Ecological, Wetland Delineation, Endangered/Protected Species Surveys, Wetland Mitigation Plans, Environmental Site Assessment and Remediation, Environmental Permitting, Environmental Risk Analysis, Field Data Collection, Remediation Plans for underground storage tanks, hazardous waste materials, Asbestos Removal and Wetland Mitigations. Our approach integrates technical expertise, innovative design, and regulatory compliance to deliver cost-effective, constructible, and environmentally responsible projects. From concept through construction, our team collaborates closely with clients, agencies, and stakeholders to ensure each project meets its functional, aesthetic, and long-term performance goals.

Environmental Services

Our Team understands the need to balance development with the protection of natural resources. We work with our clients to identify protected natural resources, including wetlands, coastal/marine resources (mangroves, corals, seagrass), upland trees, and threatened and endangered fauna/flora that may conflict with their proposed infrastructure projects. Our Team includes SWS Professional Wetland Scientists, UF Florida Master Naturalists, and ISA Certified Arborists who can perform quantitative and qualitative assessments of protected natural resources and who work directly with our civil engineers to design projects to avoid/minimize resource impacts or develop mitigation strategies to offset unavoidable impacts. Mitigation strategies may include habitat restoration design for freshwater wetlands, uplands, coastal wetlands, or marine habitats, as well as mitigation bank coordination. We have extensive experience in all areas of environmental assessment, coordination, and

reporting in compliance with the FDOT PD&E Manual. We are experts in NEPA and accelerated project delivery. Our Team communicates effectively with regulatory agencies and leverages well-established relationships with government agencies, all of which help support our ability to successfully complete the required assessments and develop suitable solutions beneficial to our clients. We have completed several environmental impact reviews (EIR) for various projects and documents, including scoping, planning, design and design-build projects, LAP projects, One-Stop-Permitting, Intergovernmental Coordination and Review (ICARS), and RFP/Bid documents from initial concept developments through construction to ensure continuous compliance with NEPA and environmental regulations.

Soil Exploration

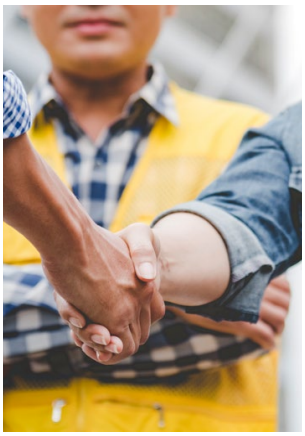
Our geotechnical engineers conduct complete subsurface investigations using borings, Standard Penetration Tests (SPT), Cone Penetration Tests (CPT), and rock coring. When site conditions warrant, we employ advanced tools such as pressuremeters, dilatometers, and geophysical methods. Initial site reconnaissance identifies accessibility constraints, overhead clearance, and MOT requirements before mobilization. Soil and rock samples are classified in the field and tested in certified laboratories. All exploration activities follow FDOT manuals and procedures, with QA/QC reviews performed by senior staff to ensure accuracy.

Soil Testing and Classification

Certified laboratories perform classification and index property testing such as moisture content, grain size distribution, Atterberg limits, compaction, and Limerock Bearing Ratio (LBR) tests, using FDOT-approved specifications. Our team maintains a calibrated equipment inventory (ovens, sieves, hydrometers, compaction hammers, LBR frames) to ensure reliable data. TSF and GEO bring decades of experience in construction materials testing and inspection, supporting timely evaluations of soils, aggregates, concrete, asphalt, and stabilization materials for Town projects.

This discipline will be led by **Nadia Locke, PE, LEED AP (RES)** and **Wesley Foster, PE, SI, MBA (PES)**, senior professionals with extensive experience in environmental and geotechnical engineering. Our environmental team is supported by multidisciplinary specialists to ensure seamless coordination across all project elements.

PLANNING & COMMUNITY DEVELOPMENT



HBC Team provides comprehensive planning and community development services that support the Town of Pembroke Park in shaping sustainable, livable, and economically vibrant communities. Our multidisciplinary team integrates urban design, engineering, environmental, and socio-economic expertise to deliver well-balanced plans that align with community values, growth management objectives, and regulatory frameworks.

HBC's planners and engineers are highly experienced in land use, zoning, and comprehensive planning, ensuring that growth and redevelopment efforts align with both the Town's Comprehensive Plan and the Florida Community Planning Act. We assist municipalities in updating Comprehensive Development Codes and Land Development Regulations, crafting policies and design standards that promote orderly development, mobility, resiliency, and sustainability. Our approach emphasizes compatibility between land use, infrastructure capacity, and environmental preservation.

HBC develops Park, Greenway, and Recreation Master Plans that enhance community health, connectivity, and quality of life. We assess recreational needs, perform site suitability analyses, and design open spaces that integrate stormwater management, native landscaping, and pedestrian accessibility. Our team has successfully planned and designed community parks, multi-use trails, and waterfront greenways that support active and passive recreation.

HBC recognizes that successful community planning requires broad stakeholder input. We facilitate public involvement and consensus building through workshops, design charrettes, and digital engagement platforms that promote transparency and inclusivity. Our planners synthesize feedback into actionable strategies and create visually compelling architectural renderings and conceptual plans to communicate design intent and build consensus among residents, officials, and developers. To support strategic growth, HBC conducts market research, demographic, and socio-economic analyses that inform planning recommendations, zoning revisions, and policy updates. We use GIS and data visualization tools to analyze land use trends, mobility patterns, and infrastructure needs—translating complex data into clear, decision-ready insights for local leaders.

HBC's planning philosophy emphasizes smart growth, resiliency, and community identity. We help local governments develop implementable plans that balance development with environmental stewardship and fiscal responsibility. Our team is dedicated to guiding the Town toward a sustainable future through comprehensive, inclusive, and forward-thinking planning solutions.

This discipline will be led by **Juan Flores, PhD, MBA, AIPA (HBC)** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

LAND SURVEYING AND GIS MAPPING



The HBC Team, supported by **GPI Geospatial (GPI)** and **Manuel G. Vera & Associates (MGV),** offers a full suite of professional surveying and mapping services in support of the Town, including but not limited to ALTA, boundary and topographic surveys, geographic information system (GIS), construction layout and as-builts, subsurface utility surveying, preparation of plat and subdivision documents and other related services. Together, our subconsultants bring over 70 years of combined experience delivering high-quality surveying, mapping, and subsurface utility engineering services for FDOT, municipalities, and other clients throughout Florida.

Our capabilities include:

Control Surveying

Our Professional Surveyors and Mappers (PSMs) are licensed in Florida and proficient in establishing and verifying horizontal and vertical control networks. Using GPS/RTK, digital leveling, and monument recovery from FDOT, NGS, and local agencies, we provide primary control to support all survey tasks.

Design, Right-of-Way, and Construction Surveying

Both firms have extensive FDOT and Town experience delivering boundary, right-of-way, as-built, hydrographic, topographic, and construction layout surveys. Our Team expertise in SUE augments these services by accurately designating and verifying subsurface utilities (QL A/B), ensuring that design and construction decisions are based on complete, conflict-free data.

Photogrammetric Mapping

Both MGV and GPI are industry leaders in aerial lidar and photogrammetry, operating a fleet of fixed-wing aircraft and lidar sensors to capture large-scale transportation corridors. Our aerial lidar and photogrammetric mapping support FDOT Districts 4 and 6, and we are fully equipped to provide the Town with design-grade mapping products.

Right-of-Way Mapping

Our staff regularly prepares legal descriptions, ROW maps, and sketches supported by boundary surveys, title research, and control surveys. We work closely with FDOT ROW groups and property appraisers to ensure accuracy and compliance with FDOT and state mapping standards.

Our survey teams integrate advanced tools, including terrestrial laser scanning, mobile lidar, 3D static scanning, hydrographic sonar/GPS systems, and UAVs, to deliver highly accurate 3D design surveys. These datasets integrate seamlessly into CADD platforms such as AutoCAD Civil 3D and MicroStation, supporting efficient design workflows for roadway, bridge, drainage, and utility projects.

This discipline will be led by Frank Paruas, PSM (GPI) and Mark Sowers, PSM (MGV), all with extensive FDOT and Town experience in ROW mapping, control surveying, 3D design surveys, transportation surveying, photogrammetry, and lidar integration.

Our combined team is fully qualified to meet the requirements outlined in this RFQ for Surveying and Mapping services. We bring the necessary licensed staff, technical personnel, and advanced equipment to ensure accuracy, reliability, and efficiency. Importantly, both GPI and MGV are familiar with Town's standards, and project environments, ranging from urban to rural. This ensures seamless integration of survey deliverables into design and construction phases while upholding the Town's expectations for quality and accountability.

DRAINAGE AND STORMWATER



HBC team offers extensive experience in **drainage and stormwater management** design, permitting, and implementation for municipal and county agencies across South Florida. Our approach integrates hydrologic, hydraulic, and environmental engineering principles to deliver **cost-effective, resilient, and sustainable** stormwater solutions that protect property, infrastructure, and natural resources while maintaining compliance with all applicable local, state, and federal regulations.

HBC provides **Drainage Improvement Design** services that include system modeling, master planning, and infrastructure upgrades to address localized flooding, capacity deficiencies, and water quality concerns. Our engineers use advanced tools such as **ICPR, SWMM, HEC-RAS, and AutoCAD Civil 3D** to simulate system performance under varying storm events and sea-level rise scenarios. We evaluate existing drainage networks, propose new conveyance systems, and design detention/retention facilities, exfiltration trenches, and pump stations as needed to enhance system efficiency and resilience.

We perform detailed **Feasibility Analyses for drainage and stormwater projects,** assessing hydraulic conditions, soil characteristics, environmental impacts, and regulatory constraints to determine the most viable and cost-effective alternatives. These analyses often serve as the foundation for capital improvement planning and grant applications.

HBC has successfully completed numerous **flood control and erosion mitigation projects,** implementing best management practices (BMPs) such as vegetative stabilization, channel protection, and low-impact development (LID) features. Our team evaluates watershed-scale hydrology to ensure that improvements reduce downstream impacts and maintain compliance with **South Florida Water Management District (SFWMD), Broward County,** and **FDOT** drainage criteria. Our engineers are highly experienced in obtaining permits from agencies such as **SFWMD, FDEP, USACE, and Broward County Environmental Protection** divisions. We prepare complete regulatory submittals including drainage reports, environmental assessments, and as-built certifications. In addition, HBC assists municipalities in **preparing and supporting grant applications** for stormwater infrastructure funding through FEMA, FDEP, and other resilience-based programs.

Every drainage project undertaken by HBC prioritizes long-term sustainability, adaptability to changing climate conditions, and operational efficiency. Our team integrates **green infrastructure practices**, water-quality treatment systems, and flood-resilient design strategies to help the Town achieve its goals for safety, sustainability, and environmental stewardship.

This discipline will be led by **Hernan Lugo, PE, CFM, MS (HBC),** senior professionals with extensive experience in civil engineering design and plans production. Our staff members have extensive experience working on

municipalities, counties, and FDOT projects, and they are supported by multidisciplinary specialists in drainage, utilities, and survey, to ensure seamless coordination across all project elements.

BUILDING INSPECTION AND PLAN REVIEW



The **HBC Team** provides comprehensive building code and sustainable design services to ensure that all projects for the Town of Pembroke Park are safe, compliant, energy-efficient, and environmentally responsible. Our staff includes Florida-licensed professional engineers, registered architects, and certified **Code Compliance Officers** experienced in enforcing and interpreting the **Florida Building Code (FBC 2023), Florida Statutes Chapter 162,** and local zoning ordinances. HBC integrates code compliance with sustainable design, accessibility, and energy-modeling practices to deliver projects that exceed regulatory standards while promoting long-term performance and community well-being.

Building Code Analysis

HBC's code specialists and design professionals perform full-scope analyses to ensure each project meets applicable codes from schematic design through occupancy. Our services encompass structural, fire-life-safety, mechanical, electrical, plumbing, and accessibility provisions. HBC routinely coordinates with Building Officials, Fire Marshals, and Planning & Zoning staff to ensure compliance reviews are thorough, accurate, and aligned with local adoption of the Florida Building Code.

Plans Review Services

HBC understands the importance of thoroughly evaluating construction plans to ensure full compliance with applicable codes and regulations. Our team will conduct detailed reviews across multiple disciplines, **structural, electrical, mechanical, plumbing, and zoning,** to ensure alignment with the Town's requirements. By identifying potential issues early in the process, we help prevent costly modifications during construction, facilitating smoother project execution.

Inspection Services

HBC's team of certified inspectors brings extensive expertise in conducting on-site inspections. We ensure that construction projects comply with approved plans and meet all safety and code requirements. Our inspectors are certified by the **Miami-Dade County Board of Rules and Appeals (BORA),** ensuring that they are fully qualified to perform the required inspections. HBC's inspection staff will also possess valid **Florida driver's licenses and assigned company vehicles,** ensuring they can travel legally to various sites for field inspections.

In addition to standard inspections, our team is fully equipped to handle specialized and emergency inspections as needed. Each inspector is equipped with **mobile devices** to stay connected and receive real-time updates, and they will also carry **OSHA-required Personal Protective Equipment (PPE),** such as steel toe shoes, hard hats, and high-visibility vests, ensuring compliance with safety standards while performing inspections.

Accessibility Standards

HBC ensures that all designs meet or exceed the **Americans with Disabilities Act (ADA)** and **Florida Accessibility Code for Building Construction (FACBC)**. Our accessibility reviews begin at concept design and continue through construction documentation to confirm barrier-free access for all users. Our capabilities include ADA/FACBC plan reviews, accessible route layout, tactile and signage requirements, restroom and fixture clearances, and construction compliance inspections.

Sustainability Strategy

HBC integrates sustainability principles into every project, aligning with **LEED, Florida Green Building Coalition (FGBC)**, and Energy Star certification frameworks. Our sustainable-design specialists evaluate materials, energy performance, and water efficiency to reduce environmental impact and operational costs while supporting Town's goals for resiliency and stewardship. Our team will provide sustainable-design benchmarking, LEED/

FGBC certification documentation, lifecycle cost analysis, and stormwater and heat-island mitigation strategies.

Energy Modeling and Performance Analysis

HBC's energy engineers develop predictive models to evaluate energy performance and code compliance under **FBC Energy Conservation Volume II** and **ASHRAE 90.1.** Our approach optimizes mechanical systems, lighting, and envelope design to meet or exceed minimum energy-efficiency standards while maximizing occupant comfort. HHBC team will provide energy simulation (IES-VE, eQUEST, DOE-2), envelope and HVAC optimization, life-cycle cost and payback analyses, and compliance documentation for permitting.

Knowledge of Codes and Regulations

HBC demonstrates in-depth knowledge of the **Florida Building Code (2023), Florida Fire Prevention Code, Florida Energy Conservation Code, ADA,** and **ICC Standards.** Our staff maintains ongoing training and certification through the **Florida Building Code Administrator and Inspectors Board (BCAIB)** and participates in continuing education on evolving building and energy codes. This ensures that Town of Pembroke Park's projects remain compliant with the latest regulatory updates and best practices in sustainable development.

Our Code Compliant and Plan Review Division will be led by **Sonny Abia, PhD, PE (HBC)** and **Roberto Moreno, EC, BN, PX, CBO, CFM (HBC).** HBC's multidisciplinary expertise enables the Town of Pembroke Park to achieve regulatory compliance, accessibility, and sustainability objectives efficiently and transparently.

CONSTRUCTION ENGINEERING AND INSPECTION (CEI)



The HBC Team's focus on every project is to deliver value through safe, high-quality, and efficiently constructed infrastructure that meets the expectations of the Town and the public. Public health, safety, and welfare are central to our work, whether serving as Engineer of Record, Construction Engineering Inspection (CEI), or Construction Administrator. Our engineers collaborate closely with field inspectors, bringing both design and field perspectives that enhance constructability and decision-making. Lessons learned from years of construction management experience are applied to every design, supported by detailed documentation, consistent communication, and a rigorous QA/QC program.

HBC's construction management approach emphasizes proactive coordination, transparency, and accountability. Prior to pre-construction, we conduct kickoff meetings with Town representatives to establish communication protocols and project expectations. Throughout construction, our team maintains direct communication with the Town's Project Manager, providing regular progress updates, addressing non-compliance, and implementing a Community Action Plan to minimize public disruption. We perform timely reviews of shop drawings, RFIs, and contractor schedules, ensuring that delays and potential risks are promptly identified and mitigated.

Our inspectors maintain comprehensive records through electronic and hard-copy filing systems, including photos, videos, and drone documentation approved under applicable regulations. We enforce contract compliance, verify materials and testing documentation, and issue non-conformance reports where necessary. HBC also provides cost estimating, pay application review, and change order evaluation to ensure fiscal integrity. Acting as an extension of the Town, we coordinate seamlessly among contractors, designers, and stakeholders to maintain progress, quality, and safety, delivering projects that reflect the Town's commitment to excellence.

Our Construction Engineering and Inspection (CEI) discipline will be led by **Christopher Soto, PE (HBC),** with over 13 years of experience, to ensure all identified conflicts are properly addressed and will not arise as claims during construction. We will use Bluebeam Studio to record interdisciplinary and constructability reviews.

PROJECT MANAGEMENT APPROACH



HBC is ready to support the Town of Pembroke Park in this Continuing Service Contract (CSC) supported by our experience managing several contracts with similar scope in South Florida and more specifically in Palm Beach County (PBC), City of Delray Beach, City of Homestead, and Florida Department of Transportation (FDOT). HBC is currently the prime consultant for the PBC Traffic Annual Services Contract, FDOT D4 CCS, FDOT D4 Traffic Operations Data Collection, and FDOT D6 Districtwide Scoping Report.

We understand that effective communication with the Town of Pembroke Park representatives, subconsultants, external agencies, and stakeholders is crucial for the success of this contract and any Task Work Order (TWO) assignment under this contract. The proposed HBC Contract Manager (CM) and single point of contact, Hernan Lugo, PE, CFM, MS, is a proactive leader committed to being available around the clock. He possesses firsthand experience working on this type of contract. Hernan's experience includes management of several CCS for Palm Beach County (PBC) and the Florida Department of Transportation (FDOT). The knowledge and experience with similar types of contracts ensure that the communication protocols and design services will meet the Town's high standards.

Due to the broad scope of work of this project, a tailored Project Management Plan (PMP) will be developed to document the approach to be used to successfully certify each TWO assignments for construction. This approach is based on promoting proactive communication and efficient, organized, and timely completion of the project tasks according to the schedule, budget, and contract requirement by defining and establishing a detailed scope of work, associated risk, necessary task sequencing, quality control, budget control, resources allocation, and schedule control. This PMP will include all communication protocols to maintain open communication channels with the Town's representatives and among all project stakeholders. These communication protocols will be established at the project kickoff meeting, including designated points of contact, communication channels, and response times. We will utilize collaborative project management software, such as Microsoft Teams, to facilitate real-time communication and document sharing.

As part of HBC culture, communication between HBC's Contract Manager and the Town's representative is vital for the success of any contract. We strive to respond to emails and phone calls within a 2-hours window, respond to construction RFI's within 24 hours, and to provide meeting minutes within 48 hours. In addition to this, the HBC Team includes a Public Involvement unit to ensure that community members have multiple opportunities to participate during the design process. Our approach to public involvement is flexible and adaptable, recognizing that engagement activities should be tailored to match the magnitude and complexity of each project. We have experience with hybrid and in-person public meetings, hearings, and workshops.

Managing CSC requires an enhanced level of attentiveness to see TWO assignments through to completion. As such, we will focus on proactive, responsive service and quality production, ensuring accountability from ALL staff. Project files will be shared with the entire team via HBC's ProjectWise site. We do the little things right, such as "over communicating" to keep the Town PM in the loop and acquiring information ourselves to avoid surprises. We also strive to streamline the process and be good partners to achieve a better outcome. This focused mindset gets elevated during the latter design phases, where sound engineering, correctness, and responsiveness are vital. We identify issues and manage them before they negatively impact the project by resolving them at the lowest levels and escalating to Town's PM for matters such as third-party roadblocks. HBC will manage all sub-consultants on the Team, bring our expertise to the table, and select the appropriate design team for each TWO assignment. We have previously worked with all our key Team members and are familiar with each person's strengths and expertise. Our goals are minimize the Town PM's involvement in each TWO and exceed the expectations of the Town PM on each TWO assignment.

The vast experience of our Team has enabled us to develop a proven and comprehensive approach to performing

the duties for Professional Engineering Services in accordance with this CCS and will be used to engage most of the TWOs assignments under this contract. The following general approach will be followed for all TWO's related to plan development:

1. Meet with the Town TWO PM to define the scope and expectations. Review the TWO schedule to ensure that the task can be completed within the term of the contract.
2. Perform a risk assessment, and based on the project scope, assign a team with the right blend of skills and experience levels.
3. Gather all existing information including but not limited to As-Builts, Right-of-Way (R/W) maps, surveys, maintenance records, previous studies, permits, GIS database.
4. Perform a field review with TWO Team and the Town staff to confirm scope and site conditions and ensure a clear and mutual understanding of the project's objectives, while identifying solutions focused on minimizing project risks, complexities, and reducing costs to the Town.
5. Refine scope of services and provide accurate staff hours estimate meeting the budget expectation for the Town PM for review/approval.
6. Negotiate and execute TWO and receive Notice to Proceed (NTP).
7. Rediscover project schedule.
8. Submit TWO specific QC Plan within 10 days of NTP.
9. Perform initial utility contact.
10. Develop preliminary design documents such as Basis of Design Report (BODR), Typical Section, Pavement Design, among others.
11. Prepare and submit permit applications
12. Project coordination with stakeholders, agencies, and Town Departments.
13. Prepare construction documents and deliverables for each phase submittal.
14. Identify and execute any Maintenance Memorandum of Agreement (MMOA) or Local Funding Agreements (LFA).
15. Obtain required clearances from the different Town Departments and other agencies having jurisdiction.
16. Public Involvement.
17. Secure License agreements/maintenance maps/easements.
18. Prepare specifications package and final estimates.
19. Keep Town PM appraised of status, utilizing Monthly Progress Reports, Progress Meetings, and interim emails. Progress Reports include activity, schedule, and financial details.
20. Reconcile unused funds back into the main contract after project letting and execute a TWO for post-design services if not included in the original TWO scope.
21. Support construction via RFI responses, shop drawing reviews and plan revisions.
22. Reconcile unused post-design funds back into main contract after final acceptance.

For Construction Engineering and Inspection (CEI) assignments, HBC is proposing an Emergency Rapid Response team that will be available 24/7 for any project needs, concerns, and emergencies. Our solution-oriented CEI Division is fully committed to this contract, ensuring 100% availability to meet the Town's needs. Our CEI Division consists of carefully selected local experts, including Senior Project Engineers, Project Administrators, Contract Support Specialists, Resident Compliance Specialists, Senior Inspectors, and Inspectors. These professionals bring extensive qualifications and a wealth of experience from successful CEI projects across Miami-Dade, Broward, and Plam Beach County, and FDOT. Our staff possesses over 75 years of combined CEI Roadway and Bridge Engineering experience, providing deep familiarity with the Town's

policies, procedures, and best practices. This knowledge aligns perfectly with the Town's goals and objectives for upcoming projects, enabling us to execute tasks efficiently and effectively without the need for a learning curve. Our experience with the Town equips us to handle any challenges that may arise during service on this contract. HBC's Project Administrators are seasoned Construction Engineers with a proven track record. They have the ability to visualize and understand both the overarching goals and the intricate details required for successful CEI execution on high-visibility projects. This comprehensive understanding ensures that each project is managed with attention to both strategic and detailed aspects. Our approach to CEI services is straightforward yet all-encompassing, ensuring the successful delivery of each project. We believe that success in CEI is rooted in providing safety-oriented, effective services that are delivered on time and within budget. Our strategy includes mitigating construction risks that could impact the community, business owners, and stakeholders.

For non-standard TWOs, our CM will immediately assemble the staff needed and information to address the Town needs. Our commitment to you is that we are readily available to work on this contract from day one with no learning curve.

Permitting

HBC has extensive experience navigating the complex permitting and regulatory landscape for construction and improvement projects throughout Florida. Our extensive knowledge and resound professional relationships with the local and state regulatory bodies such as from Palm Beach County (PBC), Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), the South Florida Water Management District (SFWMD), South Florida Conservancy District, the Army Corp of Engineers (ACOE), Florida Department of Health (FDOH), and Florida Fish & Wildlife Conservation Commission (FWC) have enable us to successfully secured approvals for each project design by HBC. Our expertise extends to securing permits has led us to develop a proactive and strategic approach to managing the permitting process, ensuring timely submissions, approvals, and regulatory compliance. Additionally, we are well-versed in the requirements of the Town of Pembroke Park and Broward County, ensuring compliance with infrastructure, utilities, and stormwater management regulations.

Recognizing the specific needs of each TWO assignment is crucial to determine the necessary permit for each project. Our approach to permitting is built on early engagement with regulatory authorities, meticulous documentation, and continuous communication to streamline the approval process. We have a strong track record of efficiently managing site development permits, stormwater management approvals, environmental resource permits, building permits, and health department approvals. By anticipating potential permitting challenges and addressing them proactively, we ensure projects remain on schedule and compliant with all regulatory requirements. With our demonstrated expertise in regulatory compliance, we are committed to facilitating a smooth permitting process for each TWO assignment, ensuring all approvals are secured efficiently while upholding the highest standards of safety, environmental responsibility, and project execution.

LESSONS LEARNED: Our design team is actively involved in early coordination with the regulatory agency through pre-application meetings to identify and resolve potential problems that can result in permit delays. Timely response to Request for Additional Information (RAI) is key to expedite permit review.

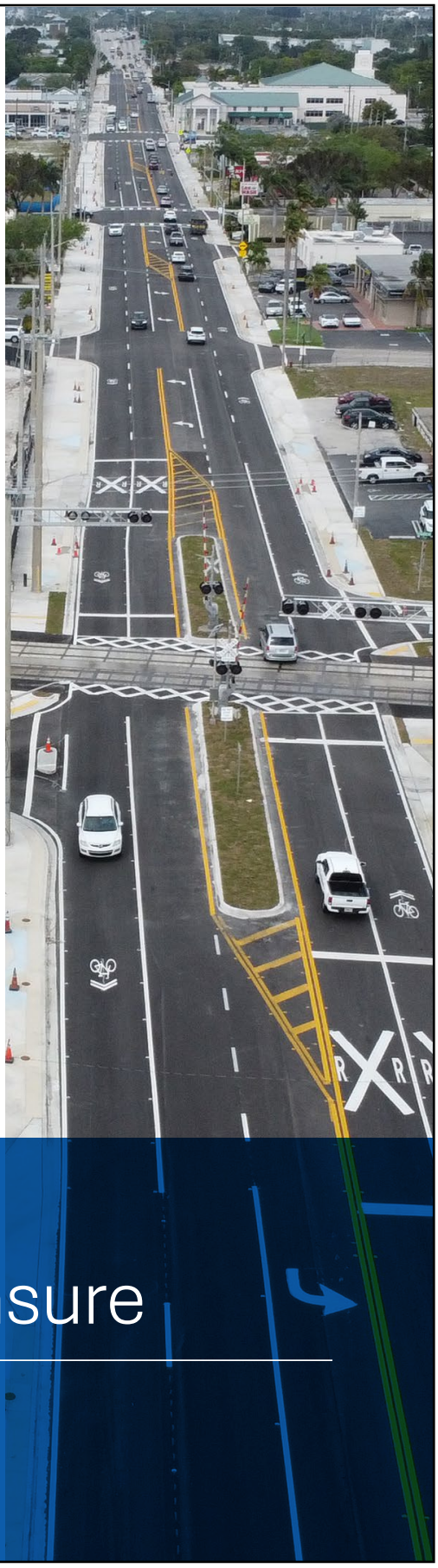
Quality Assurance and Quality Control (QA/QC)

We understand that the quality of our work is the legacy we leave behind and that which represents our clients, which is why we pride ourselves in incomparable performance, relentless attention to detail, and unsurpassed quality. Throughout the years, HBC has provided industry expertise, timely submittals, and cost-effective service to a broad range of clients, while remaining competitive in the market, ensuring lasting relationships with all of our clients. As we continue to grow, we stand committed to this and we pledge to continue to strive for excellence and the personal attention you deserve. As such, quality is a priority for every project at HBC and exceeding our client expectations is our goal. To achieve the highest quality on every project, we have developed a rigorous

and effective five-steps quality control process with tracked performance. Additionally, a TWO-specific QA/QC plan will be developed for each TWO assigned to the HBC Team. This QA/QC plan will follow a five steps process where an independent reviewer reviews the plans and EOR reviews, agrees and revises plans accordingly, plans are returned to QA/QC department to ensure all comments have been addressed. Reviewers are required to conduct a field visit prior to performing a review to familiarize themselves with site specific conditions and to fully understand the design. All the markup plans, review reports, checklists and other documentation part of the QA/QC process are properly filed. Sub-consultants will be required by contract to follow HBC's QA/QC plan and project schedules will allow adequate time for QA/QC prior to each phase submittal, minimizing the comments received through ERC and allowing to close each review phase faster to move on to the next design phase. QA/QC effort will be led by Mr. Edgar Diaz, P.E with over 38 years of experience in the industry. Mr. Diaz will work hand-to-hand with Mr. Lugo and sub-consultants, to ensure QA/QC plan is properly implemented. Additionally, a constructability review will be performed by our Construction Engineering and Inspection (CEI) Manager Mr. Christopher Soto, PE with over 13 years of experience, to ensure all identified conflicts are properly addressed and will not arise as claims during construction. We will use Bluebeam Studio to record interdisciplinary and constructability reviews. This method ultimately minimizes redundant comments, while improving the overall quality of the review process. The HBC Team will maintain adequate records of the reviews. A marked-up set of prints from the QC review will be included with each review submittal. The responsible professional engineer or professional surveyor that performed the QC review, as well as the QC Manager, will sign a statement certifying that the review was conducted.

HBC has a proven track record of providing our clients with construction documents that minimize claims, supplemental agreements, and delays. Our team's effective collaboration with sub-consultants and contractors ensures that communication lines are well-established across all disciplines. Our management approach emphasizes clarity from the outset, setting the framework for controlling scope, schedule, and budget. We clearly define the responsibilities and authority of all project participants. Our PM, Hernan Lugo, PE, CFM, MS, will serve as your primary point of contact, ensuring direct and consistent communication throughout the project. To address potential deviations from the schedule caused by economic shortages, long lead times, or adverse weather, we will request recovery schedules from contractor(s) as needed. Our goal is to maintain zero negative floats for both substantial and final completions. We employ two-week lookahead schedules to focus on critical path activities, allowing us to anticipate potential delays. This proactive strategy helps us stay ahead of issues, ensuring the construction and funding schedules remain on track. By anticipating challenges and adjusting plans accordingly, we strive to deliver projects on time and within budget despite external constraints. Additionally, HBC will analyze construction schedules based on the critical path method (CPM) for logical and attainable production rates which comply with project contractual requirements. HBC is experienced in Primavera P6 and Microsoft Projects software used for Project Scheduling. HBC will monitor progress throughout construction of the project, discuss construction progress with all project stakeholders in biweekly progress meetings and issue monthly progress reports documenting progress. Should the schedule slip, HBC will meet the contractor and project representatives to discuss schedule recovery methods. HBC will execute contract maintenance throughout the duration of project.





6. Professional Licensure

HBC

HBC Engineering Company's Business Licensure



State of Florida
Department of State

I certify from the records of this office that HBC ENGINEERING COMPANY is a corporation organized under the laws of the State of Florida, filed on June 15, 2006.

The document number of this corporation is P06000082280.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

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

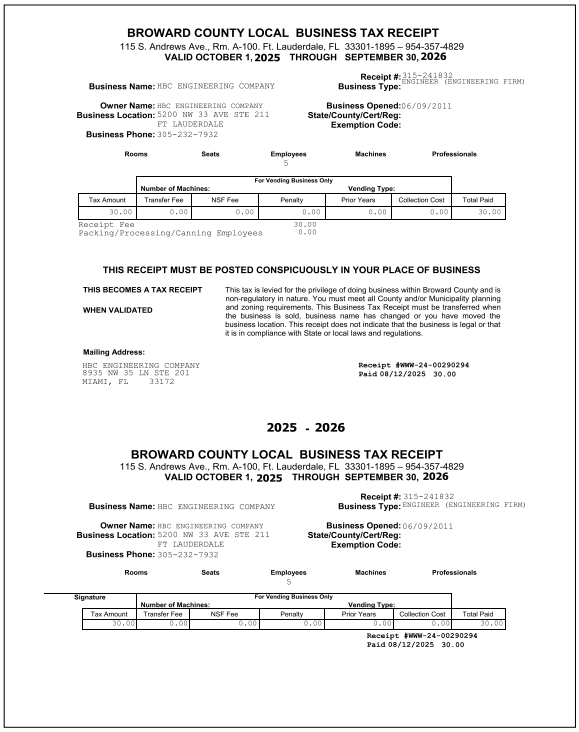
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025

Secretary of State

Tracking Number: 9678191690CC

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

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



BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: HBC ENGINEERING COMPANY
Receipt #: 315-241832
Business Type: ENGINEER (ENGINEERING FIRM)

Owner Name: HBC ENGINEERING COMPANY
Business Location: 5200 NW 33 AVE STE 211 FT LAUDERDALE
Business Phone: 305-232-7932
Business Opened: 06/09/2011
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt Fee 30.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
HBC ENGINEERING COMPANY
8935 NW 35 LN STE 201
MIAMI, FL 33172

Receipt #WWW-24-00290294
Paid 08/12/2025 30.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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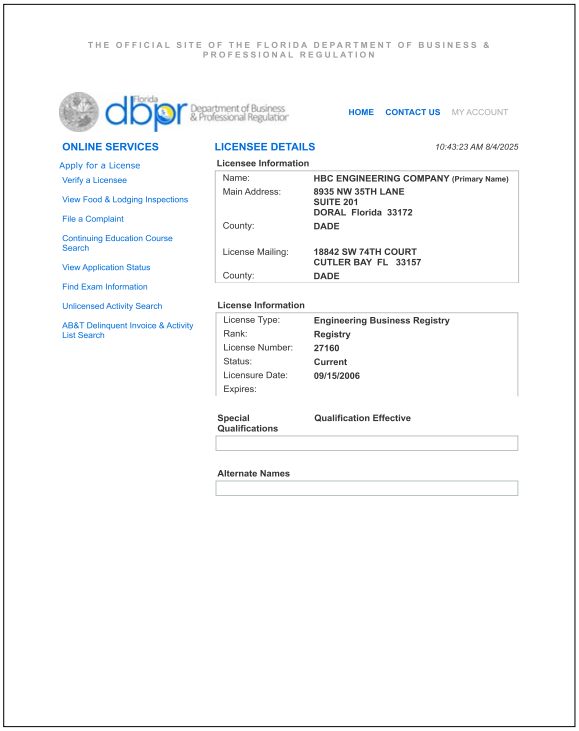
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		5		

Signature
For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	0.00	0.00	0.00	0.00	30.00

Receipt #WWW-24-00290294
Paid 08/12/2025 30.00



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- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *10:43:23 AM 8/4/2025*

Licensee Information

Name:	**HBC ENGINEERING COMPANY** (Primary Name)
Main Address:	**8935 NW 35TH LANE SUITE 201 DORAL Florida 33172**
County:	**DADE**
License Mailing:	**18842 SW 74TH COURT CUTLER BAY FL 33157**
County:	**DADE**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**27160**
Status:	**Current**
Licensure Date:	**09/15/2006**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names



State of Florida

Minority Business Certification

HBC ENGINEERING COMPANY

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
03/08/2024 to 03/08/2026

J. Todd Inman
Florida Department of Management Services

SUPPLIER DIVERSITY

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

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 15, 2025

Adebayo Coker, President
HBC ENGINEERING COMPANY
9675 NW 117th Avenue
Suite 305
Miami, FL 33178
acoker@hbcengineeringco.com

Dear Mr. Coker:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design

3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures

4.1.2 - Minor Bridge Design

5.4 - Bridge Load Rating

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
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization

7.2 - Lighting

1

7.3 - Signalization

10.1 - Roadway Construction Engineering Inspection

10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI

13.3 - Policy Planning

13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
151.50%	115.12%	0.163%	Reimbursed	0.00%	0.38%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/NE

2

Diaz-Murphy and Associates CES, LLC's Business Licensure

State of Florida
Department of State

I certify from the records of this office that DIAZ-MURPHY AND ASSOCIATES CES, LLC is a limited liability company organized under the laws of the State of Florida, filed on November 3, 2016, effective October 28, 2016.

The document number of this limited liability company is L16000202074.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 2, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025

Secretary of State

Tracking Number: 1385135136CC

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Miami-Dade County Office of The TaxCollector
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7339555

RECEIPT NO.
RENEWAL
7631980

BUSINESS NAME/LOCATION
DMA
12318 SW 132ND CT
MIAMI, FL 33186-6451

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
DIAZ-MURPHY AND ASSOCIATES CES LLC
C/O CARIDAD MURPHY MGR
Employee(s) 4

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHI P/FIRM
35831

PAYMENT RECEIVED BY TAX COLLECTOR
75.00 07/10/2025
PTBTC-25-120626

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles ~ Miami-Dade Code Sec 8a-276.
For more information, visit mdctaxcollector.gov

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dbpr Department of Business & Professional Regulation

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View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 3:29:28 PM 10/14/2024

Licensee Information

Name:	DIAZ MURPHY AND ASSOCIATES C.E.S., LLC. (Primary Name)
	DMA (DBA Name)
Main Address:	21550 SW 92ND PL CUTLER BAY Florida 33189
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	35781
Status:	Current
Licensure Date:	02/01/2022
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. "Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

State of Florida

Woman & Minority Business Certification

Diaz-Murphy and Associates CES

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/09/2024 to 07/09/2026

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES SUPPLIER DEVELOPMENT

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 25, 2025

Caridad Murphy, CEO
DIAZ-MURPHY AND ASSOCIATES CES, LLC
12318 SW 132nd Court
Miami, FL 33186

Dear Ms. Murphy:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.3 - Highway Materials Testing

10.1 - Roadway Construction Engineering Inspection

10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
186.36%	137.39%	2.975%	Reimbursed	0.00%	8.68%	Yes

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

1

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/AM

2

FDOT | BROWARD COUNTY FLORIDA | LEE COUNTY PORT AUTHORITY | GREATER ORLANDO AVIATION AUTHORITY | JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

DIAZ-MURPHY AND ASSOCIATES CONSTRUCTION ENGINEERING SERVICES LLC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541380

Dwayne Moore
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY | Tampa International Airport | TALLAHASSEE | Votran

EV Services, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that EV SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on October 25, 2006.

The document number of this corporation is P06000135877.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 5, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of March, 2025

Secretary of State

Tracking Number: 469166954 3CC

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Account Reference	Licensing Cust#: 014104, Activity: BUSINESS TAX RECPT RENEWAL
Receipt Number	00219384
Charge Will Appear As	City of Coral Gables
Date/Time	Wednesday, September 17, 2025 11:56 AM
Reference Id	000000114374
Payment Method	Visa ****8363
Customer Name	ESTHER C MONZON-AGUIRRE
Total Payment	**US $312.10**

EVSI Statement of Qualifications

AGENCY INFORMATION
EV Services, Inc.
814 Ponce de Leon Blvd., Suite 306
Coral Gables, FL 33134
786-536-4270
www.evservicesinc.com

CONTACT INFORMATION
Esther Monzon-Aguirre
305-562-8111
EMonzonAguirre@EVServicesinc.com

OUR CLIENTS HAVE BIG IDEAS.

We help them create ambitious and practical plans to accomplish their goals. We measure success by the results our clients achieve. We collaborate with leaders and their organizations to develop strategies that deliver results. We help organizations clarify their mission and align resources to fund, measure, and achieve their desired outcomes.

GENERATING NEW IDEAS. SOLVING BIG PROBLEMS.
We bridge big ideas with what it takes to produce real change—on the ground, in organizations, and against critical issues. Like our clients, EVSI is a mission-driven organization. We share our client's passion. We have the privilege of working with innovative leaders and organizations in both public and private sectors to blend strategy, capital, and leadership to achieve results.

EVSI is recognized as a high-quality consultant focused on customer satisfaction and personalized service. EVSI is totally committed to the highest ethical standards of achieving measurable results in the most timely, cost-effective manner. Anything less is unacceptable.

WHAT WE DO

Public Involvement
As a seamless extension of an organization, we communicate issues with the same level of integrity and professionalism as internal staff.

Government Relations
Advanced analytics on influential topics enables us to provide customized policy development and representation services.

Diverse Supplier Outreach/Monitoring Services
The Team at EVSI provides our Clients with strategies and processes to engage and enhance their relationships with diverse suppliers and vendors. These strategies are meant to be long-lasting relationships that assist suppliers and vendors grow and enhance their marketability into the future.

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

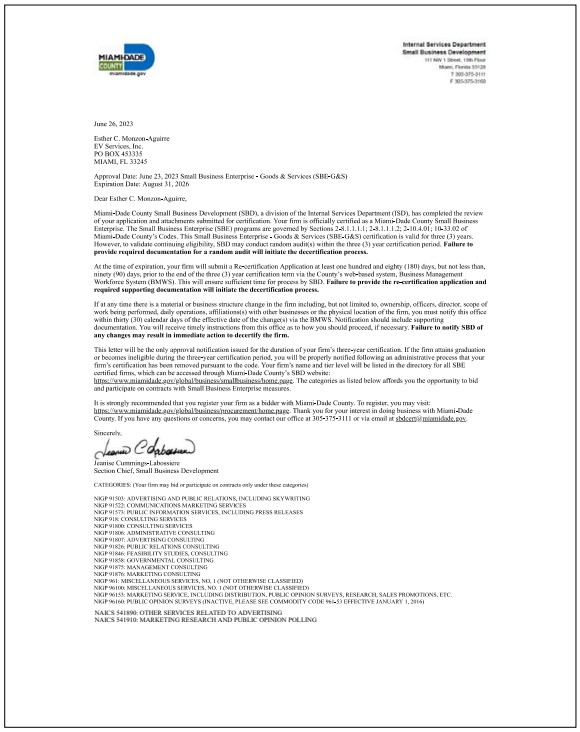
THIS CERTIFIES THAT
EV Services, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

Jennifer D. Andreu
Assistant Superintendent, Equity & Diversity
Office of Economic Opportunity
Miami-Dade County Public Schools
1450 NE 2nd Avenue - Suite 428
Miami, Florida 33132

Issue Date	Expiration Date	Vendor No.
June 23, 2022	June 23, 2025	6517745



Internal Services Department
Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111
F 305-375-3160

June 26, 2023

Esther C. Monzon-Aguirre
EV Services, Inc.
PO BOX 453335
MIAMI, FL 33245

Approval Date: June 23, 2023 Small Business Enterprise - Goods & Services (SBE-G&S)
Expiration Date: August 31, 2026

Dear Esther C. Monzon-Aguirre,

Miami-Dade County Small Business Development (SBD), a division of the Internal Services Department (ISD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10e33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Goods & Services (SBE-G&S) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliation(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/small-business-home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

NIGP 91503: ADVERTISING AND PUBLIC RELATIONS, INCLUDING SKYWRITING
NIGP 91522: COMMUNICATIONS MARKETING SERVICES
NIGP 91573: PUBLIC INFORMATION SERVICES, INCLUDING PRESS RELEASES
NIGP 918: CONSULTING SERVICES
NIGP 91800: CONSULTING SERVICES
NIGP 91806: ADMINISTRATIVE CONSULTING
NIGP 91807: ADVERTISING CONSULTING
NIGP 91826: PUBLIC RELATIONS CONSULTING
NIGP 91846: FEASIBILITY STUDIES, CONSULTING
NIGP 91858: GOVERNMENTAL CONSULTING
NIGP 91875: MANAGEMENT CONSULTING
NIGP 91876: MARKETING CONSULTING
NIGP 96000: MISCELLANEOUS SERVICES, NO. 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96100: MISCELLANEOUS SERVICES, NO. 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96153: MARKETING SERVICE, INCLUDING DISTRIBUTION, PUBLIC OPINION SURVEYS, RESEARCH, SALES PROMOTIONS, ETC.
NIGP 96166: PUBLIC OPINION SURVEYS (INACTIVE, PLEASE SEE COMMODITY CODE 96-53 EFFECTIVE JANUARY 1, 2016)

NAICS 541890: OTHER SERVICES RELATED TO ADVERTISING
NAICS 541910: MARKETING RESEARCH AND PUBLIC OPINION POLLING



Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

Daniella Levine Cava, Mayor

June 9, 2025

Esther C. Monzon-Aguirre
EV Services, Inc.
PO BOX 453335
MIAMI, FL 33245

Approval Date: June 9, 2025 - Disadvantaged Business Enterprise (DBE)
Anniversary Date: February 8, 2026

Dear Esther C. Monzon-Aguirre,

Miami-Dade County Office of Small Business Development (SBD), is pleased to notify you that your firm is certified under the Florida Unified Certification Program (UCP). Your firm meets the eligibility requirements for certification as a Disadvantaged Business Enterprise (DBE) in accordance with 49 CFR Part 26.

DBE certification is continuous with no expiration date; however, firms are required to attest that there are no changes via the No Change Declaration form on or before the firm's anniversary date to remain certified. You will be notified of your annual responsibilities in advance of the Anniversary Date listed above. You must submit the annual No Change Declaration form no later than the Anniversary Date to maintain your eligibility. Your firm will be listed in the UCP DBE Directory which can be accessed through the Florida Department of Transportation's website: http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/.

DBE certification is NOT a guarantee of work, but it enables the firm to compete for and perform contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If at any time there is a material change in your firm, you must advise this office by sworn affidavit and supporting documentation within thirty (30) days. Changes include, but are not limited to ownership, officers, directors, management, key personnel, scope of work performed, daily operations, on-going business relationships with other firms, individuals or the physical location of your firm. After our review, you will receive instructions as to how you should proceed, if necessary. Failure to comply will result in action to remove your firm's DBE certification.

It is strongly recommended that you register your firm as a vendor with Miami-Dade County. To register, you may visit: http://www.miamidade.gov/procurement/vendor-registration.asp. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

NAICS & Industry Title: (Your firm is eligible to compete for and perform work on all USDOT Federal Aid projects throughout Florida and may earn DBE or ACDBE credit for work performed in the following areas.)

NAICS 541611: ADMINISTRATIVE MANAGEMENT AND GENERAL MANAGEMENT CONSULTING SERVICES
NAICS 541613: MARKETING CONSULTING SERVICES
NAICS 541618: OTHER MANAGEMENT CONSULTING SERVICES
NAICS 541690: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES
NAICS 541820: PUBLIC RELATIONS AGENCIES
NAICS 541850: INDOOR AND OUTDOOR DISPLAY ADVERTISING
NAICS 541890: OTHER SERVICES RELATED TO ADVERTISING
NAICS 541910: MARKETING RESEARCH AND PUBLIC OPINION POLLING

GPI Geospatial, Inc.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that GPI GEOSPATIAL, INC. is a corporation organized under the laws of the State of Florida, filed on December 29, 2003.

The document number of this corporation is P04000000100.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 16, 2025, and that its status is active.

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

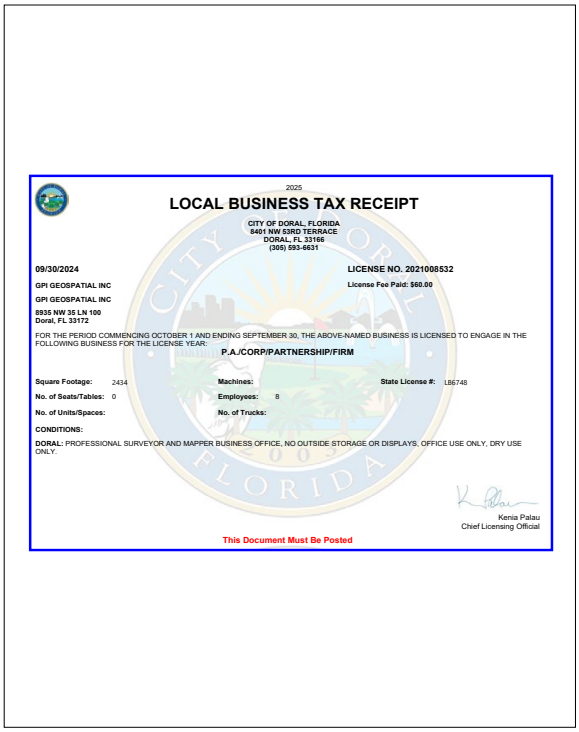
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of January, 2025

Secretary of State

Tracking Number: 5601882567CC

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

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



2025

LOCAL BUSINESS TAX RECEIPT

CITY OF DORAL, FLORIDA
8401 NW 53RD TERRACE
DORAL, FL 33166
(305) 593-6631

09/30/2024 **LICENSE NO. 2021008532**

GPI GEOSPATIAL INC **License Fee Paid: $60.00**

GPI GEOSPATIAL INC
8935 NW 35 LN 100
Doral, FL 33172

FOR THE PERIOD COMMENCING OCTOBER 1 AND ENDING SEPTEMBER 30, THE ABOVE-NAMED BUSINESS IS LICENSED TO ENGAGE IN THE FOLLOWING BUSINESS FOR THE LICENSE YEAR:

P.A./CORP/PARTNERSHIP/FIRM

Square Footage: 2434 **Machines:** **State License #:** LB6748
No. of Seats/Tables: 0 **Employees:** 8
No. of Units/Spaces: **No. of Trucks:**

CONDITIONS:

DORAL: PROFESSIONAL SURVEYOR AND MAPPER BUSINESS OFFICE, NO OUTSIDE STORAGE OR DISPLAYS, OFFICE USE ONLY, DRY USE ONLY.

Kenia Palau
Chief Licensing Official

This Document Must Be Posted



5/9/25, 7:39 PM DBPR - GPI SOUTHEAST, INC., Engineering Business Registry

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 7:39:24 PM 5/9/2025

Licensee Information

Name:	**GPI SOUTHEAST, INC.** (Primary Name)
Main Address:	**3555 TIMBERLANE SCHOOL ROAD TALLAHASSEE Florida 32312**
County:	**LEON**
License Mailing:	**3555 TIMBERLANE SCHOOL ROAD TALLAHASSEE FL 32312**
County:	**LEON**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**27260**
Status:	**Closed**
Licensure Date:	**12/11/2006**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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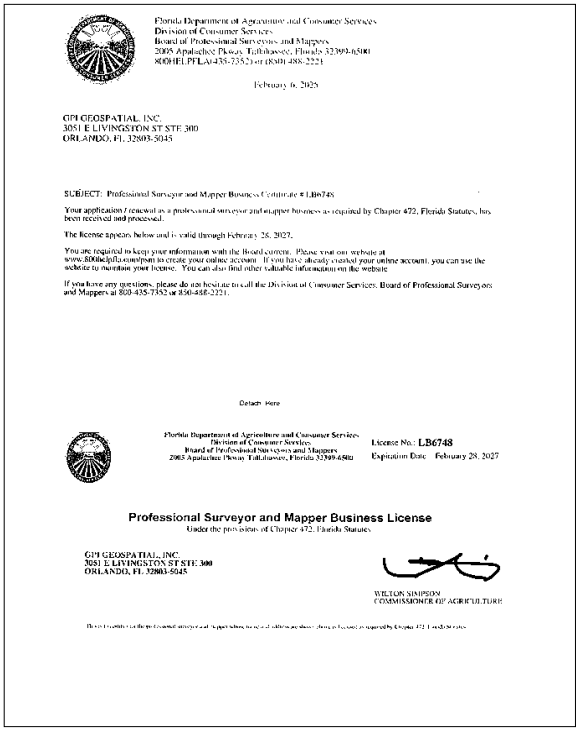
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. "Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=D07AB38AA2D6B26EA143E9582CDE30FA 1/2



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 6, 2025

GPI GEOSPATIAL, INC.
3051 E LIVINGSTON ST STE 300
ORLANDO, FL 32803-5045

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB6748

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

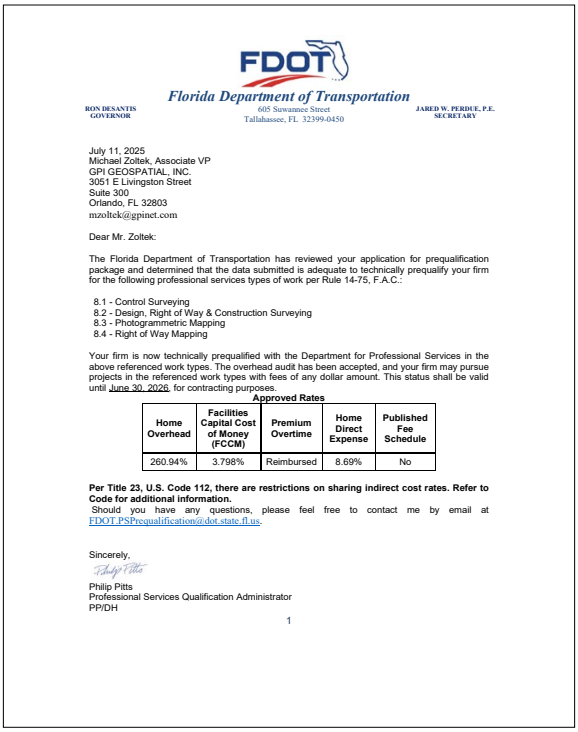
Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy, Tallahassee, Florida 32399-6500

License No.: **LB6748**
Expiration Date: February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

GPI GEOSPATIAL, INC.
3051 E LIVINGSTON ST STE 300
ORLANDO, FL 32803-5045

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 11, 2025
Michael Zoltek, Associate VP
GPI GEOSPATIAL, INC.
3051 E Livingston Street
Suite 300
Orlando, FL 32803
mzoltek@gpinet.com

Dear Mr. Zoltek:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.3 - Photogrammetric Mapping
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
260.94%	3.798%	Reimbursed	8.69%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/DH

1

JSA Group, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that JSA GROUP INC. is a corporation organized under the laws of the State of Florida, filed on May 18, 2001.

The document number of this corporation is P01000050069.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 10, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 1298157345CC

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

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

Local Business Tax Receipt
Miami-Dade County, State of Florida
THIS IS NOT A BILL DO NOT PAY

4905452

BUSINESS NAME/LOCATION
JSA GROUP INC
12229 SW 132ND CT
MIAMI FL 33186-6480

RECEIPT NO.
RENEWAL
5120688

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
JSA GROUP INC

SEC. TYPE OF BUSINESS
212 P.A. CORPORATION/PARTNERSHIP/FIRM
AA0005850

PAYMENT RECEIVED BY TAX COLLECTOR
$75.00 08/08/2025
PTBTE-25-300666

Employee(s) 2

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec. 8a-276.
For more information, visit mdctaxcollector.gov

Local Business Tax Receipt
Miami-Dade County, State of Florida
THIS IS NOT A BILL DO NOT PAY

4188090

BUSINESS NAME/LOCATION
SANCHEZ JULIO
12229 SW 132ND CT
MIAMI FL 33186-6480

RECEIPT NO.
RENEWAL
4373262

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
SANCHEZ JULIO

SEC. TYPE OF BUSINESS
212 PROFESSIONAL
AP0012357

PAYMENT RECEIVED BY TAX COLLECTOR
$100.00 08/08/2025
PTBTE-25-300668

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Florida Department of Business & Professional Regulation

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Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:41:12 PM 11/12/2025

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	JSA GROUP, INC. (Primary Name)
Main Address:	12229 SW 132 CT MIAMI Florida 33186
County:	DADE
License Location:	12229 SW 132 CT MIAMI FL 33186
County:	DADE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current,Active
Licensure Date:	11/01/2001
Expires:	

Special Qualifications	Qualification Effective
Corporation	

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

FDOT
Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 30, 2025

Julio Sanchez, President
JSA GROUP INC.
12229 SW 132nd Court
Miami, FL 33186
julio@jsagroup.net

Dear Mr. Sanchez:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until September 30, 2026, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/AM

1



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

October 18, 2024

Julio Sanchez
JSA Group, Inc.
12229 SW 132ND COURT
MIAMI, FL 33186

Approval Date: October 17, 2024 - Disadvantaged Business Enterprise (DBE)
Anniversary Date: March 19, 2026

Dear Julio Sanchez,

Miami-Dade County Office of Small Business Development (SBD), is pleased to notify you that your firm is certified under the Florida Unified Certification Program (UCP). Your firm meets the eligibility requirements for certification as a Disadvantaged Business Enterprise (DBE) in accordance with 49 CFR Part 26.

DBE certification is continuous with no expiration date; however, firms are required to attest that there are no changes via the No Change Declaration form on or before the firm's anniversary date to remain certified. You will be notified of your annual responsibilities in advance of the Anniversary Date listed above. You must submit the annual No Change Declaration form no later than the Anniversary Date to maintain your eligibility. Your firm will be listed in the UCP DBE Directory which can be accessed through the Florida Department of Transportation's website: http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/.

DBE certification is NOT a guarantee of work, but it enables the firm to compete for and perform contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If at any time there is a material change in your firm, you must advise this office by sworn affidavit and supporting documentation within thirty (30) days. Changes include, but are not limited to ownership, officers, directors, management, key personnel, scope of work performed, daily operations, on-going business relationships with other firms, individuals or the physical location of your firm. After our review, you will receive instructions as to how you should proceed, if necessary. Failure to comply will result in action to remove your firm's DBE certification.

It is strongly recommended that you register your firm as a vendor with Miami-Dade County. To register, you may visit: http://www.miamidade.gov/procurement/vendor-registration.asp. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

NAICS & Industry Title: (Your firm is eligible to compete for and perform work on all USDOT Federal Aid projects throughout Florida and may earn DBE or ACDBE credit for work performed in the following areas.)

NAICS 541310: ARCHITECTURAL SERVICES
NAICS 541410: INTERIOR DESIGN SERVICES



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

October 18, 2024

Julio Sanchez
JSA Group, Inc.
12229 SW 132ND COURT
MIAMI, FL 33186-6480

Approval Date: March 27, 2023 Small Business Enterprise - Architectural & Engineering (SBE-A&E)
Expiration Date: April 30, 2026

Dear Julio Sanchez,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Architectural & Engineering (SBE-A&E) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/small/business/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

NAICS 541310: ARCHITECTURAL SERVICES

KCI Technologies, Inc.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that KCI TECHNOLOGIES, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on April 19, 1989.

The document number of this corporation is P23975.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 8, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

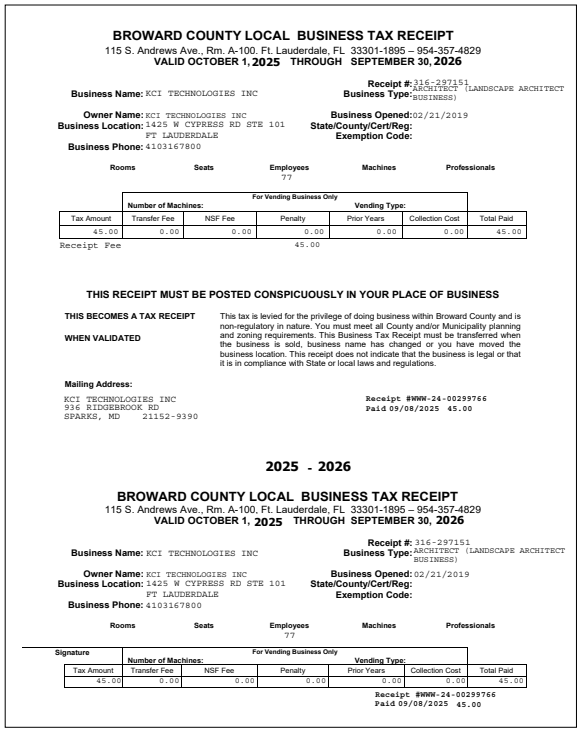
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of January, 2025

Secretary of State

Tracking Number: 0029241123CU

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

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



BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 316-297151
Business Name: KCI TECHNOLOGIES INC **Business Type:** ARCHITECT (LANDSCAPE ARCHITECT BUSINESS)

Owner Name: KCI TECHNOLOGIES INC **Business Opened:** 02/21/2019
Business Location: 1425 W CYPRESS RD STE 101 FT LAUDERDALE **State/County/Cert/Reg:**
Exemption Code:
Business Phone: 4103167800

Rooms	Seats	Employees	Machines	Professionals
		77		

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt Fee 45.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
KCI TECHNOLOGIES INC
936 RIDGEBROOK RD
SPARKS, MD 21152-9390

Receipt #WWW-24-00299766
Paid 09/08/2025 45.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Receipt #: 316-297151
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Exemption Code:
Business Phone: 4103167800

Rooms	Seats	Employees	Machines	Professionals
		77		

Signature

For Vending Business Only — Number of Machines: — Vending Type:

Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
45.00	0.00	0.00	0.00	0.00	0.00	45.00

Receipt #WWW-24-00299766
Paid 09/08/2025 45.00



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *9:26:50 AM 8/15/2025*

Licensee Information

Name:	**KCI TECHNOLOGIES, INC. (Primary Name)**
Main Address:	**936 RIDGEBROOK ROAD SPARKS Maryland 21152**
County:	**OUT OF STATE**
License Location:	**4041 CRESCENT PARK DRIVE RIVERVIEW FL 33578**
County:	**HILLSBOROUGH**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**4898**
Status:	**Current**
Licensure Date:	**01/11/1988**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. "Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 25, 2025

Randell Prescott, Florida CEI Practive LDR
KCI TECHNOLOGIES, INC.
150 Kelsey Lane
Tampa, FL 33619

Dear Mr. Prescott:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel

5.4 - Bridge Load Rating

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

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.4 - Right of Way Mapping

9.4.1 - Standard Foundation Studies

1

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection
10.4 - Minor Bridge & Miscellaneous Structures CEI
10.5.1 - Major Bridge CEI - Concrete

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
167.68%	120.15%	0.496%	Reimbursed	6.81%	11.92%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

Manuel G. Vera & Associates, Inc.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that MANUEL G. VERA & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on April 27, 1977.

The document number of this corporation is 534958.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of January, 2025

Secretary of State

Tracking Number: 3646614020CC

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

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

Local Business Tax Receipt
Miami-Dade County Office of The TaxCollector
~THIS IS NOT A BILL ~ DO NOT PAY

3103066

RECEIPT NO.
RENEWAL
3241551

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

BUSINESS NAME/LOCATION
VERA MANUEL G JR
13960 SW 47TH ST
MIAMI, FL 33175-4404

OWNER
VERA MANUEL G JR

SEC. TYPE OF BUSINESS
212 PROFESSIONAL

LS0005291

PAYMENT RECEIVED BY TAX COLLECTOR
100.00 07/14/2025
PTBTC-25-124317

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business. The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-276. For more information, visit mdctaxcollector.gov

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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View Application Status
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Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:28:14 AM 8/15/2025

Licensee Information

Name:	MANUEL G. VERA & ASSOCIATES, INC. (Primary Name)
Main Address:	13960 SW 47TH STREET MIAMI Florida 33175
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	2439
Status:	Null and Void
Licensure Date:	05/10/1977
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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RICK SCOTT
GOVERNOR

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

ANANTH PRASAD, P.E.
SECRETARY

May 1, 2013

MARIA T VERA
MANUEL G VERA & ASSOCIATES INC
13960 SW 47TH STREET
MIAMI FL 33175-4404

ANNIVERSARY DATE - Annually on December 10

Dear Ms. Vera:

The Florida Department of Transportation (FDOT) is pleased to announce that your firm has been certified under Florida's Unified Certification Program (UCP) as a Disadvantaged Business Enterprise (DBE) in accordance with 49 Code of Federal Regulation Part 26.

DBE Certification is continuing, but it is contingent upon the firm maintaining its eligibility annually through this office. You will be notified of your annual responsibilities in advance of the Anniversary Date. You must submit the annual AFFIDAVIT FOR CONTINUING ELIGIBILITY no later than the Anniversary Date.

Only firms listed in the UCP DBE Directory are certified by Florida UCP Members. Prime contractors and consultants should verify your firm's DBE certification status, and identify the work area(s) for which the firm is DBE eligible, through this Directory.

Your firm will be listed in Florida's UCP DBE Directory which can be accessed through the Department's website: www.dot.state.fl.us/equalopportunityoffice and then selecting "DBE Directory".

DBE certification is not a guarantee of work. It allows your firm to compete for and perform contract work on ALL USDOT Federal Aid (FAA, FTA, and FHWA) projects in Florida as a DBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

If, at any time there is a material change you must advise this office by sworn affidavit and supporting documents, within thirty (30) days. Changes include, but are not limited to, ownership, officers, directors, management, key personnel.

www.dot.state.fl.us

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 07, 2025

Maria Vera, President
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47th Street
Miami, FL 33175

Dear Ms. Vera:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

8.1 - Control Surveying
8.2 - Design, Right of Way & Construction Surveying
8.3 - Photogrammetric Mapping
8.4 - Right of Way Mapping

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
153.00%	124.78%	0.598%	Reimbursed	37.37%	0.00%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

1

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800.HELPFLA(435-7352) or (850) 488-2221

January 31, 2025

MANUEL G VERA & ASSOCIATES, INC
13960 SW 47TH ST
MIAMI, FL 33175-4404

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB2439

Your application / renewal, as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/pm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

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

License No.: LB2439
Expiration Date: February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

MANUEL G VERA & ASSOCIATES, INC.
13960 SW 47TH ST
MIAMI, FL 33175-4404

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

Pacifica Engineering Services, LLC.'s Business Licensure

State of Florida
Department of State

I certify from the records of this office that PACIFICA ENGINEERING SERVICES, LLC is a limited liability company organized under the laws of the State of Florida, filed on August 17, 2017.

The document number of this limited liability company is L17000176490.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 11, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eleventh day of January, 2025

Secretary of State

Tracking Number: 2737592863CC

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

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

003767

Local Business Tax Receipt
Miami–Dade County, State of Florida
–THIS IS NOT A BILL – DO NOT PAY

7299175

BUSINESS NAME/LOCATION
PACIFICA ENGINEERING SERVICES LLC
5600 NW 35TH AVE
MIAMI FL 33142–2706

RECEIPT NO.
RENEWAL
7588950

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
PACIFICA ENGINEERING SERVICES LLC
C/O WESLEY C FOSTER, MGR

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM
R32328

PAYMENT RECEIVED BY TAX COLLECTOR
$72.00 07/13/2025
PTBTC–25–122735

Employee(s) 16

LBT

This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.
For more information, visit mdctaxcollector.gov

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 9:29:05 AM 8/15/2025

Licensee Information

Name:	PACIFICA ENGINEERING SERVICES, LLC (Primary Name)
Main Address:	601 N CONGRESS AVE STE 303 DELRAY BEACH Florida 33445
County:	PALM BEACH
License Mailing:	601 N CONGRESS AVE STE 303 DELRAY BEACH FL 33445
County:	PALM BEACH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	32328
Status:	Current
Licensure Date:	10/04/2017
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

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State of Florida

Minority Business Certification

Pacifica Engineering Services

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
01/31/2024 to 01/31/2026

J. Todd Inman
Florida Department of Management Services

SUPPLIER DIVERSITY

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 16, 2025

Wesley Foster, President
PACIFICA ENGINEERING SERVICES, LLC
601 N Congress Avenue
Suite 303
Delray Beach, FL 33445

Dear Mr. Foster:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
151.84%	0.000%	Excluded	0.07%	Yes

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

1

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

FDOT BROWARD COUNTY FLORIDA LEE COUNTY PORT AUTHORITY GREATER ORLANDO AVIATION AUTHORITY JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)

Certificate of Eligibility

PACIFICA ENGINEERING SERVICES LLC
MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541330

Samuel Febres

Samuel Febres (Sammy)
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY Tampa International Airport TALLAHASSEE Votran

Palm Beach County
Office of Equal Business Opportunity

Certifies That
Pacifica Engineering Services, LLC.
Vendor # **VS0000009476**
is a Small/Minority Business Enterprise (S/MBE) as prescribed by section 2-80.21 - 2.80.30 of the Palm Beach County Code for a three year period from
October 25, 2024 to October 24, 2027

The following services and/or products are covered under this certification:

Asphalt Sampling and Inspection Services; Concrete Testing Services; Consulting Services (Not Otherwise Classified); Core Sample (Not Concrete) Testing Services; Environmental Consulting; Environmental Engineering; Geological Consulting and Study; Geotechnical - Soils; Geotechnical Engineering; Inspecting, General/Engineering; Lead and Asbestos Inspection Services; Metal Sampling and Analysis Services; Paint Testing Services; Soil Sampling and Preparation Services; Testing Services; Water Sampling and Analysis Services

Allen Gray, Manager
09/23/2024

PALM BEACH COUNTY FLORIDA

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

Resource Environmental Solutions, LLC's Business Licensure



State of Florida
Department of State

I certify from the records of this office that RES FLORIDA CONSULTING, LLC is a limited liability company organized under the laws of the State of Florida, filed on January 19, 2022, effective August 29, 2000.

The document number of this limited liability company is L22000019779.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 11, 2025, and that its status is active.

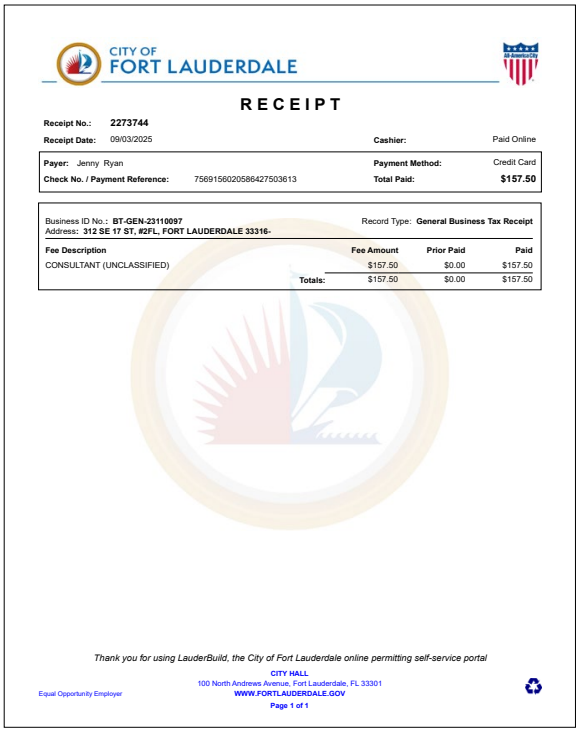
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of February, 2025

Secretary of State

Tracking Number: 844916418CU

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

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



CITY OF FORT LAUDERDALE

RECEIPT

Receipt No.: 2273744
Receipt Date: 09/03/2025 **Cashier:** Paid Online
Payer: Jenny Ryan **Payment Method:** Credit Card
Check No. / Payment Reference: 75691560205864275036l3 **Total Paid:** $157.50

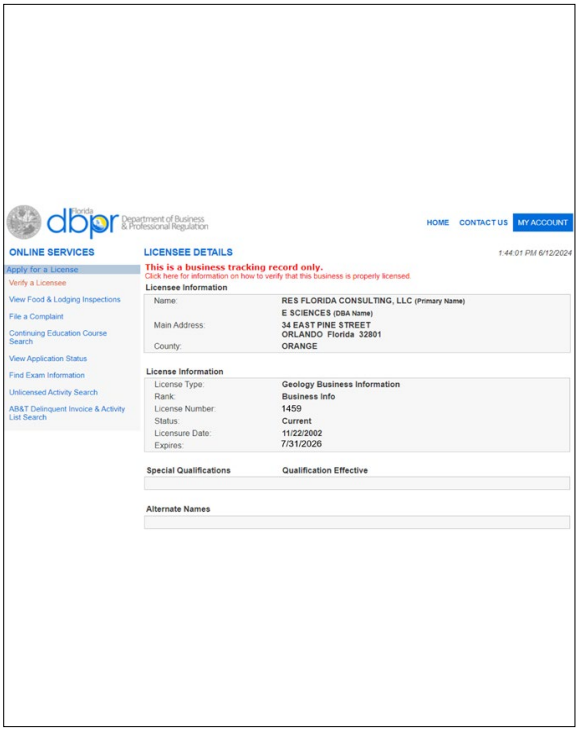
Business ID No.: **BT-GEN-23110097** Record Type: **General Business Tax Receipt**
Address: **312 SE 17 ST, #2FL, FORT LAUDERDALE 33316-**

Fee Description	Fee Amount	Prior Paid	Paid
CONSULTANT (UNCLASSIFIED)	$157.50	$0.00	$157.50
Totals:	$157.50	$0.00	$157.50

Thank you for using LauderBuild, the City of Fort Lauderdale online permitting self-service portal

CITY HALL
100 North Andrews Avenue, Fort Lauderdale, FL 33301
WWW.FORTLAUDERDALE.GOV
Page 1 of 1

Equal Opportunity Employer



dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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

LICENSEE DETAILS
1:44:01 PM 6/12/2024

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	RES FLORIDA CONSULTING, LLC (Primary Name)
	E SCIENCES (DBA Name)
Main Address:	34 EAST PINE STREET ORLANDO Florida 32801
County:	ORANGE

License Information

License Type:	Geology Business Information
Rank:	Business Info
License Number:	1459
Status:	Current
Licensure Date:	11/22/2002
Expires:	7/31/2026

Special Qualifications **Qualification Effective**

Alternate Names



THE ACADEMY OF BOARD CERTIFIED ENVIRONMENTAL PROFESSIONALS

ATTESTS THAT

Mark Clark

IS HEREBY DECLARED TO BE A

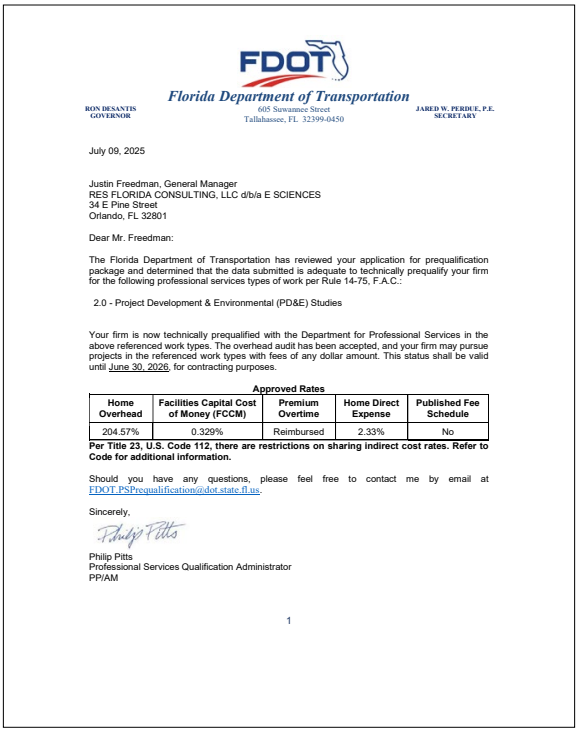
CERTIFIED ENVIRONMENTAL PROFESSIONAL

IN

Environmental Planning

BY THE CERTIFICATION REVIEW BOARD
ACTING UNDER THE AUTHORITY OF THE BOARD OF TRUSTEES
THIS TWENTY EIGHTH DAY OF JULY 1997

CERTIFICATION NUMBER 97020349



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 09, 2025

Justin Freedman, General Manager
RES FLORIDA CONSULTING, LLC d/b/a E SCIENCES
34 E Pine Street
Orlando, FL 32801

Dear Mr. Freedman:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
204.57%	0.329%	Reimbursed	2.33%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/AM

1

Tierra South Florida, Inc.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that TIERRA SOUTH FLORIDA, INC. is a corporation organized under the laws of the State of Florida, filed on October 7, 2003, effective October 17, 2003.

The document number of this corporation is P03000110144.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

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

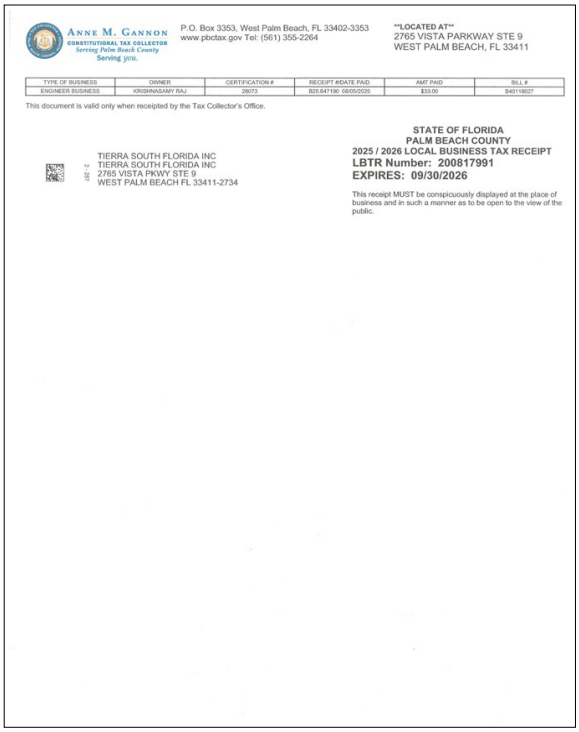
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Second day of January, 2025

Secretary of State

Tracking Number: 2504287763CC

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

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



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

"LOCATED AT"
2765 VISTA PARKWAY STE 9
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ENGINEER BUSINESS	KRISHNASAMY RAJ	28073	B25.647190 08/05/2025	$33.00	B40119027

This document is valid only when receipted by the Tax Collector's Office.

TIERRA SOUTH FLORIDA INC
TIERRA SOUTH FLORIDA INC
2765 VISTA PKWY STE 9
WEST PALM BEACH FL 33411-2734

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 200817991
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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

LICENSEE DETAILS *9:31:27 AM 8/15/2025*

Licensee Information

Name:	**TIERRA SOUTH FLORIDA, INC.** (Primary Name)
Main Address:	**2765 VISTA PKWY, STE 9 WEST PALM BEACH Florida 33411**
County:	**PALM BEACH**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**28073**
Status:	**Current**
Licensure Date:	**04/13/2008**
Expires:	

Special Qualifications **Qualification Effective**

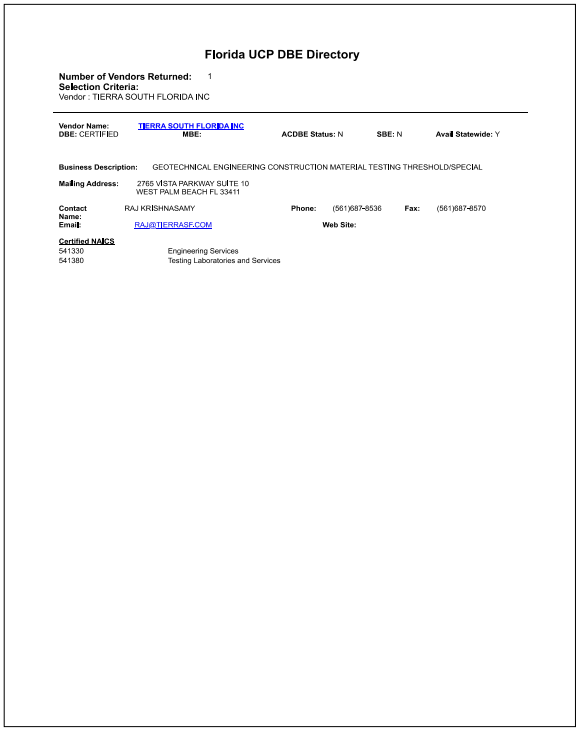
Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensees. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



Florida UCP DBE Directory

Number of Vendors Returned: 1
Selection Criteria:
Vendor : TIERRA SOUTH FLORIDA INC

Vendor Name: TIERRA SOUTH FLORIDA INC
DBE: CERTIFIED **MBE:** **ACDBE Status:** N **SBE:** N **Avail Statewide:** Y

Business Description: GEOTECHNICAL ENGINEERING CONSTRUCTION MATERIAL TESTING THRESHOLD/SPECIAL

Mailing Address: 2765 VISTA PARKWAY SUITE 10
WEST PALM BEACH FL 33411

Contact Name: RAJ KRISHNASAMY **Phone:** (561)687-8536 **Fax:** (561)687-8570
Email: RAJ@TIERRASF.COM **Web Site:**

Certified NAICS
541330 Engineering Services
541380 Testing Laboratories and Services

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 05, 2025

Raj Krishnasamy, President
TIERRA SOUTH FLORIDA, INC.
2765 Vista Parkway
Suite 10
West Palm Beach, FL 33411

Dear Mr. Krishnasamy:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

9.1 - Soil Exploration
9.2 - Geotechnical Classification Lab Testing
9.3 - Highway Materials Testing
9.4.1 - Standard Foundation Studies
9.4.2 - Non-Redundant Drilled Shaft Bridge Foundation Studies
9.5 - Geotechnical Specialty Lab Testing

10.1 - Roadway Construction Engineering Inspection
10.3 - Construction Materials Inspection

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
315.64%	266.45%	3.455%	Reimbursed	33.07%	21.99%	Yes

1

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

2

V3 Architectural Group, Inc.'s Business Licensure



State of Florida
Department of State

I certify from the records of this office that V3 ARCHITECTURAL GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on January 6, 2009.

The document number of this corporation is P09000000987.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 5, 2025, and that its status is active.

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

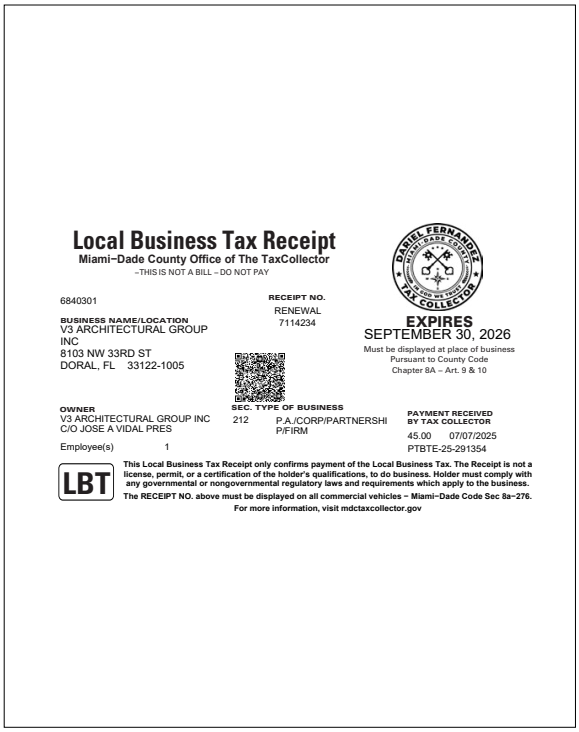
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of February, 2025

Secretary of State

Tracking Number: 3678170845CC

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

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



Local Business Tax Receipt
Miami-Dade County Office of The TaxCollector
~THIS IS NOT A BILL ~ DO NOT PAY

DANIEL FERNANDEZ MIAMI-DADE COUNTY TAX COLLECTOR

6840301

RECEIPT NO.
RENEWAL
7114234

EXPIRES
SEPTEMBER 30, 2026
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

BUSINESS NAME/LOCATION
V3 ARCHITECTURAL GROUP INC
8103 NW 33RD ST
DORAL, FL 33122-1005

OWNER
V3 ARCHITECTURAL GROUP INC
C/O JOSE A VIDAL PRES

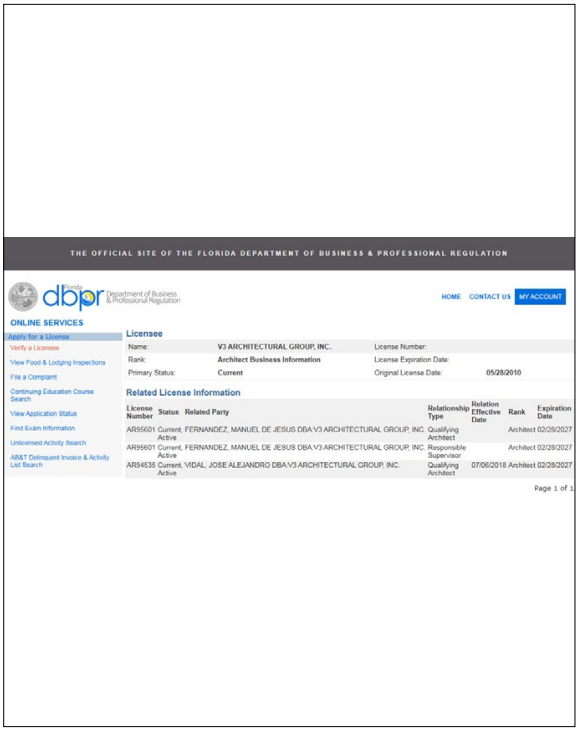
Employee(s) 1

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHI P/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
45.00 07/07/2025
PTBTE-25-291354

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles ~ Miami-Dade Code Sec 8a-276.
For more information, visit mdctaxcollector.gov



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

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

Licensee

Name:	V3 ARCHITECTURAL GROUP, INC.	License Number:	
Rank:	Architect Business Information	License Expiration Date:	
Primary Status:	Current	Original License Date:	05/28/2010

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR95601	Current, Active	FERNANDEZ, MANUEL DE JESUS DBA:V3 ARCHITECTURAL GROUP, INC.	Qualifying Architect		Architect	02/28/2027
AR95601	Current, Active	FERNANDEZ, MANUEL DE JESUS DBA:V3 ARCHITECTURAL GROUP, INC.	Responsible Supervisor		Architect	02/28/2027
AR94535	Current, Active	VIDAL, JOSE ALEJANDRO DBA:V3 ARCHITECTURAL GROUP, INC.	Qualifying Architect	07/06/2018	Architect	02/28/2027

Page 1 of 1



FDOT BROWARD COUNTY FLORIDA GREATER ORLANDO AVIATION AUTHORITY JACKSONVILLE TRANSPORTATION AUTHORITY

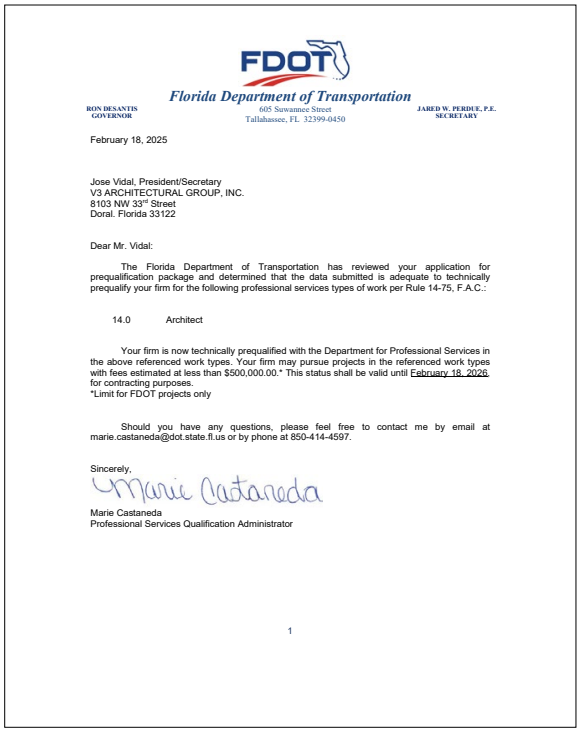
Florida Unified Certification Program
Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

V3 ARCHITECTURAL GROUP INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541310, 541340, 541410

Victoria V. Smith
DBE & Small Business Development Manager
Florida Department of Transportation

MIAMI-DADE COUNTY Tampa International Airport TALLAHASSEE Votran



FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

February 18, 2025

Jose Vidal, President/Secretary
V3 ARCHITECTURAL GROUP, INC.
8103 NW 33rd Street
Doral. Florida 33122

Dear Mr. Vidal:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

14.0 Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until February 18, 2026, for contracting purposes.
*Limit for FDOT projects only

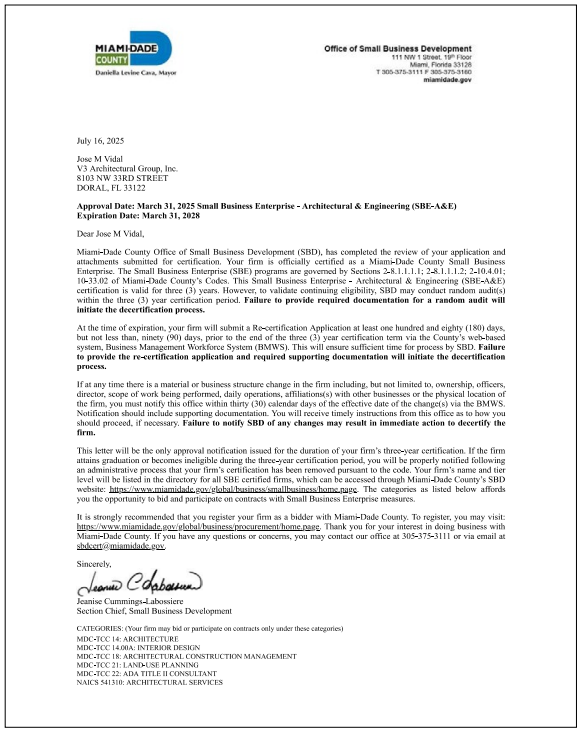
Should you have any questions, please feel free to contact me by email at marie.castaneda@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Marie Castaneda

Marie Castaneda
Professional Services Qualification Administrator

1



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

July 16, 2025

Jose M Vidal
V3 Architectural Group, Inc.
8103 NW 33RD STREET
DORAL, FL 33122

Approval Date: March 31, 2025 Small Business Enterprise - Architectural & Engineering (SBE-A&E)
Expiration Date: March 31, 2028

Dear Jose M Vidal,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Architectural & Engineering (SBE-A&E) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/smallbusiness/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

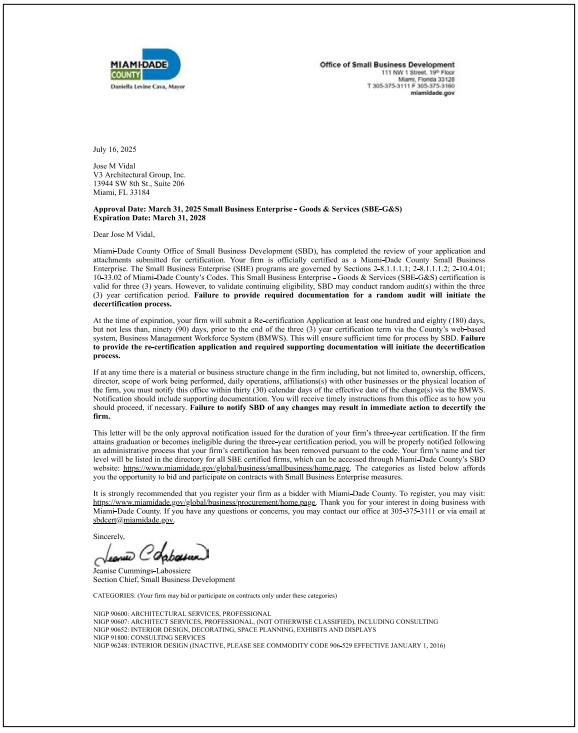
It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

MDC-TCC 14: ARCHITECTURE
MDC-TCC 14.00A: INTERIOR DESIGN
MDC-TCC 18: ARCHITECTURAL CONSTRUCTION MANAGEMENT
MDC-TCC 21: LAND-USE PLANNING
MDC-TCC 22: ADA TITLE II CONSULTANT
NAICS 541310: ARCHITECTURAL SERVICES



MIAMI-DADE COUNTY
Daniella Levine Cava, Mayor

Office of Small Business Development
111 NW 1 Street, 19th Floor
Miami, Florida 33128
T 305-375-3111 F 305-375-3160
miamidade.gov

July 16, 2025

Jose M Vidal
V3 Architectural Group, Inc.
13944 SW 8th St., Suite 206
Miami, FL 33184

Approval Date: March 31, 2025 Small Business Enterprise - Goods & Services (SBE-G&S)
Expiration Date: March 31, 2028

Dear Jose M Vidal,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10A33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Goods & Services (SBE-G&S) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: https://www.miamidade.gov/global/business/smallbusiness/home.page. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: https://www.miamidade.gov/global/business/procurement/home.page. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at sbdcert@miamidade.gov.

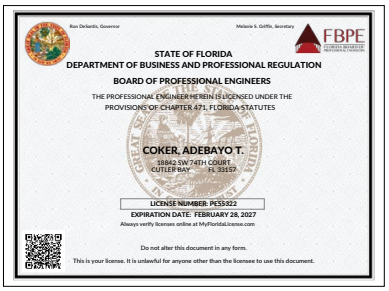
Sincerely,

Jeanise Cummings-Labossiere
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

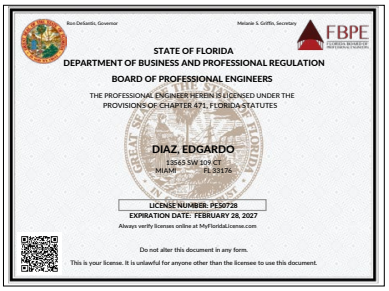
NIGP 90680: ARCHITECTURAL SERVICES, PROFESSIONAL
NIGP 90607: ARCHITECT SERVICES, PROFESSIONAL, (NOT OTHERWISE CLASSIFIED), INCLUDING CONSULTING
NIGP 90652: INTERIOR DESIGN, DECORATING, SPACE PLANNING, EXHIBITS AND DISPLAYS
NIGP 91800: CONSULTING SERVICES
NIGP 96248: INTERIOR DESIGN (INACTIVE, PLEASE SEE COMMODITY CODE 906-529 EFFECTIVE JANUARY 1, 2016)

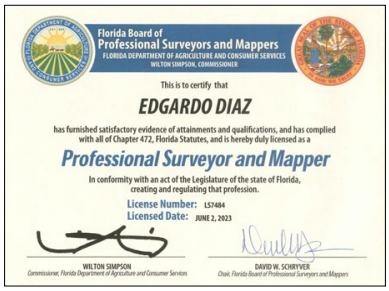
HBC Engineering Company's Personnel Licensure



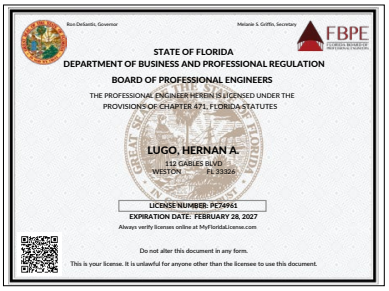


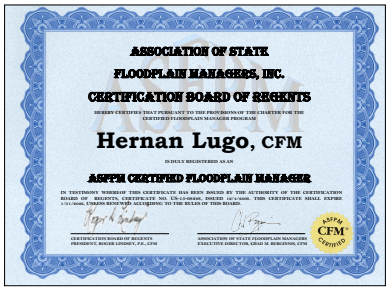




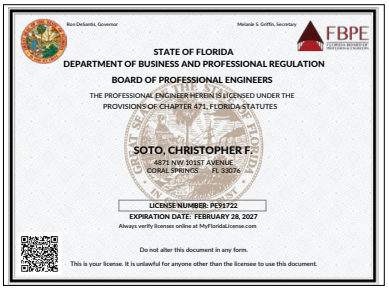






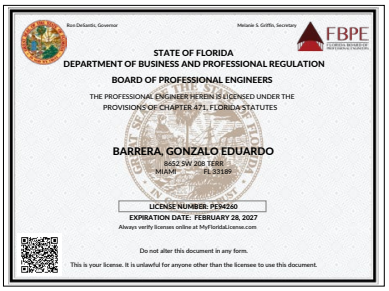


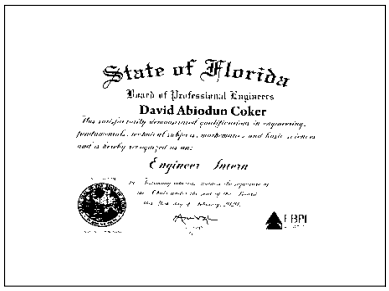


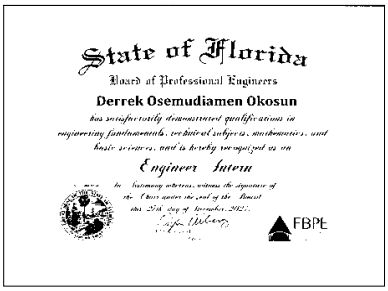


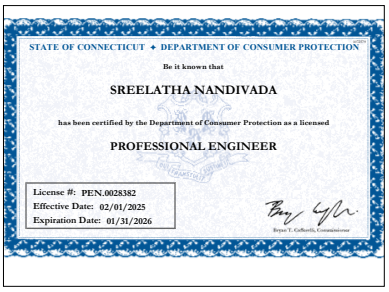











STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

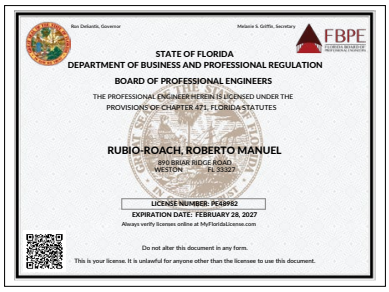
Be it known that

SREELATHA NANDIVADA

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0028382
Effective Date: 02/01/2025
Expiration Date: 01/31/2026


STATE OF FLORIDA
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RUBIO-ROACH, ROBERTO MANUEL
890 BIMAR RIDGE ROAD
WESTON FL 33327

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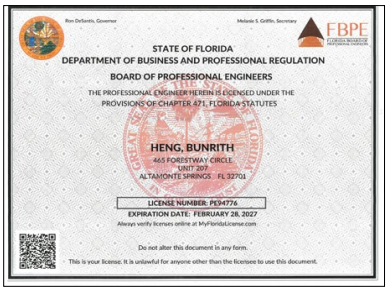
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HENG, BUNRITH
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UNIT 207
ALTAMONTE SPRINGS FL 32701

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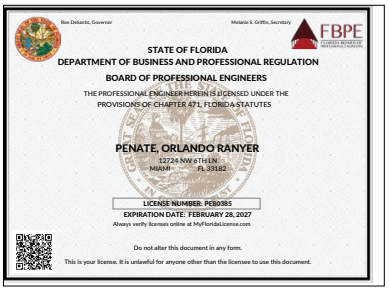
STATE OF FLORIDA
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BOARD OF PROFESSIONAL ENGINEERS
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PENATE, ORLANDO RANYER
12724 NW 6TH LN
MIAMI FL 33182

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This Acknowledges That

Orlando Penate , PE 80385

is recognized for

ORD 3D Modeling

Awarded this 3rd day of June, 2022

SDH

Provider Number: 0008177

CEH:24


Infraspection Institute

CERTIFIED INFRARED THERMOGRAPHER
Level-II No. 17022

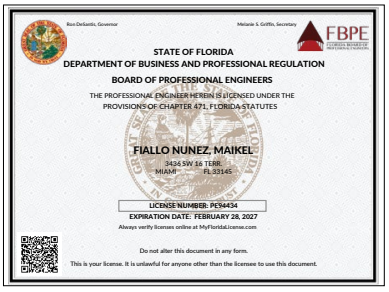
Orlando Penate

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the qualitative theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

03/15/2024
Date

R. James Seifrit
Director

Continuing Education Hours: 32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FIALLO NUNEZ, MAIKEL
3424 SW 86 TERR
MIAMI FL 33145

LICENSE NUMBER: PE94434
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CERTIFICATE
OF COMPLETION

MAIKEL FIALLO

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced Course

Training Provider:

Encobridge, Inc.
7225 NW 25th Street, Suite 100
Miami FL 33166
Phone: 305-364-5272

Verify this Certificate by visiting www.mstadmin.com

FDOT


Infraspection Institute

CERTIFIED INFRARED THERMOGRAPHER
Level-II No. 17023

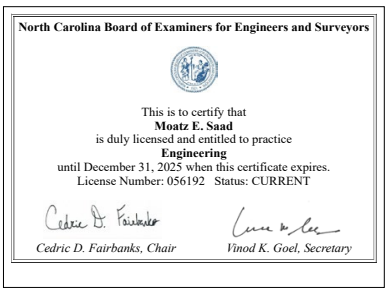
Maikel Fiallo

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the qualitative theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

03/15/2024
Date

R. James Seifrit
Director

Continuing Education Hours: 32


North Carolina Board of Examiners for Engineers and Surveyors

This is to certify that
Moatz E. Saad
is duly licensed and entitled to practice
Engineering
until December 31, 2025 when this certificate expires.
License Number: 056192 Status: CURRENT

Cedric D. Fairbanks, Chair

Vinod K. Goel, Secretary


CERTIFICATE
OF COMPLETION

MOATZ SAAD

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Advanced Course

Training Provider:

Encobridge, Inc.
7225 NW 25th Street, Suite 100
Miami FL 33166
Phone: 305-364-5272

Verify this Certificate by visiting www.mstadmin.com

FDOT


IMSA

Moatz Saad
is hereby certified as a
IMSA Traffic Signal Field Tech II - Renewal
by completing all requirements and examination for certification
on 8/12/2024

Valid thru 8/12/2027
Certification #

Toby Cummings - Executive Director


TPCB

The Transportation Professional Certification Board

Certifies that

Dr. Moatz Saad, P.E., PTOE

successfully renewed the Professional Traffic Operations Engineer® certification

Original Certification Date: 7/9/2024
Certification Valid Through: 7/9/2027

Joffrey F. Paniati,
Executive Director and CEO

Joseph C. Balskus, P.E., PTOE, RSP1
TPCB Chair

Certification Number: 5763


IMSA

Jeremy T.L. Braithwaite
is hereby certified as a
IMSA Traffic Signal Field Tech II - Renewal
by completing all requirements and examination for certification
on 8/15/2024

Valid thru 8/12/2027
Certification #BE_131500

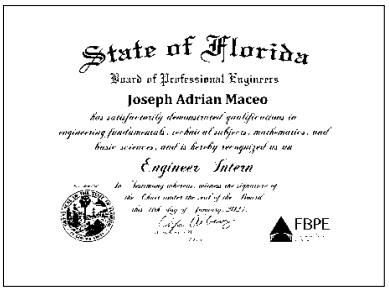
Catherine Waxner - Executive Director

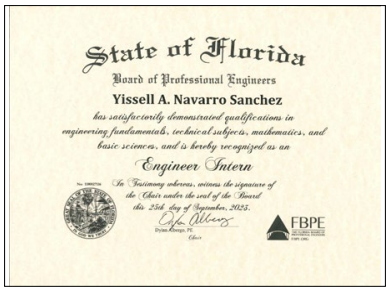

American Planning Association

My APA

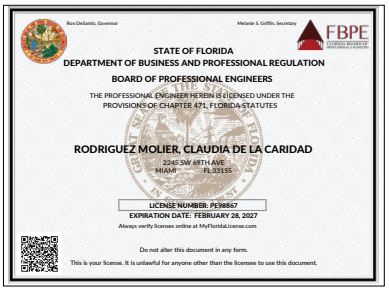
Juan J. Flores Jr.

PASSPORT


State of Florida
Board of Professional Engineers
Joseph Adrian Maceo
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE


State of Florida
Board of Professional Engineers
Yissell A. Navarro Sanchez
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE


CERTIFICATE
OF COMPLETION
Eugene Hunter
FDOT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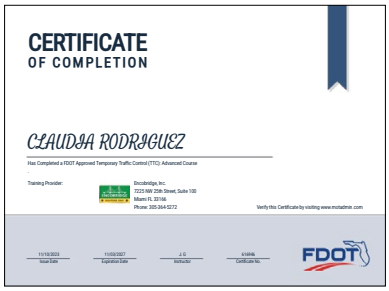
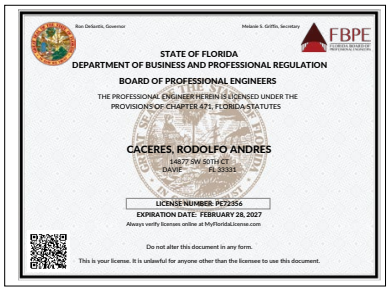

CERTIFICATE
OF COMPLETION
CLAUDIA RODRIGUEZ
FDOT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DAVIE FL 33331
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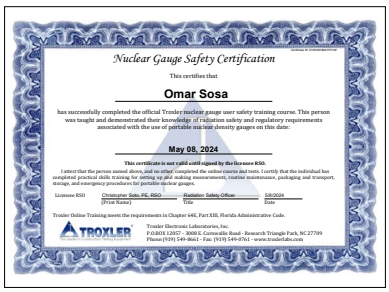
FDOT
CERTIFICATE OF QUALIFICATION
Rodolfo Caceres
Has met the requirements for the Florida Department of Transportation qualification on:
QC Manager
04/26/2022 Valid from
01/01/2099 Expires
3012027 Certificate No.
Provider: Encobridge, Inc.
This certificate's validity can be verified at: www.ctqpflorida.com
CTQP

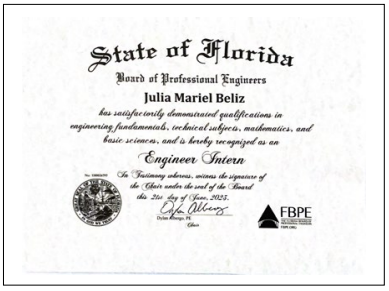

IMSA
Rodolfo Caceres
is hereby certified as a
IMSA Traffic Signal Technician I
by completing all requirements and examination for certification
on 12/15/2023
Valid thru 12/15/2026
Certification #AA_143359
Catherine Waener - Executive Director

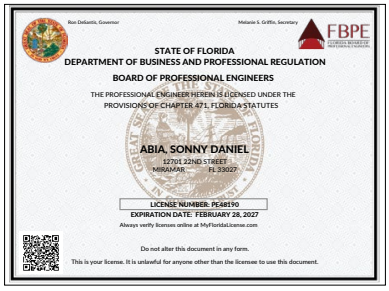

IMSA
Jeffrey Behari
is hereby certified as a
IMSA Traffic Signal Technician I
by completing all requirements and examination for certification
on 12/15/2023
Valid thru 12/15/2026
Certification #AA_143356
Toby Cummings - Executive Director


Nuclear Gauge Safety Certification
This certifies that
Francisco Rodriguez
has successfully completed the official Troxler nuclear gauge user safety training course. This person was taught and demonstrated their knowledge of radiation safety and regulatory requirements associated with the use of portable nuclear density gauges on this date:
Apr 01, 2024
This certificate is not valid until signed by the licensee RSO.
I attest that the person named above, and no other, completed the online course and tests. I certify that the individual has completed practical skills training for setting up and making measurements, routine maintenance, packaging and transport, storage, and emergency procedures for portable nuclear gauges.
Troxler Online Training meets the requirements in Chapter 64E, Part XIII, Florida Administrative Code.
TROXLER


Nuclear Gauge Safety Certification
This certifies that
Omar Sosa
has successfully completed the official Troxler nuclear gauge user safety training course. This person was taught and demonstrated their knowledge of radiation safety and regulatory requirements associated with the use of portable nuclear density gauges on this date:
May 08, 2024
This certificate is not valid until signed by the licensee RSO.
I attest that the person named above, and no other, completed the online course and tests. I certify that the individual has completed practical skills training for setting up and making measurements, routine maintenance, packaging and transport, storage, and emergency procedures for portable nuclear gauges.
Troxler Online Training meets the requirements in Chapter 64E, Part XIII, Florida Administrative Code.
TROXLER


CERTIFICATE
OF COMPLETION
Gabriel Evilla
FDOT


State of Florida
Board of Professional Engineers
Julia Mariel Beliz
has satisfactorily demonstrated qualifications in engineering fundamentals, technical subjects, mathematics, and basic sciences, and is hereby recognized as an
Engineer Intern
FBPE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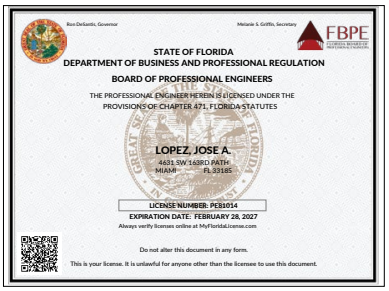
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JOSE LOPEZ
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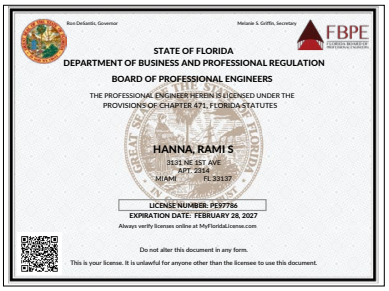
05/28/2025 | 215 | Jorge Goyanes | 74183
Date Expires | FDOT Provider # | Instructor | Certificate #
Encobridge, Inc.
7225 NW 25th Street, Suite 100
Miami, FL 33168
www.encobridge.net
encobridge@gmail.com
ENCOBRIDGE
FDOT
For more information about Temporary Traffic Control (TTC) or to verify this certificate
www.metadrain.com


Achievement Certificate
This Acknowledges That
Jose A. Lopez, PE 81014
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
Mr. Richard Perez, C.E.C. Education President
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
Mrs. Nilda M Barrios, Superintendent of Schools
CEH:24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Melanie S. Griffin, Secretary
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APT. 2314
MIAMI FL 33137
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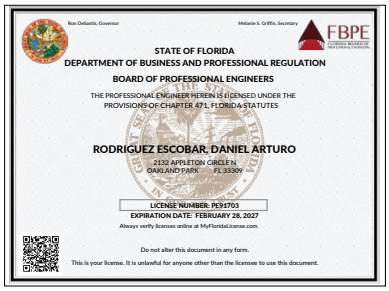
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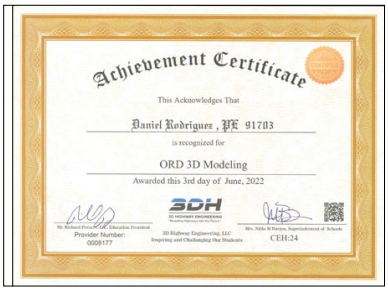
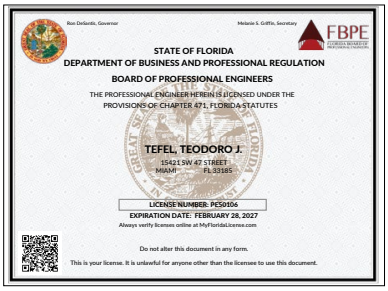

Achievement Certificate
This Acknowledges That
Daniel Rodriguez, PE 91703
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
Mr. Richard Perez, C.E.C. Education President
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
Mrs. Nilda M Barrios, Superintendent of Schools
CEH:24


IMSA
Daniel A. Rodriguez
is hereby certified as a
IMSA Traffic Signal Field Technician III
by completing all requirements and examination for certification on 9/13/2024
Valid thru 9/13/2027
Certification #CE_132814
Catherine A Wasner
Catherine Wasner - Executive Director


STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF PROFESSIONAL LICENSING
ACTIVE LICENSE
EFFECTIVE DATE: 03/31/2015
EXPIRATION DATE: 03/31/2027
ISSUED TO: Adelbert John Shaffer, Jr
REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S):
7937354-2202 Professional Engineer
SIGNATURE OF HOLDER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Melanie S. Griffin, Secretary
FBPE
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TEFEL, TEODORO J.
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MIAMI FL 33185
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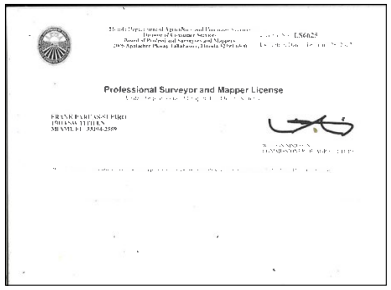
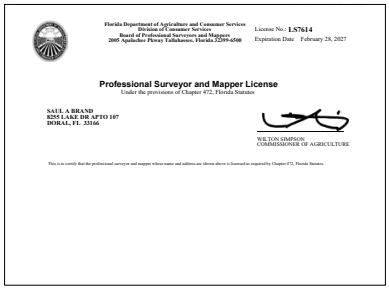
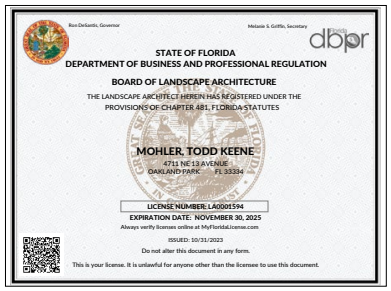
is recognized for
ORD 3D Modeling
Awarded this 3rd day of June, 2022
Mr. Richard Perez, C.E.C. Education President
Provider Number: 0008177
3D Highway Engineering, LLC
Inspiring and Challenging Our Students
Mrs. Nilda M Barrios, Superintendent of Schools
CEH:24

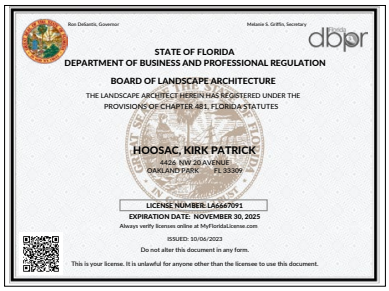
GPI Geospatial, Inc.'s Personnel Licensure



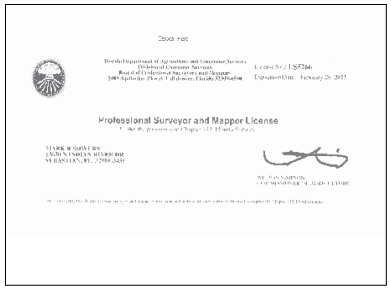


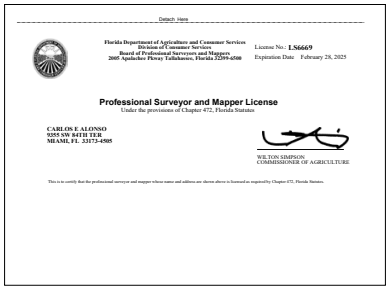
KCI Technologies, Inc.'s Personnel Licensure



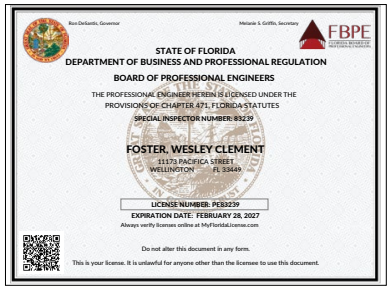


Manuel G. Vera & Associate, Inc.'s Personnel Licensure

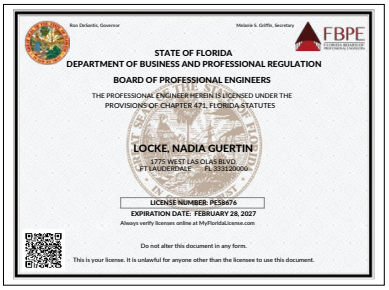




Pacifica Engineering Services, LLC's Personnel Licensure

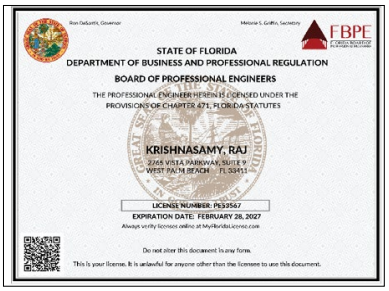


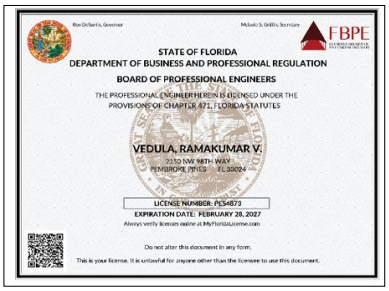
Resource Environmental Solutions, LLC's Personnel Licensure



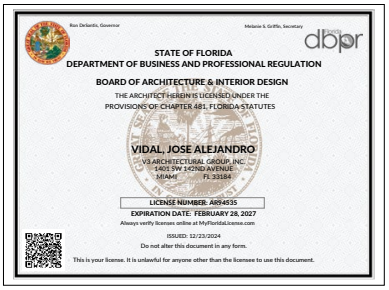


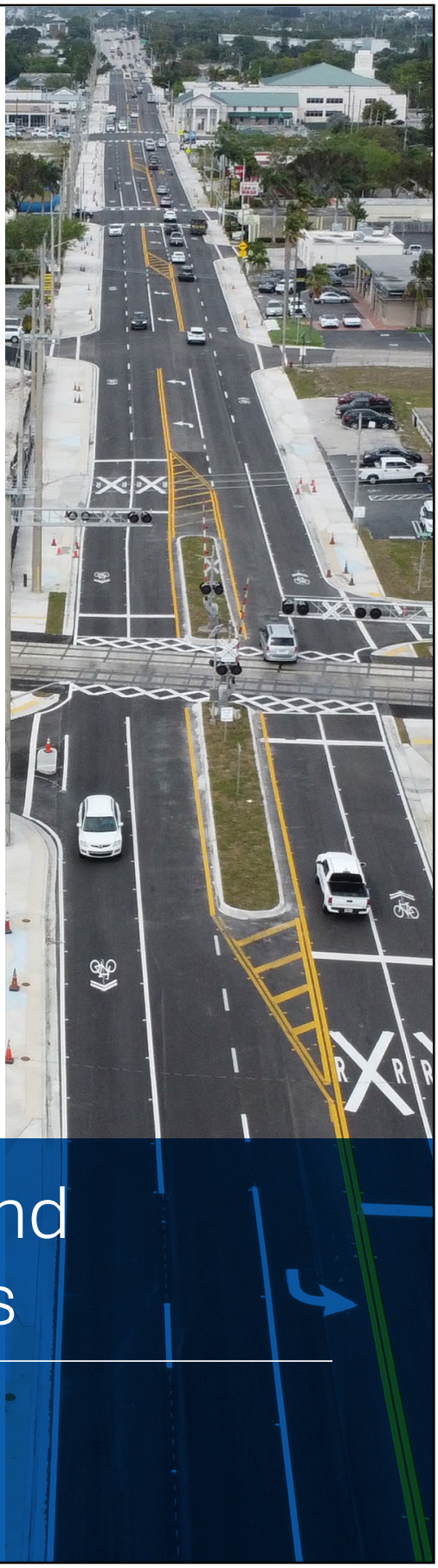
Tierra South Florida, Inc.'s Personnel Licensure





V3 Architectural Group, Inc.'s Personnel Licensure





7. Required Forms and Acknowledgments

HBC

SECTION 6.0 REQUIRED FORMS

Business Name: HBC Engineering Company

D.B.A.: N/A Federal I.D. No.: 22-3936061

Business Address: 5200 NW 33rd Avenue, Suite 211

City : Fort Lauderdale State: FL Zip: 33309

1. Acknowledgement of Addendum

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 10/22/2025 Addendum No.: 3 Dated: 11/05/2025

Addendum No.: 2 Dated: 11-04-2025 Addendum No.: Dated:

☐ No Addendum Issued

2. Conflicts of Interest*

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☑ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. No Contingency Affidavit*

Affiant certifies the following:

a. Neither Firm nor any principal, employee, agent, representative or family member has promised to pay, and Firm has not and will not pay, a fee the amount of which is contingent upon the Town of Pembroke Park awarding a contract.

b. Firm warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Pembroke Park in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

c. Consultant acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Consultant if awarded a contract.

☑ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Pembroke Park, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Pembroke Park.

☑ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☑ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☑ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☑ Please Confirm

**Response required*

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☑ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☑ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☑ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☑ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Consultant to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☑ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 444414

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☑ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☑ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Consultant/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☑ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☑ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☑ Please Confirm

**Response required*

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☑ Please Confirm

**Response required*

PROPOSER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named firm, does hereby affirm and attest under penalty of perjury as the proposed Consultant for the Town of Pembroke Park that the certifications and statements provided above on behalf of Consultant are true to the best of affiant's knowledge and belief and that Consultant is compliant with all requirements outlined in these Town of Pembroke Park's Affidavits. Consultant acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Pembroke Park immediately if any of the statements attested hereto are no longer valid.

HBC Engineering Company
Consultant Name

11/10/2025
Date Signed

Affiant Signature

Adebayo Coker, PE | President / CEO
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 12 day of November, 2025 by means of ☑ physical presence or ☐ online notarization, by Adebayo Coker who is personally known to me or who produced the following identification: N/A.

(Notary Seal)

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public for the State of FLORIDA

My commission expires: 10/30/2027

6.1 AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Pembroke Park is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Pembroke Park, the nongovernmental entity must attest to the absence of coercion in labor or services.

2. I am an officer or representative of HBC Engineering Company, a nongovernmental entity.

3. HBC Engineering Company does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Maria Gouveia

Witness #2 Print Name: Fernando Craveiro, Ph.D.

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Adebayo Coker, PE
Title: President / CEO
Entity Name: HBC Engineering Company

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of November, 2025, by Adebayo Coker (name of person) as President (type of authority) for HBC Engineering Co. (name of party on behalf of whom instrument is executed).

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
____ Produced identification (Type of Identification: N/A)
✓ Did take an oath; or
____ Did not take an oath

6.2 AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Pembroke Park may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Pembroke Park which would grant the entity access to an individual's personal identifying information.

1. HBC Engineering Company ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Maria Gouveia

Witness #2 Print Name: Fernando Craveiro, Ph.D.

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Adebayo Coker, PE
Title: President / CEO
Entity Name: HBC Engineering Company

OATH OR AFFIRMATION

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of November, 2025, by Adebayo Coker (name of person) as President (type of authority) for HBC Engineering Co. (name of party on behalf of whom instrument is executed).

NATALIA NUNEZ-ELORZA
Notary Public
State of Florida
Comm# HH459503
Expires 10/30/2027

Notary Public (Print, Stamp, or Type as Commissioned)

✓ Personally known to me; or
Produced identification (Type of Identification: N/A)
✓ Did take an oath; or
Did not take an oath

Town of Pembroke Park Consultant Response Form

6.3 CONSULTANT QUESTIONNAIRE

The completed Consultant Questionnaire form should be submitted with the solicitation response. Failure to timely submit with the response may affect may result in Consultant being deemed non-responsive.

If a response requires additional information, the Consultant should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Firm's business and operations.

1. Legal Business Name: HBC Engineering Company

2. Doing Business As / Fictitious Name: (if applicable): N/A

3. Federal Employer I.D. No. (FEIN): 22-3936061

4. Website address: (if applicable): N/A

5. Principal place of business address: 9675 NW 117th Ave, Suite 305, Miami, FL 33178

6. Office location responsible for this project: 5200 NW 33rd Avenue, Suite 211, Fort Lauderdale, 33309

   Telephone No.: (305) 232-7932

7. Type of business *(check appropriate box):*

   - [x] Corporation (specify the State of Incorporation):
   - [ ] Sole Proprietor
   - [ ] Limited Liability Company (LLC)
   - [ ] Limited Partnership
   - [ ] General Partnership (State and County filled in)
   - [ ] Other – Specify: _____

8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Adebayo Coker, PE

   Title: President / CEO

   E-mail: acoker@hbcengineeringco.com

   Telephone No. (305) 632 5280

Name: Edgar Diaz, MS, PE, PSM

Title: VP

E-mail: ediaz@hbcengineeringco.com

Telephone No. (786) 385 6824

9. List name and title of each principal, owner, officer, and major shareholder:

a) Adebayo Coker, PE | President/CEO

b) Edgar Diaz, MS, PE, PSM | VP

c) Happiness Coker | Treasury

d) _____

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Firms' principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Consultant with the Town. Affiliated entities of the principal(s) are those entities related to the Consultant by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) _____

b) _____

c) _____

d) _____

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of specialized service your firm offers: Engineering Services

14. How many years has your firm been in business while providing the services offered within this solicitation? 19 years.

15. Is your firm's business regularly engaged in and routinely providing services offered within this solicitation?

☑ Yes ☐ No

16. Has your firm ever failed to complete any professional services during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

17. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☑ No

18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company*.

☐ Yes ☑ No

20. Non-Collusion Certification: Consultant shall disclose, to their best knowledge, any Town of Pembroke Park officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Pembroke Park officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Consultant to disclose any relationship described herein shall be reason for debarment *(check one).*

☑ Consultant certifies that this offer is made independently and free from collusion;

or

☐ Consultant is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Consultant must include a list of name(s), and relationship(s) with its submittal.*

6.4 DESIGNATION OF QUALIFIED DISCIPLINE FORM

NAME OF COMPANY:

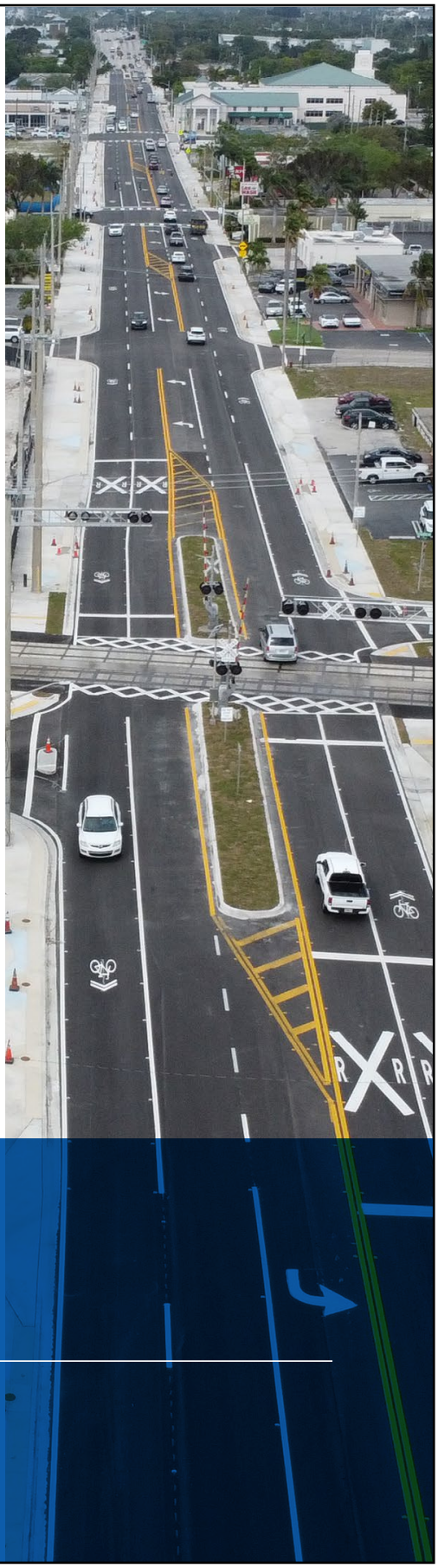
HBC Engineering Company

(Name of Firm submitting RFQ)

Proposers must have experience in the related areas below described in Section 3.0 Scope of Services of the RFQ. Accordingly, Proposers shall specify whether such experience requirement is satisfied by the Proposer and/or any of its proposed sub-consultants by identifying the applicable entity along with the category of experience and number of years of experience as required in Section 4.0 Submittal Requirements. Resumes and experience submitted with the Proposal must specify and substantiate the experience and qualifications provided herein in the same format as below, as needed.

CHECK CATEGORY (DISCIPLINE) YOU ARE APPLYING:

- ☑ **1. ARCHITECTURAL SERVICES**
- ☑ **2. CIVIL. STRUCTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) ENGINEERING SERVICES**
- ☑ **3. TRANSPORTATION, TRAFFIC AND ROADWAY ENGINEERING**
- ☑ **4. LANDSCAPE ARCHITECTURAL SERVICES**
- ☑ **5. ENVIRONMENTAL ENGINEERING SERVICES**
- ☑ **6. PLANNING AND COMMUNITY DEVELOPMENT**
- ☑ **7. SURVEYING AND MAPPING**
- ☑ **8. DRAINAGE AND STORMWATER**
- ☑ **9. BUILDING INSPECTIONS, PLANS REVIEW AND PERMITTING**
- ☑ **10. CONSTRUCTION ENGINEERING INSPECTION (CEI)**
- ☑ **11. PROJECT MANAGEMENT**



A. Resumes

HBC

Adebayo Coker, PE

Principle-In-Charge



33 Years of Experience

Adebayo is a highly skilled transportation engineer with responsible and diversified experience in the planning, design, and construction management of major Florida Department of Transportation (FDOT) and Miami-Dade County transportation projects. His areas of expertise involve the production and management of all phases of roadway design projects, including preliminary and final design of limited/controlled access highways and freeways, signalization, signing and pavement markings, Maintenance of Traffic (MOT), rural and urban Resurfacing, Restoration, and Rehabilitation (RRR) projects, and Construction Engineering and Inspection (CEI). He has provided technical leadership on various public and private sector projects and has taken numerous projects from the planning phase through design, construction, and post-design services. He has also been responsible for coordination with clients, subconsultants, permitting agencies, and between project disciplines, as well as the implementation of effective Quality Assurance/Quality Control (QA/QC) plans and the supervision of project personnel on major projects.

Florida Department of Transportation (FDOT) District 4, SR-7/ US-441 Transit Corridor Improvements from Orange Dr to NW 31st Ave LAP - Task 2. Project Manager for the this project that enhances pedestrian and bicycle connectivity along SR-7, providing safer and more accessible pathways. A 6-foot sidewalk will be installed, while an 8-12-foot shared-use path will connect Oakes Rd. to Greenway Park and Riverland Wood Park. Additionally, a 10-foot shared-use path is planned linking residential areas and parks. Also included in the services to ensure safety are signing and pavement markings and high-emphasis crosswalks with lighting. Signalization upgrades include push-button countdowns at key intersections along SR-7, pedestrian detection enhancements, and a midblock Rectangular Rapid Flashing Beacons (RRFB) crossing. *Location: Broward County, FL. Dates: 4/2023-3/2025. Reference: Robert Lopes, PE. (954) 777-4425, robert.lopes@dot.state.fl.us. FM No.: 429576-3-52-01.*

Florida Department of Transportation (FDOT) District 4, SW 30th Ave Widening from Griffin Rd to SW 45th St RRR LAP. Project Manager for this Resurfacing, Restoration, and Rehabilitation (RRR) project, which included designing for ADA compliance, widening to add sidewalk, lighting, minor drainage adjustments, MOT, extensive utility coordination, signalization improvements, new signalization loops and assemblies, signal heads, pedestrian heads and detectors, sign panels including internally illuminated signs, traffic controller assemblies, and new mast arms. The existing traffic controllers were modified with new concrete poles and aluminum pedestals. *Location: Broward County, FL. Dates: 08/2014-07/2019. Reference: Brent Lee-Shue-Ling, PE, (954) 777-4075, brent.lee-shue-ling@dot.state.fl.us. Contract Amount: $673,835.22. Contract No.: C9D49. FM No.: 431757-1-32-01.*

Years with HBC
19 years

Education
B.S. in Civil Engineering, Florida International University (08/13/1992)

Registration(s)
PE (FL) No. 55322 (02/11/2000)

TIN No. C26001866

Licenses & Certifications
NEPA & Transportation Decision Making Process by NHI: (Sept. 2007)

FDOT CTQP:

Asphalt Paving Levels 1 and 2

QA/QC Manager

TTC Advanced No. 38977

Expertise
Roadway design, Project Development and Environment (PD&E) studies, construction management, signalization, signing and pavement markings, Maintenance of Traffic (MOT), transportation planning, safety analysis, Quality Assurance/Quality Control (QA/QC).

Edgar Diaz, MS, PE, PSM

QA/QC Manager



38 Years of Experience

Years with HBC
19 years

Education
M.S. in Civil Engineering, Florida International University (04/16/1999)

B.S. in Civil Engineering, Florida International University (12/19/1992)

Registration(s)
PE (FL) No. 50728 (08/02/1996)

PE (PR) No. 27906 (06/27/2019)

PSM (FL) No. LS7484 (06/02/2023)

Licenses & Certifications
Advanced Maintenance of Traffic Training

OSHA 30-Hour Certificate

Part 107 Remote Pilot Certificate

Expertise
Civil engineering, construction management, project controls, Quality Assurance/Quality Control, water and wastewater infrastructure, roadway design, signalization, MOT, and environmental compliance.

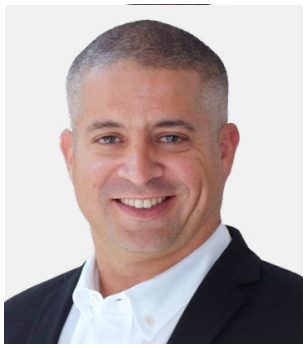
Edgar specializes in civil engineering, construction management, and utility infrastructure, bringing his vast experience to large-scale public works and transportation projects. He has led multidisciplinary teams in the planning, design, and construction of pump stations, force mains, and complex roadway systems, including signalization, lighting, and drainage. Edgar has delivered high-impact projects for clients, such as the Florida Department of Transportation (FDOT), Palm Beach County, and the Miami-Dade County Water and Sewer Department (MDC-WASD), particularly under the United States Environmental Protection Agency (USEPA) Consent Decree Program. He is a licensed Professional Engineer in Florida and Puerto Rico and a Professional Surveyor and Mapper in Florida. Proficient in utility coordination, project controls, and Quality Control/Quality Assurance (QA/QC) reviews, Edgar excels in ensuring regulatory compliance, stakeholder collaboration, and timely project delivery. Passionate about sustainable, cost-effective engineering, he is dedicated to optimizing infrastructure performance and public safety through innovative solutions.

Miami-Dade County Water and Sewer Department (MDC-WASD), Consent Decree Program Sewer Collection and Transmission Improvement Projects - Design Phase. Design Lead and Construction Manager responsible for major MDC-WASD projects. Services included requesting the scope of work, fee, and schedule from the consultant; assisting MDC-WASD with negotiating scope and fees; coordinating design and construction meetings; reviewing Program Guidelines and Standards; and implementing the Program Design Review Process. *Location: Miami-Dade County, FL. Dates: 2014–2017. Reference: Paul F. Adams, (786) 863-9425, paul.adams@miamidade.gov.*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NE 2nd Ave Reconstruction from NE 69th St to NE 84th St Design-Build Project. Quality Assurance/Quality Control (QA/QC) Manager for this project, which included the addition of decorative lighting throughout the corridor. This project required the design for drainage, lighting, signalization, and roadway reconstruction, as well as public involvement. This consisted of the addition of bike lanes, street parking, pavement reconstruction, an enhanced storm sewer system, curb and gutter repairs, sidewalk reconstruction, new pavement, horizontal and vertical geometry, side street and plateau intersection signalization, Signing and Pavement Marking (S&PM), and preparation of the Temporary Traffic Control Plan (TTCP). Coordination was also performed between all design disciplines, such as roadway, signalization, S&PM, street lighting, landscaping, drainage, water main lines, utilities, and environmental, and railroad company, while maintaining the project on schedule. *Location: Miami, FL. Dates: 2017–2019. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.*

Hernan Lugo, MS, PE, CFM

Project Manager | Drainage and Stormwater



27 Years of Experience

Years with HBC
8 years

Education
M.S. in Environmental Engineering, Texas A&M University (12/16/2011)

B.S. in Civil Engineering, Universidad Nueva Esparta, Venezuela (05/30/1998)

Registration(s)
PE (FL) No. 74961 (08/06/2012)

PE (TX) No. 108728 (05/25/2011)

TIN No. L20032074

Licenses & Certifications
Florida Certified Building Contractor - No. 160661

Certified Floodplain Manager - No. US-15-08248

TTC Advanced #38971

Expertise
Drainage design, stormwater management, roadway design, construction administration, utility coordination, floodplain management, and transportation infrastructure.

Hernan specializes in drainage design, stormwater management, roadway design, and construction administration, with extensive experience in transportation infrastructure projects. He has led and managed projects for the Florida Department of Transportation (FDOT), Miami-Dade County (MDC), and other public agencies, overseeing drainage analysis, floodplain management, utility coordination, and permitting. His expertise includes developing stormwater solutions, conducting Hydrologic and Hydraulic (H&H) modeling, and ensuring regulatory compliance. A licensed Professional Engineer (PE) in Florida and Texas, Hernan is also a Certified Floodplain Manager (CFM) and a Florida Certified Building Contractor. Committed to delivering resilient and efficient infrastructure, Hernan focuses on integrating innovative and cost-effective solutions to enhance roadway and drainage systems.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements LAP Project. Drainage Engineer for multimodal upgrades including new sidewalks, ADA ramp improvements, pedestrian lighting, and new Shared Use Paths. Work includes drainage analysis, utility coordination, signing and pavement marking, and structural elements beneath I-595 bridges**.** *Location: Broward County, FL. Dates: 1/2025-Ongoing. FM No.: 429576-3. HBC Fee: $922K. Construction Cost: $1.67M. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr from Nova Dr to SR-84. Project Manager and Roadway Drainage Engineer for corridor upgrades including roadway widening, ramp reconstruction, a new auxiliary lane, drainage system upgrades, and utility relocations to enhance safety and access. *Location: Davie, FL. Dates: 02/2022-Ongoing. HBC Fee: $7M. Reference: Adam Naiem, PE, (954) 777-4440.*

City of Belle Glade, Engineering Services to Design Basin H1 Stormwater Improvements. Project Manager and EOR for modeling and designing stormwater infrastructure improvements to serve existing communities within Sub-Basin H1 of Basin H in the City of Belle Glade. Responsibilities included performing Hydrologic and Hydraulic (H&H) modeling, in accordance with the City's Stormwater Master Plan, to support the design of approximately 7,300 linear feet of new drainage pipe systems ranging from 18" to 54" in diameter, along with 65 new drainage structures, a downstream defender device for water quality treatment, and a new outfall discharging to the South Florida Conservancy District C1 Canal. *Location: Palm Beach County, FL. Dates: 2024-Ongoing. HBC Fee: $343 K. Reference: Neil Appel, CPM, nappel@belleglade-fl.com, 561-286-2016.*

Christopher Soto, PE, RSO

Construction Manager | Sr. Project Engineer/FDOT LAP Program Specialist | Constructability Reviews

Christopher brings extensive experience in Construction Engineering and Inspection for roadway and bridge projects, serving as a Senior Project Engineer and managing inspection teams for complex transportation and utility improvements. His background includes MOT compliance, permitting, shop drawing review, as built documentation, cost estimating, punch list development, and SWPPP preparation. He has delivered CEI services for DOTs, municipalities, and public agencies across Florida, building on prior work in Minnesota, Iowa, and Wisconsin involving roadway, bridge, signalization, land development, and utility infrastructure. Christopher also has strong experience supporting federally funded and LAP projects, including assignments under the FDEP grant programs.

Florida Department of Transportation (FDOT) District 4, CEI Contract for Various Locations along Boynton Beach Boulevard. Senior Project Engineer providing CEI oversight for multimodal corridor improvements including MOT compliance, ADA upgrades, sidewalk and driveway construction, concrete work, stormwater modifications, signal enhancements, lighting, signing and pavement marking, thermoplastic applications, utility adjustments, and documentation. Responsible for coordination, photo documentation, quantities, QC, and MAC. *Location: Boynton Beach, FL. Dates: 5/2024–Ongoing. HBC Fee: $7.1M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us. FM No.: 444079-1-52-01 (T4651). FA# D423036B (CAQ66).*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), Design-Build Services for The Underline - Phase II. QA/QC and Constructability Reviewer for a design build project improving the 2.4 mile Metrorail Right of Way from SW 13th Street to SW 19th Avenue to the Vizcaya Station. Work includes signing and pavement markings, wayfinding, landscaping, drainage, electrical, lighting, public involvement, utility coordination, surveying, geotechnical support, and environmental monitoring.. *Location: Miami, FL. Dates: 04/42024-Ongoing. Reference: Mario B. Rojas IV, PE. HBC Fee: $32K. Construction Cost: $20M. Contract No.: DB18-DTPW-01.*

Miami-Dade County Department of Transportation and Publis Works, Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street. Constructability Reviewer supporting roadway reconstruction, drainage system upgrades, pedestrian mobility improvements, traffic signal enhancements, ADA features, utility adjustments, and corridor coordination. Scope includes documentation, permitting support, CEI integration, and constructability analysis to maintain schedule and quality. *Location: Miami , FL. Dates: 05/2023- Ongoing. Reference: Alejandro Sauleda, PE, (305) 375-4866,* Alejandro.Sauleda@miamidade.gov, *HBC Fee: $1.1M. Construction Cost: $11.5M.*



13 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering, Florida International University (08/03/2015)

Registration(s)
PE (FL) No. 91722 (06/22/2021)

TIN No. S30010689

Licenses & Certifications
ADA Training Certified

FDOT Advanced MOT

FDOT CTQPs:

- Asphalt Paving Levels I & II
- Earthwork Construction Inspection Levels I & II
- Final Estimates Levels I & II
- Drilled Shaft Level I
- CI – Concrete Field-Testing Critical Structures Construction Issues
- Concrete Field Technician Level I
- Radiation Safety Officer (RSO)

Gonzalo Barrera, PE

Civil Engineering



7 Years of Experience

Years with HBC
7 years

Education
B.S. in Civil Engineering, Florida International University (04/28/2018)

Registration(s)
PE (FL) No. 94260 (06/21/2022)

Licenses & Certifications
TTC Advanced, #44555

Expertise
Signalization, roadway design, signing and pavement marking, 3D modeling, drainage design, Temporary Traffic Control (TTC), and transportation safety improvements.

Gonzalo graduated from Florida International University in 2018 with a Bachelor of Science in Civil Engineering. Shortly after, he joined HBC Engineering Company as an Engineer Intern (EI). In 2022, he passed his Professional Engineer (PE) exam and is currently registered as a PE in the State of Florida. He has worked on various aspects of transportation engineering, including roadway design, signing and pavement marking, signalization, drainage design, Temporary Traffic Control (TTC), and 3D roadway modeling, while complying with local, state, and federal guidelines and standards. He is proficient and certified in both AutoCAD and MicroStation OpenRoads Designer CAD software, and a master at 3D modeling development.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements- Task Order 1. Project Engineer responsible for designing roadway and signalization improvements for two corridors within Broward County. The first segment was along SR-7/US-441 from the Miami-Dade/Broward County Line to north of Sample Road. The second segment was along SR-858/Hallandale Beach Boulevard from SR-7/US-441 to SW 58th Avenue. Improvements along SR-858/Hallandale Beach Boulevard include the introduction of a drivable sidewalk connecting SW 58th Avenue to SR-7/US-441, along with paved swale regrading and additional drainage structures and French drains to mitigate potential ponding. Along SR-7/US-441, improvements included signalization and ADA ramp enhancements for 25 intersections, including “stop for pedestrian” signs, countdown pedestrian signals, pedestrian detectors, lighting retrofits, ADA ramps, high-emphasis crosswalks, and bike lane improvements. New signalized midblock crossings with pedestrian channelizing fences were introduced at NW 3rd Street to enhance pedestrian crossing safety, and a new 8’ Shared-Use Path (SUP) north of Southgate Boulevard was designed to provide pedestrian connectivity between eastbound and westbound Cypress Creek Greenway. *Location: Broward County, FL. Dates: 2018–Ongoing. HBC Fee: $1.7M. Reference: Robert Lopes, PE, (554) 777-4425, Robert.Lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/ University Drive From Nova Drive to SR 84. Project Engineer responsible for the design of signalization improvements, which include the replacement of a mast arm due to the roadway widening, new lane configurations, and the placement of new pedestrian countdown signals, per MUTCD, at the proposed pedestrian crossing locations. Gonzalo was also responsible for developing the roadway plans and ensuring they complied with project specifications and the FDOT Design Manual (FDM), reviewing and adjusting the 3D model to ensure the 3 segments (SR-817/University Drive mainline, I-595 on-ramp, and Shared-Use Path) all connected to each other and that proposed improvements, earthwork, and quantities were correctly reflected. *Location: Broward County, FL. Dates: 2023–Ongoing. HBC Fee: $1.75M. Reference: Adham Naiem, (554) 777-4440, adham.naiem@ dot.state.fl.us.*

David Coker, EI

Civil Engineering



7 Years of Experience

Years with HBC
6 years

Education
B.S. in Civil Engineering, Florida International University (12/08/2018)

Registration(s)
EI (FL) No. 1100023530 (6/26/2020)

Licenses & Certifications
TTC Advanced #57886

Certified Drone Pilot

Bentley OpenRoads 3D Modeling

Synchro and Vissim Simulations

Expertise

Roadway design, traffic engineering, traffic safety studies, signalization, Maintenance of Traffic (MOT), temporary traffic control, traffic simulation, data collection, drainage design.

David possesses a proven track record of designing roadway infrastructure projects. He has worked on a wide range of traditional and design-build transportation projects, including highways, bridges, and arterial roads. His expertise includes 3D roadway design using Bentley OpenRoads Designer CADD software to create innovative solutions that meet the needs of clients. David is also a versatile designer that has experience with horizontal geometry and vertical profiles, drainage design, ADA Guidelines, MUTCD, signalization design, and Temporary Traffic Control.

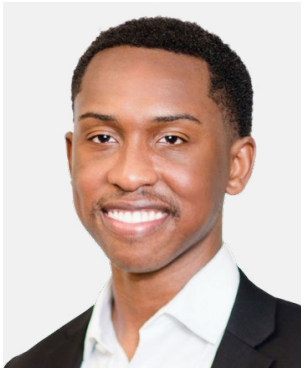
Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr Widening from Nova Dr to SR-84. This project consists of the widening of one lane along an approximately 0.5-mile segment of SR-817/ University Drive from south of Nova Drive to SR-84. This project includes the addition of a choice lane and the widening of the on-ramp connecting to I-595 by one lane. Bike lane and shared-use path modifications will be included within the reconstruction. David is responsible for assisting with the roadway and drainage design and the development of Temporary Traffic Control Plans (TTCPs). *Location: Davie, FL. Dates: 2022–2024. HBC Fee: $1.75M. Reference: Adham Naiem, PE, (954)-777-4440, adham.naiem@dot.state.fl.us. FM# 445624-1-32-01,* Contract No.: CAI67

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NW 84th Ave Reconstruction from NW 58th St to NW 74th St Design-Build. Lead Project Engineer Intern responsible for the development of roadway and drainage engineering plans for this project, which involves the reconstruction of 1 mile of existing two-lane roadway to expand it into a 4-lane roadway with Two-Way Left-Turn Lane (TWLTL), where Right-of-Way is available. The overall design effort includes the design of new closed drainage conveyance systems, connection to existing outfall and stormwater retention facilities, replacement of existing Corrugated Metal Pipe (CMP) culverts to Reinforced Concrete Pipe (RCP) culvert crossings. *Location: Miami-Dade County, FL. Dates: 2022–Ongoing. Contract No.: DB21-DTPW-04. HBC Fee: $7M. Reference: Alejandro Sauleda, (305) 375-4866, alejandro.sauleda@miamidade.gov.*

Florida Department of Transportation (FDOT) District 6, Districtwide Traffic Operations Studies Contract for SR-959/Red Rd/SW 57th Ave at SW 19th St. This project evaluated the feasibility of installing a pedestrian crosswalk and determining recommendations for potential improvements, in response to citizen complaints at the study intersection. David performed data collection for this project, which involved 72-Hour traffic volume approach counts, 8-Hour Turning Movement Counts (TMCs), and vehicle gap measurements. Traffic Engineering Manual (TEM). *Location: Miami-Dade County, FL. Dates: 12/2020–01/2021. Reference: Xaviel Llerena, (305) 470-3935, Xaviel.Llerena@dot.state.fl.us. FM# 249796-9-32-01,* Contract No.: CA 139

Derrek Okosun, EI

Civil Engineering



6 Years of Experience

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (12/14/2019)

Registration(s)
EI (FL) No. 1100027387 (12/27/2024)

Licenses & Certifications
TTC Advanced Certification

Work Zone Safety

Traffic Control

Expertise

Temporary Traffic Control (TTC), Maintenance of Traffic (MOT), traffic data collection, roadway restoration, utility coordination, safety analysis, signalization, and field reviews.

Derrek specializes in traffic engineering and roadway design, with experience in Temporary Traffic Control (TTC), utility coordination, and traffic data collection. He has worked on various Resurfacing, Restoration, and Rehabilitation (RRR) projects, assisting with scoping reports, field reviews, and compliance assessments to ensure adherence to FDOT Design Manual and ADA Standards. His expertise includes lane closure analysis, traffic control planning, safety evaluations, and utility coordination for state and municipal projects. Derrek has contributed to key projects, such as SR-90/US-41 RRR, SR-932/NE 103rd St RRR, and Miami-Dade County Water and Sewer Department (MDC-DTPW) Maintenance of Traffic (MOT) plans, where he played a vital role in documenting deficiencies and developing improvement recommendations. Certified in Advanced TTC, work zone safety, and traffic control, Derrek applies detailed engineering analysis and problem-solving skills to enhance roadway safety, optimize mobility, and support infrastructure improvements.

Florida Department of Transportation (FDOT) District 6, SR-90/US-41/SW 7th St from Brickell Ave to West of SW 2nd Ave RRR Project.
Engineering Technician assisting the production of a Scoping Report for this project. Derrek is responsible for performing field reviews to observe the existing physical, operational, and safety conditions, and determining if conditions are compliant with the FDOT Design Manual and ADA Standards. Derrek is also responsible for creating tables that document the existing deficiencies along the corridor, providing recommendations to address substandard features within the project limits, and creating an exhibit that summarizes the existing deficiencies and recommended improvements. *Location: Miami, FL. Dates: 2022–Ongoing. Reference: Nicholas Danu, PE, (305) 470-5219, Nicholas.danu@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 6, SR-932/NE 103rd St from East of NE 2nd Ave to West of NE 6th Ave RRR Project.
Engineering Technician assisting the production of a Scoping Report for this project. Derrek is responsible for performing field reviews to observe the existing physical, operational, and safety conditions, and determining if conditions are compliant with the FDOT Design Manual and ADA Standards. Derrek is also responsible for creating tables that document the existing deficiencies along the corridor, providing recommendations to address substandard features within the project limits, and creating an exhibit that summarizes the existing deficiencies and recommended improvements. *Location: Hialeah, FL. Dates: 2022–Ongoing. Reference: Nicholas Danu, PE, (305) 470-5219, Nicholas.danu@dot.state.fl.us.*

Sreelatha Nandivada, MS, PE

Structural Engineering



22 Years of Experience

Sreelatha specializes in structural engineering, with extensive experience in bridge design, load rating analysis, and structural assessments for transportation infrastructure projects. She has worked on projects for Departments of transportation, including Florida (FDOT), contributing to the design and analysis of steel and concrete bridges, pedestrian structures, and retaining walls. Her expertise includes structural modeling, load ratings, foundation design, seismic analysis, and cold-formed steel design, utilizing advanced software such as RISA, STAAD.Pro, LEAP Bridge, and AASHTOWare BrR. Sreelatha has also been involved in substation structure design, traffic signal support evaluations, and complex industrial projects, applying AASHTO, AISC, and DOT-specific standards. Licensed in multiple states, she holds certifications in bridge safety inspection and LRFR analysis, ensuring structural integrity and regulatory compliance. Passionate about delivering resilient and innovative structural solutions, she is committed to enhancing transportation infrastructure through data-driven engineering practices.

Seminole Tribe of Florida (STOF), Hollywood Seminole Indian Reservation Pedestrian Bridge. Senior Structural Engineer leading the design of a 150 - feed wide stell pedestrian bridge with stairs and elevators to improve connectivity across SR-7 within the Hollywood Seminole Indian Reservation. Scope includes structural analysis of three bridge concepts, field investigations, and phased development of construction documents. Responsible for coordinating with STOF, FDOT, FHWA, and permitting agencies, preparing technical specifications, and supporting bid-phase services. Also contributed to roadway plan development, including typical sections, cross-sections, and signing and marking plans. *Location: Hollywood, FL. Dates: 03/2025-Ongoing. HBC Fee: $2.3M. Reference: Omar Nunez, osenunez@semtribe.com (954) 894-1060. Contract No. 380349.*

Palm Beach County Water Utilites Department (PBC-WUD), Water Treatment Plant No. 2 Expansion. Structural Engineer responsible for supporting the expansion of the PBC-WUD's Water Treatment Plant No. 2, contributing to the structural design coordination and infrastructure modernization to increase treatment capacity, address emerging contaminants, and enhance system reliability. Sreelatha's responsibilities included collaborating with the prime consultant and stakeholders to integrate structural considerations with hydraulic modeling results, supporting process-related infrastructure upgrades, and assisting the evaluation of load-bearing requirements and the structural impacts of proposed improvements. Her role also involved providing input during site-specific field investigations, ensuring structural compliance with permitting requirements, and contributing to the development of resilient, code-compliant design solutions that support long-term operational performance. *Location: West Palm Beach, FL. Dates: 1/2024-Ongoing. HBC Fee: $137K. Reference: Tammy Culpepper, (561) 840-0208. Contract No. 23-038*

Years with HBC
<1 year

Education
M.S. in Civil Engineering, University of California

B.E. in Civil Engineering, University of Madras, (2003)

Registration(s)
PE (FL) No. 101195 (05/02/2025)

PE (CT)PEN.0028382

(05/16/2014)

Also PE in NY/NC/SC/VA/TX/CA/NV/UT/GA

Licenses & Certifications
NHI - Safety Inspection of In-Service Bridges

NHI Certification for Fundamentals and Applications of LRFR for Bridge Superstructures

Computer Skills:
Engineering Application & Analysis Tools:

PG Super

LEAP

Open Bridge Designer / Modeler

AASHTOware BrR

Enercalc

Roberto Rubio, MS, PE

Structural Engineering



35 Years of Experience

Years with HBC
2 years

Education
M.S. in Civil Engineering, University of Washington (1987)

Registration(s)
PE (FL) No. 48982 (02/21/1995)

Expertise
Bridge design, structural engineering, construction support, inspection services, marine structures, foundation systems, retaining walls, miscellaneous structures, drainage coordination, roadway elements.

Before joining HBC Engineering Company, Roberto worked with FDOT District 4 as a Consultant Project Manager and has been involved in numerous projects in South Florida. His experience includes duties as an Engineer of Record, Inspector, Quality Control personnel, Lead Structures Design Engineer and Post Design Services. He provided Construction Support Services as a Structural Engineer where he developed repair procedures for prestressed Florida I beams damaged during transportation and installation on bridges, based on applicable FDOT specifications and the PCI Journal. Mr. Rubio was a past Consultant Project Manager for the FDOT District 4.

Florida Department of Transportation (FDOT) District 6, I-95/SR 9A, Pavement Reconstruction from North of NW 29th St. to South of NW 131st St. Structural Engineer/Subconsultant to Engineer of Record for bridge and signage upgrades within the I-95/I-395 interchange, driven by increased truck traffic from the Port of Miami tunnel. Scope included bridge deck overhang removal, new bridge railings, approach slab reconstruction with barrier upgrades, and replacement of overhead span and cantilever truss sign structures. Responsible for 60%, 90%, and 100% plan reviews, design calculations, and shop drawing evaluations. Designed complex truss sign structures using FDOT MathCAD tools, integrating SAP analysis for combined span and cantilever loading conditions. *Location: Miami-Dade County, FL. Dates: 2017-2019. Reference: Krishna Sandepudi, (813) 972-9444, KSandepudi@tylin.com.*

Florida Department of Transportation (FDOT) District 6, HEFT II Florida Turnpike from Sunset Dr. to Bird Rd., Bridges 2 and 5. Structural Engineer. Construction Support Services for Florida Concrete Products, LLC. The services I was entrusted with included development of repair procedures for prestressed Florida I beams damaged during transportation and installation onto bridges, based on applicable FDOT specifications and the PCI Journal. Repairs included spall patches, crack sealing and epoxy injection of cracks, to prevent further damages and ensure the design load capacity of the beams was not reduced. *Location: Miami-Dade County, FL. Dates: 2017-2018. Reference: Carlos Chaparro, (305) 541-0000, CChaparro@fcp.com.*

Florida Department of Transportation (FDOT) District 6, SR 916 (Dixie Hwy.) and NW 135th St. Over Biscayne Canal. Design team member for Engineer of Record. Safety project including minor repairs to bridge over Biscayne Canal C-8, milling and resurfacing, drainage improvements, and reconstruction of curb and gutter, sidewalk, and sidewalk pedestrian ramps. Responsible for the design of permanent steel sheet piling for stabilization of the canal, including end walls for two 5ft diameter culvert pipes, and protection for existing utilities including a fiber optic cable duct bank. Responsible for QC of bridge repair plans and calculations. The bridge is a four span precast slab multibeam bridge carrying five lanes of traffic. Repairs included shear key and post tensioning replacement. *Location: Miami Dade County, FL. Dates: 4/2015-9/2015. Reference: Ali Toghiani, (305) 567-1888, AToghiani@tylin.com.*

Bunrith Heng, MS, PE

Structural Engineering



31 Years of Experience

Years with HBC
<1 year

Education
M.S. in Civil Engineering Science, University of New South Wales, (1999)

B.S. in Civil and Industrial Construction Eng, Institute of Technology of Cambodia, (1994)

Registration(s)
PE (FL) No. 94776 (9/8/2022)

Licenses & Certifications
Autodesk Cert. Civil 3D

Autodesk Cert. Revit

*** Prior to HBC**

Bunrith is a professional engineer with comprehensive experience in structural engineering and construction. He is proficient in CSI Etabs, SAP2000, SAFE, Enercal, Mathcad, Autodesk Civil 3D, MX Road, Autodesk Rivit, Risa 3D, Staad Pro, Microsoft Project, Primavera Project Planner, Microsoft Office, and VBA and Python Programming. He has extensive experience in the structural design of buildings, highway geometrical design, land development, and topographical survey and survey data processing. In 2001, Bunrith started a small engineering and construction company called Angkor Wat Engineering and Construction (AWEC), and maintained the operation until the end of 2013. AWEC had been providing civil engineering, surveying, and construction management services to many major companies and organizations, such as KCI Inc., Taisei Corporation, Kubota, LBI, Konoike Construction Ltd., CTI Engineering, Pisnoka Inc. in association with Zachry Company, Australia Cambodia Foundation, and many more. AWEC had been contracted to work as an independent structural engineering firm in the United States Embassy compound buildings, Cambodian Mekong University construction project, and many more construction projects involving buildings and bridges.

Florida Department of Transportation (FDOT) District 4, : Boca Rio Road from Paletto Park to Glades Road. Structural Engineer responsible for the design of nine mast arms utilizing FDOT Mast Arm Design Spreadsheet v1.7 and preparing corresponding standard mast arm tables. Reviewed and interpreted geotechnical reports to verify that soil parameters met the design assumptions within the analysis model. Selected drilled shaft foundations in accordance with design results and geotechnical recommendations to ensure structural stability and compliance with FDOT standards. *Location: Palm Beach, FL. Dates: 04-2025-Ongoing. Contract No.: 2021502. Reference: Jonathan De Laura, (561) 684-4013, jdelaura@pbc.gov*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. Structural Engineer responsible for sheet pile analysis and design, geotechnical report review, and coordination of foundation recommendations. Performed structural calculations and drawings per FDOT and AASHTO standards and conducted QA/QC reviews to ensure accuracy, compliance, and constructability.*Location: Broward County, FL. Dates: 07/2025-Ongoing.FM No.: 429576-3-52-01. Reference: Robert Lopes, PE, (954) 777-4425, Robert.Lopes@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 4, SR-817/University Dr Widening from Nova Dr to SR-84. Structural engineer responsible for reviewing calculation packages, establishing technical specifications for bus shelters, and drawings for bus shelters, mast arms, and sign structures. *Location: Davie, FL. Dates: 04/28/2022–Ongoing. Contract Amount: $1,724,859.00. Contract No.: CAI67. FM No.: 445624-1-32-01. Reference: Lance Jones, (954) 777-4680, lance.jones1@dot.state.fl.us.*

Orlando Penate, PE, IMSA III

Electrical Engineering



19 Years of Experience

Years with HBC
9 years

Education
B.S. in Electrical Engineering, Marta Abreu de Las Villas University (07/14/2006)

Registration(s)
PE (FL) No. 80385 (01/01/2016)

Licenses & Certifications
FLUG Open Road Designer

FDOT Specifications Package Preparations

Bullet Proof Manager Program

FDOT Advanced TTC, #631090

IMSA Traffic Signal Field Technician Level 3, #CE_131518

Certified Infrared Thermographer Level II No. 17022

Advanced Building Code Course Credit

7th Edition, Florida Building Code

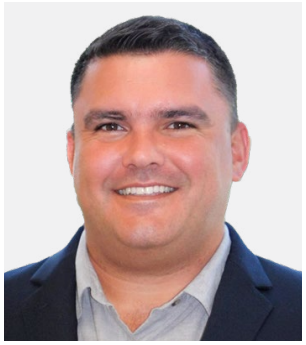
Orlando is a highly experienced professional electrical engineer with a robust background in the civil engineering industry and a comprehensive skill set, including proficiency in AutoCAD, Bentley MicroStation, OpenRoads Designer, and Lighting Analysts AGi32. Throughout his career, he has served as the Engineer of Record for multiple lighting and electrical projects across South Florida. His responsibilities encompass the production and management of all phases of design, ensuring that each project meets stringent standards of quality and efficiency. His extensive experience and technical expertise have established him as a reliable professional in the industry, consistently delivering exceptional results and driving project success.

City of Fort Lauderdale, Riverwalk North Sewall Replacement Project. Senior Electrical Engineer responsible for designing the replacement of existing electrical shore-tie pedestals and pier lighting using marine-grade louvered concrete bollards with Turtle Safe-Certified wildlife lighting fixtures to ensure water/salt resistance and environmental compliance. The scope also includes adjustments to the existing electrical panels, to meet the requirements of the new seawall elevation, which includes the evaluation of the Service Point and Control Panel to determine the required upgrades for load capacity, wire sizing, and voltage drop. The design complies with National Fire Protection Association (NFPA) 303 (Fire Protection Standard for Marinas and Boatyards) and National Electrical Code (NEC) Article 555 (Marinas, Boatyards, and Docking Facilities). This project involves the replacement of the Riverwalk North Seawall, spanning 500 feet west from the Andrews Avenue Bridge toward the train tracks. *Location: Fort Lauderdale, FL. Dates: 2024-Ongoing. Project No.: P11722. Contract No.: 12716-626. HBC Fee: $682,534.41. Reference: Laura De Luca, MS, PE, (954) 828-5817, ldeluca@fortlauderdale.gov.*

Florida Department of Transportation (FDOT) District 4, SR-708/Blue Heron Blvd from West of I-95 to West of Garden Rd. Project Manager and Lighting Design Engineer of Record responsible for leading the planning, coordination, and execution of lighting improvements at the intersection of SR-708/Blue Heron Blvd. and I-95, including adjacent ramps and segments along SR-708/Blue Heron Blvd. from east of I-95 and west of Garden Road. Orlando directed the preparation of the Lighting Design Analysis Report, which addressed photometric requirements, horizontal and vertical illumination calculations at the signalized interchange, and underdeck daytime lighting analysis. Oversaw the development of lighting plans, pay items, and plan notes, and ensured they aligned with FDOT standards. Provided leadership in stakeholder coordination, including Florida Power & Light (FPL), to ensure design feasibility, maintenance integration, and utility compatibility. *Location: Palm Beach County, FL. Reference: Ronald Wallace, PE, (954) 777-4428, Ronald.Wallace@dot.state.fl.us. Contract No.: CAQ79.*

Maikel Fiallo Nunez, PE

Electrical Engineering



24 Years of Experience

Maikel is a professional Electrical Engineer with extensive experience working with utility companies, over 7 years of experience working as a Project Manager and coordinating a workforce team of 30 subcontractors, and 5 years of experience as a Senior Electrical Specialist preparing work orders and supervising field work. Maikel is primarily focused on power system protection, power distribution, and building design. In addition, Maikel has vast experience working as a Lighting Engineer on various projects involving roadway, bridge, navigational, and pedestrian lighting, including lighting retrofits. Maikel also possesses excellent interpersonal skills and is capable of working well under pressure and with cross-functional teams.

Palm Beach County (PBC), SR-804/Boynton Beach Blvd from SR-7 to Florida's Turnpike. Maikel is the Electrical Engineer responsible for the plans production for this project. The objective of this project is to conduct two (2) independent photometric analyses along SR-804/Boynton Beach Blvd from SR-7 to Florida's Turnpike in collaboration with Palm Beach County (PBC) and Florida Department of Transportation (FDOT), where applicable, to identify any concurrent projects and to verify the scope of the Surtax Street Lighting Conversion Project.

- Existing Photometric Analysis to establish the base existing illumination levels with the existing High-Pressure Sodium (HPS) luminaires installed on shared FPL poles and dedicated stand-alone FPL light poles.
- The design of required sanitary force lines

The horizontal analysis at signalized intersections will be performed as a basic service and the vertical as an optional service. This would be considered a maintenance activity and we will be held to the lighting criteria at the time when the lighting was installed. Signal-mounted luminaires will consider only fixtures that are maintained and approved by PBC (ATB2 P601 3000K for small intersections and ATB2 P604 3000K for large intersections).

There are four (4) existing signalized intersections along SR-804/Boynton Beach Blvd within the project limits: Somerset Charter School, Lyons Rd, Acme Dairy Rd, and Florida's Turnpike. *Location: Boynton Beach, FL. Dates: 2021-2023. Reference: May Cheng, PE, (561) 684-4030, mcheng@pbcgov.org.*

Florida Department of Transportation (FDOT) District 4, SR-820/Pines Blvd from the I-75 North On-Ramp to East of NW 118th Ave. Electrical Engineer for the lighting design and post-design services for this in-house design project along SR-820/Pines Boulevard from west of SW 136th Avenue to east of NW 118th Avenue. The scope includes pedestrian lighting on a 10' wide sidewalk and 5 intersection lighting retrofits including FPL luminaires. *Location: Broward County, FL. Dates: 2021-Ongoing. Reference: Karl M. Kennedy, PE, CFM, (954) 518-9040, KKennedy@ppines.com.*

Years with HBC
3 years

Education
B.S. in Electrical Engineering, Instituto Superior Politecnico Jose Antonio Echeverria (07/15/2001)

Registration(s)
PE (FL) No. 94434 (07/12/2022)

Licenses & Certifications
Schneider Electric Certification Course

Automatic Measurement Systems Post-Degree Course

Power Transformers Testing Post-Degree Course

MATLAB

AutoCAD 2019

LiveCount

Accubid Classic Estimating BidWinner Plus13

Ladder Logic Programming

TTC Advanced # 620316

Infrared Thermographer Level I IMT0000046979

Infrared Thermographer Level II 17023

Jose A. Lopez, PE

Transportation/Traffic Engineering



20 Years of Experience

Jose specializes in civil engineering, with expertise in roadway design, signalization, Signing and Pavement Marking (S&PM), storm drainage, and utility relocations. He has served as Engineer of Record (EOR) for various Florida Department of Transportation (FDOT) projects, including districtwide resurfacing, safety improvements, and signalization upgrades. Jose has led public and private capital improvement projects from design through implementation, ensuring compliance with quality, budget, time, and safety standards. His project portfolio includes major roadway reconstructions, traffic signal optimizations, and pedestrian safety enhancements for FDOT, Miami-Dade County, and Florida's Turnpike Enterprise (FTE). He is proficient in Interconnected Pond and Channel Routing (ICPR) V4, FDOT Specifications Package Preparation, and Temporary Traffic Control (TTC) design. Jose is committed to delivering efficient and innovative transportation solutions that enhance mobility and safety.

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. Roadway Engineer responsible for designing roadway improvements from the Miami-Dade/Broward County Line to north of Sample Road and SR-858/Hallandale Beach Blvd. from Edmund Road to SW 58th Avenue throughout 25 intersections that include "yield to pedestrian" signs, count down pedestrian signals, lighting retrofits, ADA ramps, high-emphasis crosswalks, a new signalized restricted crossing, sidewalk/bike lane construction, widening, and flexible pavement design. The design also involved improvements for Shared-Use Paths (SUPs) and sidewalks on SR-7/US-441 between Oakes Rd. and the New River Greenway and SR-838/Sunrise Blvd. from SR-7/US-441 to NW 31st Ave. Jose was also responsible for necessary interdisciplinary coordination. The design improvements excelled in increasing passenger transit and enhancing overall patron experiences. *Location: Broward County, FL. Dates: 2018–Ongoing. HBC Fee: $1.7M. Reference: Robert Lopes, PE, (954) 777-4425, Robert.Lopes@dot.state.fl.us.*

Broward County Public Works Department Highway Construction and Engineering Division, School Zone Flasher Improvements for 6 Broward County Schools. Roadway Engineer of Record (EOR) responsible for developing the school zone flasher improvements design for 6 schools, including Apollo Middle School, Attucks Middle School, Everglades High School, Northeast High School, Mary M. Bethune Elementary School, and Boulevard Heights Elementary School. The design included records research, signalization, Signing and Pavement Marking (S&PM), utility coordination, Subsurface Utility Engineering (SUE), permitting, and public notification. *Location: Broward County, FL. Dates: 2019–2021. HBC Fee: $78K. Reference: Eduardo Martin, (954) 270-3387 emartin@broward.org.*

Years with HBC
9 years

Education
B.S. in Civil Engineering, Polytechnic University of Puerto Rico (05/02/2005)

Registration(s)
PE (FL) No. 81014 (04/28/2016)

PE (PR) No. 21897 (10/05/2007)

Licenses & Certifications
OSHA 30-Hour Certification

TTC Advanced # 74153

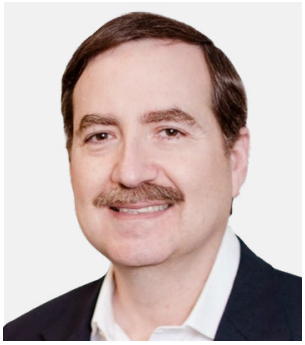
ICPR V4 Training

FDOT Specifications Package Preparation

Expertise
Signalization, storm drainage design, roadway design, utility relocations, Temporary Traffic Control (TTC), pedestrian and bicycle infrastructure, and Construction Engineering and Inspection (CEI).

Teodoro Tefel, PE

Transportation/Traffic Engineering | Cost Estimates/Schedule and Project Control



38 Years of Experience

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (12/12/1987)

Registration(s)
PE (FL) No. 50106 (02/15/1996)

Certifications
Advanced MOT

Expertise
Roadway design, Maintenance of Traffic (MOT), Traffic Control Plans (TCPs), Signing and Pavement Marking (S&PM), highway reconstruction, Milling and Resurfacing (M&R), interchange design, roadway widening, drainage analysis, and project management.

***Prior to HBC**

Teodoro has extensive experience working on various civil engineering projects involving roadway design. He has served the roles of Support Engineer, Project Engineer, Senior Roadway Engineer, and Engineer of Record (EOR) successfully, and has been responsible for management and plans review. He has also served as in-house consultant for the review of design variations and exceptions for the Florida Department of Transportation (FDOT) District 6 Design Office. In addition, Teodoro has significant experience in the design of Signing and Pavement Marking (S&PM) plans, Maintenance of Traffic (MOT) plans, Traffic Control Plans (TCPs), and Temporary Traffic Control Plans (TTCPs).

Florida Department of Transportation (FDOT) District 6, Districtwide Resurfacing Scoping Reports. Teodoro is serving the role of Engineer of Record (EOR) and is responsible for preparing districtwide resurfacing scoping reports, by analyzing the existing conditions, to determine deficiencies and establish or substantiate the project purpose and need. He is also developing project alternatives to satisfy the identified deficiencies or needs within the corridor. The evaluation of alternatives includes transit or transportation system improvement options. Most deliverables are preliminary cost sections, based on the engineer's estimates, preliminary drainage analysis and plans, conceptual roadway plans, approved typical section package, and variances and exceptions sections. *Location: Miami-Dade County, FL. Dates: 2023-2026. FM No.: 250759-5-22-01. Contract No.: CAN23. HBC Fee: $1.5M. Reference: Md S Hossain, MS, EI, (305) 470-5342, Md.Hossain@dot.state.fl.us*

Florida Department of Transportation (FDOT) District 1, SR-29 Milling and Resurfacing from North of Wagon Wheel Rd to South of I-75. Teodoro is serving the role of Support Engineer for the Milling and Resurfacing (M&R) and Signing and Pavement Marking (S&PM) tasks on SR-29 from north of Wagon Wheel Road to south of I-75. *Location: Collier County, FL. Dates: 2023-2025. FM No.: 448929-1-32-01. Contract No.: CAN28. HBC Fee: $1M. Reference: Christopher Speese, (239) 225-1973, christopher.speese@dot.state.fl.us.*

Palm Beach County (PBC), Boca Rio Rd Widening from Palmetto Park Rd to Glades Rd. Teodoro served the role of Support Engineer for this project, which involved the reconstruction and widening of Boca Rio Road from Palmetto Park Road to Glades Road in Palm Beach County, Florida. *Location: Palm Beach County, FL. Dates: 2022–2024. HBC Fee: $660K. Reference: Jonathan DeLaura, (561) 684-4013, jdelaura@pbcgov.org.*

Moatz Saad, PhD, PE, PTOE, IMSA II

Transportation/Traffic Engineering | Planning and Community Development



13 Years of Experience

Years with HBC
6 years

Education
PhD in Civil Engineering, University of Central Florida (08/03/2019)

M.S. in Transportation Engineering, University of Central Florida (12/16/2016)

B.S. in Civil Engineering, Alexandria University (08/01/2012)

Registration(s)
PE (NC) No. 056192 (05/04/2023)

PTOE No. 5763 (07/09/2024)

TIN No. S30054591

Licenses & Certifications
SAS Data Mining Certificate

FSUTMS Modeling Certificate - # 0001143

FDOT TTC Advanced Certificate - # 632512

IMSA Traffic Signal Technician Level I - # AA_133439

IMSA Traffic Signal Field Tech Level II - # BE_133439

PTV Vissim, PTV Visum

Synchro

Dr. Saad's areas of expertise are Transportation Engineering, Traffic Safety, Traffic Simulation, and Connected and Autonomous Vehicles. He has worked on numerous projects throughout South Florida involving Transportation Management Plans, Microscopic and Macroscopic Traffic Simulations, Dynamic Traffic Assignments, and Smart Work Zones. He has performed traffic impact analyses, safety reviews, and fatality studies successfully. He is highly experienced in implementing statistical models and data mining techniques for analyzing safety and operational performance measures. He also works on analyzing Big Data, such as MVDS, AVI, and Crowdsourced Smartphone Data for traffic safety projects.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Data Collection. Project Manager for this contract, in which HBC is conducting routine traffic data collection activities for FDOT District 4 on a TWO basis. Project tasks include collection of turning movement counts, spot speed and speed profile data, volume and classification counts, pedestrian and bicycle data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Date: Ongoing. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us. FM No.: 230026-6-32-01.Contract No.: CAU65*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements Task 2 LAP Project. Senior Traffic Engineer for the this project that consists of the following improvements along several locations along SR-7/US-441: a new sidewalk, ADA curb ramps, pedestrian signalization improvements and landscape enhancements. Also included along a different segment of along SR-7/US-441 is multiple shared-use paths, new lighting at the I-595 on-ramps and off-ramps, high-emphasis crossings, retaining walls under I-595 bridges, and signing and pavement marking upgrades. *Location: Broward County, FL. Dates: 1/2025-1/2026. FM No.: 429576-3. HBC Fee: $922K. Construction Cost: $1.67M. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Port Everglades, Port Everglades Master Plan. Project Manager for providing the as-needed port master planning services for preparing the Port Everglades 5-year, 10-year, and 20-year planning horizon and conducting On-Port Traffic and Parking study and Parking and Estimated Future Truck Traffic study. The tasks include Traffic Counts and Quantitative Assessment, Qualitative Assessment and FDOT Recommendations, Existing Parking Conditions, Parking Utilization, Port wide Traffic Analysis, and Port wide trucking queue analysis. *Location: Fort Lauderdale, FL. Dates: 2023–Ongoing. Reference: Maria Rivas, PE, (346) 901-6020, maria.rivas@aecom.com.*

Jeremy Braithwaite, IMSA II

Transportation/Traffic Engineering



8 Years of Experience

Jeremy is a traffic specialist with significant experience in the area of data collection and analysis. He has lent that expertise to various projects for HBC. Prior to joining HBC, he worked with Florida International University's (FIU's) Lehman Center for Transportation Research as a field research assistant collecting and analyzing traffic data on projects in Gainesville and Yeehaw Junction. As an intern with FIU's University City project, under its Intelligent Transportation System (ITS) umbrella, the Informed Traveler Program and Applications project, he collected data for use in an FIU-specific transportation mobile application.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies – Districtwide Ped/Bike Data Collection. Jeremy assisted with the Districtiwde Ped/Bike Data Collection effort, which involved collecting bicycle and pedestrian data at 14 locations throughout Palm Beach, Indian River, and Broward Counties. Jeremy coordinated all data collection efforts, identified equipment setup locations, carried out equipment installation and breakdown, performed remote monitoring of equipment, and processed and furnished the collected data. *Locations: Broward, Palm Beach, and Indian River Counties, FL. Dates: 3/2021–4/2021. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com. FM No.: 230094-6-32-01. Contract No. CAB33.*

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies - Preliminary Safety Assessment for SR-811/Alt. A1A at Center St. Jeremy assisted with the Preliminary Safety Assessment of SR-811/Alt. A1A (Section 93090000) from approximately 600' south of Center Street (MP 10.638) to a point one-half mile north (MP 11.138). The purpose of this Task Work Order (TWO) was to evaluate feasible improvements that can improve safety performance for this section of roadway. *Location: Palm Beach County, FL. Dates: 2/2021–4/2021. FM No.: 230094-6-32-01. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com.*

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Studies - Preliminary Safety Assessment for SR-76/SW Kanner Hwy. Jeremy assisted with the Preliminary Safety Assessment of SR-76/SW Kanner Highway (Section 89060000) from approximately 164' southwest of SW Bridge Road (MP 20.864) to a point 0.2 miles northeast (MP 21.114). The purpose of this Task Work Order (TWO) was to evaluate feasible improvements that can improve safety performance for this section of roadway. Crash data were obtained from FDOT's Crash Analysis Reporting (CAR) System and Signal Four Analytics (S4A) and were reviewed, analyzed, and summarized for the study segment. *Location: Stuart, FL. Dates: 2/2021–4/2021. FM No.: 230094-6-32-01. Reference: Ravi Wijesundera, (954) 535-5153, Ravi.Wijesundera@kimley-horn.com.*

Years with HBC
5 years

Education
B.S. in Civil Engineering, Florida International University (04/29/2017)

Registration(s)
TIN No. B24024764

Licenses & Certifications
TTC Advanced No. 626241

IMSA Traffic Signal Field Tech Level II - # BE_133439

IMSA Fiber Optic Technician

ITS CEI Microwave Vehicle Detection System CBT

ITS CEI Road Weather Information System CBT

ITS CEI Closed-Circuit Television CBT

ITS CEI Dynamic Message Signs CBT

ITS CEI Managed Field Ethernet Switch CBT

Expertise
Traffic data collection, traffic engineering studies, safety analysis, ITS, signal timing analysis, microsimulation modeling, and traffic impact studies.

Rami Hanna, PE

Transportation/Traffic Engineering



8 Years of Experience

Years with HBC
<1 year

Education
B.S. Civil Engineering, University of Toledo (2018)

Registration(s)
PE (FL) No. 97786 (2023)

PE (WA) No. 23018723 (2023)

PE (IL) No. 062.075236 (2023)

Licenses & Certifications
ODOT:

Traffic Academy, ITS (2020)

Traffic Academy, Traffic Signals (2020)

Traffic Academy, Interchange Studies (2020)

Traffic Academy, Ohio Roundabouts Conference (2019)

Traffic Academy, Traffic Signs & Pavement Markings (2019)

Traffic Academy, Safety Studies (2019)

OSHA 10-Hour Construction, (2022)

Traffic Signal Design and

Rami is a traffic engineer and project manager with specialized experience in traffic operations, safety studies, and Intelligent Transportation Systems (ITS). He has delivered traffic signal design, system coordination, pedestrian safety improvements, and corridor safety studies for agencies, including Ohio Department of Transportation (ODOT), North Carolina Department of Transportation (NCDOT), California Department of Transportation (CDOT), and the Illinois Tollway. His portfolio includes leading Ohio's inaugural Pedestrian Safety Improvement Program, statewide traffic safety task orders, and transit signal priority integration projects in Chicago. Skilled in Synchro, SimTraffic, Sidra Intersection, HCS, Civil 3D, and MicroStation, Rami brings strong technical expertise in traffic modeling, work zone safety, and innovative intersection design. He has helped clients secure Highway Safety Improvement Program (HSIP) funds, advancing safety-focused improvements from planning through implementation.

***Ohio Department of Transportation (ODOT) Office of Planning, Statewide Signal Timing Analysis Task Order.** Rami performed traffic engineering tasks, including detailed analysis and report preparation. He provided statewide signal system timing improvements on a task order basis. Corridors were selected, based on a rating system with ODOT, and then evaluated for potential improvements. Each system included traffic data collection, speed/delay corridor runs, evaluation of signal equipment and signal timing, and coordination plans for each intersection. This contract involved a specific process for completing the analysis on each corridor that included initial traffic data collection, modeling of the corridor in Synchro/SimTraffic software, input of the revised timing, and then field check/modification of the system parameters to optimize the overall performance and coordination of the system. *Location: OH. Dates: 12/2018-4/2021.*

***Ohio Department of Transportation (ODOT) Office of Planning, Statewide Pedestrian Safety Improvement Program.** Rami supported ODOT's Pedestrian Safety Improvement Program (PSIP) by reviewing applications, conducting desktop and field reviews, estimating construction costs, and guiding cities on selecting pedestrian crash countermeasures. He led the design phase, managing a team of 10+ professionals and coordinating with subconsultants. As ODOT's Statewide Safety Design consultant, his team developed Ohio's inaugural PSIP, implementing improvements across 8 cities at 528 locations. Countermeasures included curb bump outs, curb ramps, RRFBs, PHBs, Signing and Pavement Marking (S&PM), and lighting. Many non-standard sites required innovative, problem-solving approaches. *Location: OH. Dates: 05/2020-1/2021.*

Daniel Rodriguez, MS, PE, EE, IMSA III

Transportation/Traffic Engineering



10 Years of Experience

Daniel is an expert in Intelligent Transportation System (ITS) infrastructure, with extensive engineering experience in signalization, wrong-way driving countermeasures, vehicle electrification, Smart Work Zones (SWZs), roadway lighting, and National Electric Code (NEC) compliance. He has worked extensively with tolling agencies, serving as a General Engineering Consultant (GEC) for Florida's Turnpike Enterprise (FTE) and as the ITS Engineer of Record (EOR) for a major FTE Design-Build Project (FPID No. 434968-2). Daniel also has a strong background in overseeing and optimizing compliance operations within state and federal frameworks, developing, reviewing, and implementing compliance policies, and conducting comprehensive reviews of program procedures and federal compliance records to ensure adherence to established guidelines. Daniel has also led workshops and training sessions to enhance the team members' understanding of compliance policies. His expertise also includes arterial operations and traffic signal controller programming.

Florida's Turnpike Enterprise (FTE), Southern Turnpike CCTV Upgrades System Wide. Project Manager and ITS Engineer of Record for managing the system-wide design and implementation of additional Closed-Circuit Television (CCTV) camera installations across SR-91/Florida's Turnpike Mainline, SR-821/HEFT, and multiple service plazas, including Snapper Creek, Pompano Beach, West Palm Beach, Fort Pierce, and Fort Drum. Daniel is directing the development of ITS plans and specifications to enhance operational awareness during recurring congestion and emergency events, while enabling future data collection capabilities; overseeing all aspects of the ITS design process, including site selection, infrastructure coordination, and compliance with FDOT standards and Rule 940 systems engineering requirements. *Location: Miami-Dade, Broward, Palm Beach, St. Lucie, and Okeechobee Counties, FL. Dates: 2024-Ongoing. Contract No.: 452086-1-32-01. Reference: Yang Zhao, PhD, PE, (407) 415-9002, Yang.Zhao@dot.state.fl.us.*

Florida's Turnpike Enterprise (FTE), Wrong-Way Vehicle Detection System (WWVDS) Implementation Design-Build Project. Project Manager and Engineer of Record (EOR) for the design of 41 Wrong-Way Vehicle Detection Systems (WWVDSs) covering 48 exit ramps along SR-821/HEFT, SR-91 Florida's Turnpike Mainline, and SR-869/Sawgrass Expressway. The proposed WWVDSs used a combination of thermal, radar, and video detection technologies to detect vehicles traveling the wrong way along the exit ramps and provide automated alerts to FTE's traffic operations staff. *Locations: Miami-Dade, Broward, and Palm Beach Counties, FL. Dates: 2021-2024. FM No.: 434968-2-52-01. Reference: Jasmi Alemany, PE, (407) 334-8035, jasmi.alemany@dot.state.fl.us.*

Years with HBC
4 years

Education
M.S. in Electrical Engineering, Florida International University (12/08/2018)

B.S. in Electrical Engineering, University of Alabama (05/02/2015)

Registration(s)
PE (FL) No. 91703 (06/22/2021)

TIN No. R362161934420

Licenses & Certifications
Advanced MOT No. 70232

IMSA Traffic Signal Field Technician Level III

Fiber Optic Design FDOT CBT

ITS CEI CCTV FDOT CBT

ITS CEI MVDS FDOT CBT

ITS CEI RWIS FDOT CBT

ITS CEI DMS FDOT CBT

ITS CEI MFES FDOT CBT

Awards & Recognitions
2024 Outstanding Achievement Award - Intelligent Transportation Society of Florida (ITSF)

Juan J. Flores, Jr., PhD, AICP

Planning and Community Development



24 Years of Experience

Dr. Flores has over 20 years of intermodal and QA/QC project management experience spanning state and local governments as well as private industry. He is a proven quality assurance manager with expertise in improving customer satisfaction, preventing critical quality issues, and optimizing team performance. While working for the Qatar Free Zone (Doha), he identified and implemented new QC guidelines, reducing inspection times by 27% and realigning the Zone's Health, Safety, and Environment standards as their Project Lead. He has managed and organized QA plans and performed quality control testing for over 50 cases and projects annually. In the Middle East, Dr. Flores leveraged his quality control inspection background on mid- to large-sized mega projects (highway corridors, warehousing, water/sewer systems, and infrastructure) to ensure product quality and compliance. Additionally, he brings expertise in Project Development and Environment (PD&E) studies, transportation planning, and multimodal systems, including transit systems, further enhancing his capability to manage complex and interdisciplinary projects.

***Miami-Dade County Parks, Recreation and Open Spaces (MDC-PROS) Planning, Design and Construction Division, Greynolds Park and East Greynolds Park Sea-Level Rise and Mitigation Study.** Program Manager evaluating the current and future flood risk of Greynolds Park and East Greynolds Park to inform mitigation measures and adaptation strategies to reduce future flood impacts and maintain park operations for the enjoyment of the community. *Location: North Miami Beach. Dates: 2020-Ongoing.*

***Broward Metropolitan Planning Organization (MPO) Public Engagement Services.** Technical Advisor for the Broward MPO identifying a compelling need to expand its public engagement activities through specialized outreach efforts to increase public understanding of the logistics industry while facilitating meaningful exchanges of information sharing and collaboration. This engagement program, known as "Speak Up Broward", includes communications and public engagement activities, transportation and public opinion research, financial analyses, scenario planning, and the development of evaluation metrics. *Location: Broward County, FL. Dates: 2017-2018.*

***Florida Department of Transportation (FDOT) District 6, Port Miami Tunnel Mobility Evaluation Study.** Professional Services Consultant for implementing a program to monitor and assess the transportation performance of the PortMiami Tunnel. The program aimed to preserve the investment in the facility, safeguard its economic value for South Florida's freight and logistics community, and provide insights for its optimal utilization from a transportation asset management perspective. The project involved developing and implementing a comprehensive program to evaluate the tunnel's transportation performance, ensuring it remained a valuable asset for freight and logistics operations. *Location: Miami, FL. Dates: 2019-2024.*

Years with HBC
1 year

Education
PhD in Business Operations, Oklahoma State University (12/18/2022)

MBA in Finance, Mississippi College (08/18/2011)

M.S. in Logistics, George Mason University (01/15/2005)

B.A. in Business Operations, Purdue University (05/01/2001)

Licenses & Certifications
U.S. Small Business Development Centers (SBDC) Certificate of International Trade & Commerce

American Planning Association (APA), American Institute of Certified Planners (AICP), FL No: 436588

Quality Management Systems (QMS):

- ISO 9001 Quality Management,
- ISO 14001 Environmental Management,

Adelbert Shaffer, PE

Drainage and Stormwater



21 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering Utah State University, Logan, UT (2004)

A.S., A.P.E. Civil Engineering Snow College, Ephraim, UT (2002)

Registration(s)
PE (UT,AZ,CO,SC,HI)

Expertise
Water resources engineering, wastewater systems, utility design, hydraulic modeling, site development, stormwater infrastructure, construction inspection, fire suppression systems.

***Prior to HBC**

Adelbert Shaffer is an experienced civil engineer and project manager specializing in water, wastewater, and site development projects. With a strong background in master planning, hydraulic modeling, utility design, and construction document preparation, he has successfully contributed to water and sewer system expansions, pump stations, dredging projects, and large-scale site developments across various municipalities and private developments.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Water Resource Manager responsible for overseeing the planning, design, and delivery of over 60,000 Linear Feet (LF) of new water transmission mains, including 48,080 LF of 8", 8,072 LF of 12", and 4,282 LF of 16" diameter lines, as well as associated Consumer Line Relocations (CLRs). Responsibilities included managing the route feasibility study to determine optimal alignments, coordinating topographic and boundary surveys, directing Subsurface Utility Engineering (SUE) exploration and geotechnical investigations, and ensuring seamless integration with Miami-Dade County Water and Sewer Department (MDC-WASD) infrastructure. *Location: Miami-Dade, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Improvement to Sanitary Trunk Sewer Van Scoy. Water Resource Design Manager for leading the design and coordination of a 2.3 km sewer force main intended to redirect flows from the Toa Alta Heights Pump Station away from the existing Van Scoy Sewer Trunkline. Adelbert is overseeing all technical aspects of the alignment, which begins near the intersection of Calle 33 and PR-199 and terminates at a proposed manhole near PR-199 and PR-5. The design involves detailed hydraulic evaluation, utility conflict mitigation, and constructability planning for approximately 1 km of open trench installation and 1.3 km of Horizontal Directional Drilling (HDD) construction to minimize surface disruption and ensure compliance with permitting and agency standards. *Location: Bayamón, Puerto Rico. Dates: 04/2024-Ongoing. Reference: Ramon Ortiz, (787) 781-9050, Ramon.Ortiz-Morgado@jacobs.com.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Preliminary Engineering Report (PER) for the Elimination of the Ciales, Morovis, and Unibón Wastewater Treatment Plants. Water Resource Design Manager responsible for evaluating the feasibility of consolidating aging Wastewater Treatment Plants (WWTPs) by redirecting flows to a new regional WWTP with planned capacity and process upgrades. Adelbert is directing the technical analysis of existing infrastructure, assessing hydraulic capacity, and developing conceptual layouts for new pump stations required to support the redirected flows. Responsibilities also include managing multidisciplinary coordination, reviewing system modeling outputs, and ensuring that proposed solutions align with regulatory requirements, long-term serviceability, and cost-effective implementation strategies. *Location: Rio Grande, Puerto Rico. Dates: Ongoing. Reference: Jose A. Rodriguez, PE, (787) 641-6800, jarodriguez@csagroup.com.*

Joseph Maceo, EI

Drainage and Stormwater



7 Years of Experience

Years with HBC
2 years

Education
B.S. in Civil Engineering, Florida International University (04/28/2018)

Registration(s)
EI (FL) No. 1100027387 (1/11/2024)

Licenses & Certifications
FDOT Temporary Traffic Control (TTC) Advance Course Certificate No. 621306

Affiliations
American Society of Civil Engineers (ASCE) Member

Expertise
AutoCAD Civil 3D

OpenRoads Designer

***Prior to HBC**

Joseph graduated from Florida International University (FIU) with a Bachelor of Science in Civil Engineering (BSCE) and is registered in the State of Florida as an Engineer Intern (EI) with EI Certificate Number 1100027387. Joseph previously worked for a deep foundation construction company as an assistant estimator, where he performed various engineering tasks, including developing bid proposals for general contractors; analyzing drawings; reviewing geotechnical reports for vital information; and working as a field engineer on multiple job sites across Florida. Joseph then began working as a project estimator at a glass and construction company, where he performed similar engineering tasks, while also assisting project managers with daily reports, material orders, and coordination of installations; attending inspections at various phases of job completion; and completing all aspects of projects from initial budgeting through final turnover to client. Joseph is currently developing roadway and pipeline designs for HBC.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Project Engineer responsible for supporting the planning, design, and construction coordination of over 60,000 linear feet of new water mains for MDC-WASD. His responsibilities also include performing route feasibility studies to assess alignment alternatives, coordinating survey and Subsurface Utility Engineering (SUE), and overseeing geotechnical investigations to inform the design efforts. *Location: Miami-Dade, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

City of Riviera Beach, W 15th St from Ave R to Ave L Design-Build Project. This progressive Design-Build project involves the construction of a new raw water treatment plant and the expansion of the existing raw water network in the City of Riviera Beach. This project includes the installation of new wells and new raw water transmission mains to connect proposed wells to the treatment plant. Joseph serves as Engineering Technician for roadway and pipeline design. Joseph also created 3D CADD design drawings of existing utilities. *Location: Riviera Beach FL. Dates: 11/2023–Ongoing. HBC Fee: $2M.*

Palm Beach County, Boca Rio Rd from Palmetto Park Rd to Glades Rd Design-Build Project. This Design-Build project involves the widening of Boca Rio Road and design improvements for Boca Rio Road from Palmetto Park Road to Glades Road. Joseph assisted in the intersection designs of Palmetto Park Road, Boca Lago Road, Via Ancho Road, and Glades Road. These designs included proposed pedestrian detectors, video loop systems, and replacement of span-wire poles with mast arms. *Location: Boca Raton, FL. Dates: 11/2023-Ongoing. HBC Fee: $660k. Reference: Holly B. Knight, (561) 684-4150.*

Yissell Navarro Sanchez, EI

Drainage and Stormwater



4 Years of Experience

Years with HBC
2 years

Education
B.S. in Environmental Engineering, Florida International University (12/17/2022)

Registration(s)
EI (FL) No. 1100027116 (09/25/2023)

Licenses & Certifications
AutoCAD

ArcGIS

***Prior to HBC**

Yissell is a motivated, responsible, and goal-oriented Engineer Intern (EI) with a background in Environmental and Geophysical Engineering. She is focused on the design of water and wastewater treatment plants and the overall improvement of water supply systems. Her areas of expertise include water resources, water quality analysis, and analytical and quality control design, with a focus on the provision of cost-effective innovative solutions. She has experience in fundamental geophysical testing, geological areas, earth structures, hydrology, mineralogy, rock classification, and geological/ seismic evaluations.

Miami-Dade County Water and Sewer Department (MDC-WASD), Q16 A&D Small Diameter Water Main Replacement Program (SDWMRP). Project Engineer responsible for supporting the planning, design, and construction coordination of over 60,000 linear feet of new water mains for MDC-WASD. Her responsibilities include performing route feasibility studies to assess alignment alternatives, coordinating survey and Subsurface Utility Engineering (SUE), and overseeing geotechnical investigations to inform the design efforts. Her role involved preparing phased construction documents for 8", 12", and 16" diameter water mains and associated Consumer Line Relocations (CLRs), facilitating permit submittals and responses, and supporting the procurement process. She is also tasked with providing continuous engineering support throughout construction to ensure compliance with MDC-WASD standards, optimize constructability, and maintain schedule coordination. *Location: Miami, FL. Dates: 2025-Ongoing. Reference: Rudy Ibarra, PE, Rudy.Ibarra@miamidade.gov. Contract No. 23HBCE002/TA No 001.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), El Yunque (Las Picúas) Wastewater Treatment Plant (WWTP) Elimination. Project Engineer responsible for the design of two (2) new sanitary pump stations and force mains. This project also involves the decommissioning of the existing WWTP and the integration of new infrastructure, including stormwater management and utility assessments. HBC performed detailed demolition plans, site grading, and capacity analysis of the existing systems to ensure a smooth transition and compliance. *Location: Rio Grande, Puerto Rico, FL. Dates: Ongoing. Reference: Adamaris J. Quiñones, PE, Program Manager.*

Puerto Rico Aqueduct and Sewer Authority (PRASA), Improvement to Sanitary Trunk Sewer Van Scoy. Project Engineer responsible for the survey, topography, and Subsurface Utility Engineering (SUE) services for the Improvement to Sanitary Trunk Sewer Van Scoy project. The scope includes conflict detection, soft digs, and flow measurement studies to address capacity limitations in the Bayamon Municipality. HBC prepared design reports, drawings, and cost estimates, and managed permits to ensure compliance with local regulations. *Location: Puerto Rico, FL. Dates: 04/2024-Ongoing. Reference: Ramon Ortiz, (787) 781-9050, Ramon.Ortiz-Morgado@jacobs.com*

Sonny Abia, PhD, PE

Building Inspections, Plans Review and Permitting | Utility Coordinator



35 Years of Experience

Years with HBC
6 years

Education
PhD in Civil Engineering, University of Miami (06/25/2010)

M.S. in Civil Engineering, Florida International University (08/13/1992)

B.S. in Civil Engineering, Florida International University (08/20/1990)

Registration(s)
PE (FL) No. 48190 (07/15/1994)

Licenses & Certifications
TTC Advanced Certification

Certification General Course in Construction City and Guilds of London Institutes

Expertise
Utility coordination, structural engineering, QA/QC, roadway design, permitting, inspections, bridge design, drainage systems, project management, construction oversight.

***Prior to HBC**

Dr. Abia is a seasoned civil engineer specializing in utility coordination across complex infrastructure projects in Florida. His role has involved coordinating with Utility Agent Owners (UAOs) and agencies, managing utility tickets, conducting conflict resolution meetings, organizing field reviews, and ensuring compliance through the preparation of Final Utility Certification packages. His extensive work with the Florida Department of Transportation (FDOT) and various municipalities highlights his adeptness in navigating utility regulations and securing necessary certifications. Dr. Abia's expertise in utility coordination is complemented by his background in quality assurance/quality control (QA/QC), project management, and coordination of large-scale construction initiatives.

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr Roadway Improvements from SW 24th Street/Nova Dr to EB SR-84. Utility Coordinator and Quality Assurance/Quality Control (QA/QC) reviewer for the design of roadway improvements along SR-817/ University Drive, from SW 24th Street/Nova Drive to Eastbound SR-84. The project involves pavement widening to accommodate a proposed auxiliary lane from NW 23rd Street, connecting to the westbound I-595 ramp, and the relocation of existing drainage structures, overhead signs, a mast arm, and utility poles. Additionally, the project includes the reconfiguration of the bus stop bay at the northeast corner of SW 24th Street/Nova Drive and University Drive, as well as the reconfiguration of right-turn lanes for the Royal Grand community, PNC Bank, and SW 24th Street/Nova Drive. Dr. Abia's responsibilities include Utility Coordination and QA/QC reviews to ensure all design aspects meet required standards. *Location: Broward County, FL. Dates:2022-Ongoing. Contract Amount: $1.7M.*

Florida Department of Transportation (FDOT) District 4, SR-7/US-441 Transit Corridor Improvements. QA/QC Reviewer and Utility Coordinator for the SR-7/US-441 Transit Corridor Improvements Project, developed under two separate tasks to enhance pedestrian safety, multimodal connectivity, and corridor infrastructure. Responsibilities included design computation reviews, utility conflict resolution, and coordination with agency stakeholders to ensure compliance and constructability.

- **Task 1:** Involved intersection lighting retrofits, ADA-compliant sidewalk upgrades, and pedestrian safety enhancements from the Broward/ Miami-Dade County Line to north of Sample Road. Work included improvements at intersections such as Pembroke Road, Davie Boulevard, and NW 24th to NW 44th Streets, as well as bike lane upgrades from Southgate Boulevard to Cypress Creek Canal Bridge. *Location: Broward County, FL. Dates: 2018–2021. Reference: Robert Lopes, PE, (954) 777-4425, robert.lopes@dot.state.fl.us.*

Roberto Moreno

Building Inspections, Plans Review and Permitting

44 Years of Experience

Years with HBC
<1 year

Education
Colegio San Jose High School (1976)

Licenses & Certifications
EC# 0000838 Exp. 08/31/2026

BN# 7675 Exp. 11/30/2027

PX# 4248 Exp. 11/30/2027

BU# 2314 Exp. 11/30/2027

CFM# US-25-13813 Exp. 01/31/2028

Polk County Master Plumbing License #91-40922 (2027)

FEMA Certifications:
- IS-100
- IS-200
- IS-700
- IS-800

Expertise
Electrical inspections, electrical plans review, code compliance, permitting coordination, inspection management, contractor liaison, field troubleshooting and installation, and building systems maintenance and automation.

***Prior to HBC**

Roberto has extensive experience as an Electrical Inspector specializing in performing municipal inspections and electrical plans review for commercial and residential projects to ensure compliance with the Florida Building Code (FBC) and the National Electrical Code (NEC). He has served with the Cities of Fort Lauderdale, Doral, Opa-locka, and Miami. He has previously managed building department operations at Universal Engineering Sciences, drawing on experience as a licensed electrical contractor, and in facilities engineering with Baptist Health South Florida. Roberto is proficient in Alternative Plans Review and Inspections as a Private Provider, pursuant to Florida Statute 553.791. He also has significant experience coordinating with building officials to expedite reviews and site inspections. His licenses and certifications include EC 0000838, BN 7675, PX 4248, BU 2314, and Federal Emergency Management Agency (FEMA) Independent Study (IS) 100, 200, 700, and 800. Roberto is committed to ensuring safe, code-compliant installations and efficient project deliveries.

***Town of Melbourne Beach, Building Official.** Building Official for administering and enforcing compliance with state, county, and municipal construction codes across residential, commercial, and public infrastructure projects. Responsibilities included reviewing architectural, structural, electrical, mechanical, and plumbing plans for adherence to the Florida Building Code, overseeing permit issuance and inspection activities, and ensuring code enforcement procedures were applied consistently throughout all stages of construction. The role encompassed coordinating with engineers, contractors, and developers to interpret complex building standards, issue Certificates of Occupancy, and verify compliance with life safety, accessibility, and energy efficiency requirements. The Building Official also maintained official records, supervised plan review and inspection personnel, and provided technical guidance to ensure public safety, regulatory consistency, and efficient service delivery within the jurisdiction. *Location: Melbourne Beach, FL. Dates: 05/2025-10/2025.*

***City of Miami (Consultant).** Electrical Inspector responsible for performing daily field inspections and electrical plan reviews for the City of Miami as a consultant with PMM Engineering Consulting, verifying compliance with the Florida Building Code (FBC), the National Electrical Code (NEC), and City of Miami ordinances across commercial, residential, and tenant improvement permits. The scope of Roberto's work included rough-in, servicing equipment, feeders, grounding and bonding, emergency and standby power systems, lighting controls and energy compliance, low voltage communications, and site electrical infrastructure. His responsibilities included issuing correction notices, documenting deficiencies, and confirming permit scope. *Location: Miami, FL. Dates: 10/2024-05/2025.*

Eugene “Gene” Hunter, IMSA I

Construction Administrator



35 Years of Experience

Gene is an experienced Project Administrator specializing in Construction Engineering and Inspection (CEI) for Florida Department of Transportation (FDOT) and Florida municipalities, with expertise in roadway and bridge construction, MOT, stormwater drainage, earthwork, Milling and Resurfacing (M&R), Signing and Pavement Marking (S&PM), signalization, and lighting. He ensures contract compliance, documentation management, and regulatory adherence, overseeing daily reports, change orders, field inspections, pay item tracking, and contractor negotiations. Gene has managed Local Agency Program (LAP) projects, coordinated Maintenance of Traffic (MOT) setups, SWPPP monitoring, and RFIs, and facilitated subcontractor coordination, project submittals, and bi-weekly meetings. His strong organizational and leadership skills make him a valuable asset in delivering high-quality infrastructure projects on time and within budget.

***Florida Department of Transportation (FDOT) District 4, Project Administration Video Monitoring Systems for FDOT Intelligent Transportation System (ITS) Traffic Operations at I-75/I-595.** Assistant Project Administratorwith all aspects of construction on this $14.45 million project. His responsibilities included field, contract, and client support, ensuring project documentation was properly maintained and compliant with FDOT standards. *Location: Fort Lauderdale, FL. Dates: 2007-2008. Contract Amount: $14.45M. Reference: Roy Schofield, (954) 914-5647.*

***Florida Department of Transportation (FDOT) District 4, Glades Rd/El Rio Canal Project.** Project Administrator for all phases of construction and administration, including bridge demolition and widening, curb and gutter, concrete sidewalk resurfacing, earthwork, signalization, canal restoration, and landscaping. *Location: West Palm Beach, FL. Dates: 2004-2006. Contract Amount: $11M. Reference: William Francis PE, (561) 578-9346.*

***Florida Department of Transportation (FDOT) District 4, I-95 and Atlantic Blvd Ramp Improvements.** Assistant Project Administrator/ Senior Inspector for overseeing construction activities and reporting. His duties included managing ramp reconstruction, drainage, resurfacing, signalization, lighting, and landscaping. Gene ensured that all project documentation was accurate and up to date, maintained compliance with contract specifications, and coordinated between contractors and stakeholders *Location: Pompano Beach, FL. Reference: Roy Schofield, (954) 914-5647.*

Years with HBC
2 year

Education
Miramar High School
Diploma (06/04/1985)

Registration(s)
TIN No. H53620167

Licenses & Certifications
FDOT CTQP:

- Asphalt Paving Levels 1 and 2
- Final Estimates 1
- Quality Control Manager
- Auger Cast Piling

ACI

FDOT Advanced MOT

Stormwater Management Inspector #25258

Troxler Nuclear Safety

FHWA/FDOT Tech-Transfer Training

OSHA 10-Hour

IMSA Roadway Lighting Technician Level I

IMSA Traffic Signal Technician Level I

IMSA Work Zone Equivalent

***Prior to HBC**

Claudia Rodriguez, PE, IMSA I

Construction Administration



9 Years of Experience

Claudia is a seasoned Construction Project Manager with deep expertise in Construction Engineering and Inspection (CEI) and compliance monitoring on state and federally funded roadway and Intelligent Transportation System (ITS) projects. She has extensive experience in roadway project activities, such as milling and resurfacing, utility relocations, and sidewalk, drainage, signalization, lighting, and landscaping improvements. Claudia is experienced in overseeing all phases from preconstruction, plans review, construction, installation, and testing to final acceptance. Claudia ensures strict adherence to NEC Codes, CPAM, MUTCD, and FDOT standards, and any applicable local standards and specifications. She also manages daily reports, reviews scope changes, resolves Requests for Information (RFIs), assists the drafting of Requests for Proposals (RFPs), and oversees change orders, schedule updates, and payment applications, enhancing her capacity to produce accurate engineering estimates and maintain project compliance. With a strong track record overseeing ITS installations, including Closed-Circuit Television (CCTV) cameras and Dynamic Message Signs (DMS) across Florida's major highways, Claudia is highly skilled in contract negotiations, monthly estimates, and compliance reviews, ensuring each project meets technical and regulatory standards.

Palm Beach County (PBC), Cherry Rd from Military Trail to Quail Dr - Roadway, Sidewalk, & Pedestrian Lighting Improvements LAP Project. This LAP project involves the construction of an 8' sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Drive. Additionally, a 6' sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses Bridge No. 934229. The scope of the project also includes milling and resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway. *Location: Palm Beach County, FL. Dates: 03/2025-Ongoing. Contract No.:* 2021025. *Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Florida's Turnpike Enterprise (FTE), System-Wide Queue Warning on SR-91 and SR-429. Claudia is serving the role of CSS/Assistant Project Administrator/Senior ITS Inspector for this project, which involves performing CEI services, including ITS inspections and ensuring the project is constructed in accordance with FDOT's guidelines, plans, and specifications. *Locations: Broward, Palm Beach, Sumter, Orange, and Osceola Counties, FL. Dates: 2023-Ongoing. FM Nos.: 449253-3-52-01 & 449253-3-52-02. Contract No.: E8U32. Construction Cost: $10.6M. Reference: Adam Massimo, (484) 883-1315, adam.massimo@dot.state.fl.us.*

Years with HBC
3 years

Education
Electrical Engineering
CUJAE, Polytechnical University of Havana
(07/14/2016)

Registration(s)
PE (FL) No. 98867
(05/14/2024)

TIN No. R36210493

Licenses & Certifications

FDOT CTQPs:

- Final Estimates Levels 1 and 2
- FDOT Advanced MOT
- Earthwork Construction Inspection Level 1

IMSA Traffic Signal I

IMSA/FOA Certified Fiber Optic Technician

ITS CEI Microwave Vehicle Detection System CBT

ITS CEI Road Weather Information System CBT

ITS CEI Closed-Circuit Television CBT

ITS CEI Dynamic Message Signs CBT

ITS CEI Managed Field

Rodolfo Caceres, PE, IMSA I

Construction Administration | Contract Support Specialist/ Resident Compliance Specialist



21 Years of Experience

Years with HBC
5 years

Education
Bachelor of Science in Civil Engineering, Pontificia Universidad Javeriana (2004)

Registration(s)
PE (FL) No. 72356 (01/29/2011)

TIN No. C26272179

Licenses & Certifications
FDOT CTQPs:

- Asphalt Pavement Levels 1 and 2
- Final Estimates Levels 1 and 2
- QC Manager

FDOT Concrete Field Inspector Specification

IMSA Traffic Signal Technician I

FDOT Advanced MOT No. 603574

FEMA - IS-00100.b

ITS Facility Management System - Deliverable Testing Training

Rodolfo is a highly skilled Construction Engineering and Inspection (CEI) Project Administrator with a strong Contract Support Specialist background, ensuring compliance with contract specifications and facilitating effective coordination between contractors, project personnel, and agencies. He specializes in tracking and negotiating pay items, processing monthly progress reports, and leading construction progress meetings to maintain project efficiency. His technical expertise spans Intelligent Transportation Systems (ITS), roadway design, and infrastructure improvements, backed by a civil engineering foundation. Rodolfo has successfully managed high-profile CEI projects for FDOT, Florida's Turnpike Enterprise (FTE), and Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), demonstrating his ability to streamline project execution, enforce regulatory compliance, and deliver quality infrastructure solutions on time and within budget.

Broward County, Continuing Professional Services for Construction Engineering and Inspection (CEI) and Design Services for Roadway and Traffic Projects. This project includes CEI services for miscellaneous maintenance projects, such as bridge rehabilitation, roadway improvements, ADA improvements, stormwater drainage, cleaning, tree removal, and signing and pavement marking improvements. *Location: Broward County, FL. Dates: 2023-Ongoing. Reference: Adriana Toro, (954) 826-9127, atoro@broward.org*

Florida Department of Transportation (FDOT) District 4, CEI Contract for Various Locations along Boynton Beach Boulevard. CSS/ Assistant Project Administrator for this contract. He manages all project documentation, including photo documentation, quantity reviews, PrC, and MAC. The scope of work under this contract includes multiple improvements such as Maintenance of Traffic (MOT) using standard, special, and traffic control officers; erosion control measures like sediment barriers and inlet protection; concrete removal and installation of gravity walls, curbs, gutters, sidewalks, and driveways; asphalt work including milling, base installation, Superpave, and friction course application; lighting upgrades involving luminaires; pavement markings for detectable surfaces, painted surfaces, and bike lanes; signalization involving signal cables, aluminum poles, signal auxiliaries, vehicular and pedestrian signal detection, loop detectors, and loop assemblies; signing work including single-post, raised, painted, and thermoplastic markings, along with "sharrow" and bike lane markings; traffic monitoring involving sensors, loops, and cabinets; and utility adjustments for manholes, valve meter boxes, conduit, and pull/splice boxes. *Location: Boynton Beach, FL. Dates: 5/2024–Ongoing. HBC Fee: $7.1M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us. FM No.: 444079-1-52-01 (T4651). FA# D423036B (CAQ66).*

John Snyder III

Construction Administration



33 Years of Experience

Years with HBC
1 year

Education
High School Diploma (09/10/1992)

Registration(s)
TIN No. S53646374

Licenses & Certifications
FDOT Advanced MOT
Asphalt Paving Level 1
Asphalt Paving Level 1
Asphalt Paving Level 2
Asphalt Paving Level 2
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Drilled Shaft Inspection
Earthwork Construction Inspection Level 1
Earthwork Construction Inspection Level 2
Final Estimates Level 1
Final Estimates Level 1
Final Estimates Level 2
Pile Driving Inspection
QC Manager
Microsoft Office Suite
ACI Certification
OSHA 10-Hour

***Prior to HBC**

John Snyder brings extensive experience in all phases of both large and small construction projects, from the initial pursuit to final acceptance. His expertise lies in strategic project planning, understanding Florida Department of Transportation (FDOT) processes, and managing contractor processes. He excels in problem-solving, conflict resolution, and time management, particularly when dealing with utility conflicts and plan errors. John holds certifications in all aspects of construction in the State of Florida, including asphalt, earthwork, bridges, concrete, Maintenance of Traffic (MOT), Intelligent Transportation System (ITS), signalization, landscaping, Quality Control (QC) Manager, Project Manager, and Occupational Safety and Health Administration (OSHA).

***Project Administrator (PA)/Radiation Safety Officer (RSO).** Project Administrator and a key contributor to the pursuit team that won the above mentioned FDOT projects for Colliers. John played a pivotal role in building the newly established team in FDOT District 5. He set up the internal procedures, managed project scope, set quality and performance standards, and assessed risk. He also established an inventory list of essential materials, devices, testing equipment and vehicles, and set up accounts with vendors. He co-developed a job site safety plan and became the Site Safety Leader. He also served as the Resident Safety Officer in charge of the Nuclear Radiation Safety program.

- FDOT D5 Brevard County T5800 Intersection Milling & Resurfacing Drainage approx. *$3M*
- FDOT D5 Brevard County T5797 Milling & Resurfacing Drainage Improvements approx. *$5M*
- FDOT D5 Brevard County E50F5 Milling & Resurfacing Drainage Improvements approx. *$4M*
- FDOT D5 Brevard County T5805 Milling & Resurfacing approx. *$7M*
- He oversaw the risk management throughout the project, identifying, evaluating, and mitigating risks that could delay and have a costly impact on the project's outcome.
- He worked with local agencies to identify and address utility conflicts and proposed solutions for powerline violations of the OSHA buffer space.
- During his plan review, John identified a major error in the TTCP phasing for a newly installed Midblock crossing, resulting in additional compensation for the contractor, maintaining the original contract schedule and improved safety for the public.
- He maintained regular contact with the stakeholders, providing day-to-day updates on project status and changes. He also attended monthly District 5 Issues meeting, where he was able to contribute by addressing a major plan error involving an undocumented driveway in direct conflict with FDOT's access management plans.

Location: Maitland, FL. Dates: 9/2023–4/2021.

Scott Smith

Senior Inspector



28 Years of Experience

Scott is a seasoned Construction Engineering and Inspection (CEI) Senior Bridge Inspector with extensive experience working with the Florida Department of Transportation (FDOT). His expertise spans the inspection of design-build roadway construction, milling and resurfacing, drainage improvements, signalization, utility conflicts and relocations, vertical construction, and Maintenance of Traffic (MOT). Scott has served as the Senior Inspector in primary control of CC2 construction projects, where he supervised multiple inspectors and was directly responsible for all inspection requirements related to construction operations.

Florida Department of Transportation (FDOT) District 4, Blue Heron Boulevard Bridge Rehabilitation. The improvements under this contract consist of, but are not limited to, MOT, floating turbidity barrier, bridge superstructure (partial deck replacement, spall restoration, crack injection, reinforcing steel, expansion joint, concrete removal), bridge substructure (bearing replacement), reef establishment, milling and resurfacing, concrete (traffic separator, median barrier), and pavement markings (removable tape, permanent tape, painted, thermoplastic, raised) along State Road A1A (Blue Heron Boulevard) at Bridge No. 930269 over the Intracoastal Waterway for 0.374 miles in the City of Riviera Beach, Palm Beach County. *Location: Riviera Beach, FL. Dates: 03/2023–11/2023. FM No. 445769-1-52-01. Reference: Bodler Barthelemy, PE, (561) 370-1127.*

***Florida Department of Transportation (FDOT) District 4, Sheridan Street Bascule Bridge Rehabilitation.** The project improvements included the rehabilitation of the Sheridan Street Bascule Bridge's major mechanical and electrical components, most notably, replacing hydraulic power units, refurbishing existing hydraulic cylinders, and replacing submarine conduit system. *Location: Broward County, FL. Dates: 5/2021–3/2023. FM No.: 441652-1-52-01. Construction Cost: $3/2018-1/2022. Reference: Tyler Furrey, EI, (954) 892-2362.*

***Florida Department of Transportation (FDOT) District 4, CEI Construction Services for Southern Boulevard Bridge Replacement.** This project includes replacing the existing bascule (draw) bridge and tide relief bridge over the Intracoastal Waterway (ICWW) and Lake Worth Lagoon between the Town of Palm Beach and the City of West Palm Beach. A temporary bridge was built north of the existing bridge to maintain traffic, while the replacement bascule bridge was under construction. New decorative lighting, pedestrian features, traffic signals, signage, and drainage were also included. Scott was responsible for verification, inspection, testing, and sampling of MSE walls, drilled shafts, pile driving, earthwork, concrete deck, traffic railing, and MOT. *Location: Palm Beach County, FL. FM No.: 419013-1-52-01. Reference: Geoffrey Parker, PE, (954) 325-6880.*

Years with HBC
3 years

Education
High School Diploma, Red Oak Community Senior High School, Iowa, (05/14/1982)

Registration(s)
TIN No. S53078564

Licenses & Certifications
Asphalt Levels 1 & 2

Earthwork Levels 1 & 2

Concrete Level 1

Concrete Level 2 (Scheduled)

Pile Driving

Drilled Shafts

Grouting Level 1 (Scheduled)

Post-Tensioning Level 2 (Scheduled)

ACI Concrete Field-Testing Technician – Grade 1, FDOT Concrete Field Specification

Hazmat/Nuclear Gauge Safety

FDOT Critical Structures Construction

FDOT Advanced MOT

Jeffrey Behari, IMSA I

Senior Inspector



Jeffrey has significant experience working in the Construction Engineering and Inspection (CEI) Industry as a quality control and verification field CEI Senior Inspector. Jeffrey's private sector experience includes 5 years in the Quality Assurance/Quality Control (QA/QC) and Visual Testing (VT) field of asphalt, where he performed asphalt coring and soil testing and sampling. Jeffrey also has a deep understanding of Milling and Resurfacing (M&R) and road rehabilitation and maintenance techniques. His proficiency also extends to a range of other construction activities, including concrete coring, testing, and sampling, earthwork, Maintenance of Traffic (MOT), clearing and grubbing, sediment barrier installation, drainage system implementation, regular excavation, guardrail installation, lighting, signalization, sound wall construction, and the application of Signing and Pavement Marking (S&PM). Jeffrey also spent 4 years working within FDOT District 5. He also performed inspections for the Greater Orlando Aviation Authority (GOAA).

Palm Beach County (PBC), Seminole Blvd Multi-Use Trail and Pedestrian Lighting from Oswego Ave to Okeechobee Blvd LAP Project. Construction Engineering and Inspection (CEI) Senior Inspector for the upgrade of the lighting aesthetics with designer poles, widening of the concrete sidewalks on the east and west sides of the corridor from 6' to 12' to accommodate pedestrians and cyclists alike, upgrades to the drainage system including the addition of 30" and 18" French drains and supplemental manhole structures, Milling and Resurfacing (M&R) throughout the project limits, implementation of steel guide rails and full-width detectable surfaces to meet ADA requirements, and lighting improvements. *Location: West Palm Beach, FL. Dates: 9/2024-Ongoing. Contract Amount: $1.8M. Reference: Zachary King, (561)684-4178, zking@pbcgov.org.*

Palm Beach County (PBC), CEI Services for the SR-7/US-441 and Weisman Way Intersection Improvements. Construction Engineering and Inspection (CEI) Senior Inspector responsible for overseeing construction activities on the SR-7/US-441 and Weisman Way Intersection Improvements project. Jeffrey's responsibilities included ensuring quality control and compliance with project specifications across all phases of construction. *Location: West Palm Beach, FL. Dates: 2022. HBC Fee: $33K. Reference: Zachary King, (561) 684-4178. Contract No.: 20212051-CSA*.

Palm Beach County (PBC), Westgate Ave from Wabasso Dr to Congress Ave. Construction Engineering and Inspection (CEI) Senior Roadway Inspector for this project, which involves the lane repurposing of Westgate Avenue from Wabasso Drive to Congress Avenue. This initiative aims to transform the current 5-lane configuration into 3 lanes to enhance safety and accessibility for all road users. *Location: Palm Beach County, FL. Dates: 3/2024-Ongoing.*

8 Years of Experience

Years with HBC
2 years

Education
Hollywood Hills High School Diploma (08/16/1995)

Registration(s)
TIN No. B60042176

Licenses & Certifications
FDOT CTQP:

Asphalt Paving Levels I & II

Earthwork Construction Inspector Levels I & II

Concrete Field Technician - Level 1 – Expired 4/2023 – Currently Under Recertification

FDOT Advanced MOT Certificate #611780

FDOT Temporary Traffic Control (TTC): Intermediate Certificate #608686

Portable Nuclear Gauge Safety & Hazmat #10818-163-483-4149

OSHA 10-Hour Construction Safety and Health #26-007392874

MSE (Mechanically Stabilized Earth) Wall Inspector CBT

Final Estimate Level 1 Course CBT

Luis Membreno, IMSA I

Senior Inspector



17 Years of Experience

Years with HBC
2 year

Education
Plant Health and Agroecology, National Agrarian University (10/31/2015)

Quality Management, National Agrarian University (05/16/2015)

Project Service Management, Egyptian International Centre for Agriculture (06/15/2013)

Seed Science and Technology, Federal University of Pelotas (11/23/2012)

Agronomist Bachelor of Science in Agriculture Engineering, National Autonumous University of Nicaragua (01/29/2008)

Registration(s)
TIN No. M51652583

Licenses & Certifications
IMSA Level I

FDOT CTQP:

- Earthwork Levels 1 and 2
- Asphalt Levels 1 and 2
- Concrete Field Technician

Luis has significant experience working in the Construction Engineering and Inspection (CEI) Industry as a quality control and verification field CEI Senior Inspector. This experience has allowed him the ability to handle diverse construction operations, including asphalt coring, soil testing, and sampling. Luis also has a deep understanding of milling & resurfacing, road rehabilitation, and maintenance techniques. His proficiency also extends to a range of other construction activities, including preparing daily work reports utilizing PrC; compiling VT Asphalt Reports; analyzing IV Cores data for quality control purposes; concrete coring, testing, and sampling; earthwork; verifying contractor-installed quantities; and Maintenance of Traffic (MOT). He is also well-versed in the oversight of multiple facets of construction projects, such as ITS components, directional drilling, and electrical infrastructure. Luis is intimately familiar with handling project closeout documentation, including comprehensive punch lists, which underscores his organizational skills and meticulous approach.

Palm Beach County (PBC), PBC LAP Project # 2021025 - Cherry Road Military Trail to Quail Drive - Roadway, Sidewalk, & Pedestrian Lighting Improvements Project. The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. *Location: Palm Beach County, FL. Dates: 03/2025 - Ongoing. Contract No.:* 2021025. *Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Palm Beach County (PBC), Construction Engineering and Inspection (CEI) Annual Services Contract, Task Work Order 5: Donald Ross Rd Bascule Bridge Project. Senior Inspector for inspection, and materials sampling and testing for the replacement of hydraulic, electrical, and mechanical equipment for the existing Donald Ross bascule bridge structure. He is performing all the services necessary to properly coordinate the activities of all parties involved in completing the project, which includes maintaining complete and accurate records of all activities and events relating to the Project. *Location: Palm Beach County, FL. Dates: 12/2023–07/2024. PBC Project No.: 2018510. Contract No. 2021052. Task Work Order No. 5. Reference: Bruno Torres, MBA, CGC, (954)-294-8582, btorres@mehtaeng.com.*

Francisco Rodriguez, IMSA I

Inspector



27 Years of Experience

Years with HBC
2 years

Education
B.S. in Civil Engineering, Universidad de Camaguey (07/18/1995)

Registration(s)
TIN No. R36224066

Licenses & Certifications

FDOT Advanced MOT
FDOT CTQP:

- Drilled Shaft
- ITS CEI Microwave Vehicle Detection System CBT
- ITS CEI Road Weather Information System CBT
- ITS CEI Closed-Circuit Television CBT
- ITS CEI Dynamic Message Signs CBT
- ITS CEI Managed Field Ethernet Switch CBT
- Final Estimates Level 1 CBT

***Prior to HBC**

Francisco is a highly experienced Construction Engineering and Inspection (CEI) Inspector with a background as a Construction Superintendent. Since 2014, he has worked on many Florida Department of Transportation (FDOT), Broward County, and Palm Beach County projects. He has demonstrated extensive experience providing verification of completed roadway work in accordance with contract documents, plans, and applicable national standards, including the Manual on Uniform Traffic Control Devices (MUTCD)and National Fire Protection Association (NFPA) 70 and 780, as well as FDOT and Broward County standard plans and specifications. He was responsible for more than 400 drilled shaft operations, installation of building structures, underground infrastructure, electrical infrastructure, Closed-Circuit Television (CCTV) camera pole installation, and overhead structures installation. He specializes in Intelligent Transportation System (ITS) infrastructure and the installation of toll gantries on both the mainlines and the ramps. He also has a vast understanding of low voltage and high voltage electricity, all safety requirements, and civil engineering to oversee the complexities of any project.

***Broward County, CEI Services for Intelligent Transportation Systems (ITS) Annual Services Contract - Wiles Rd between SR-7 and I-95.** Francisco was the Construction Engineering and Inspection (CEI) Senior Inspector on the Wiles Road between SR-7 and I-95 project under this ITS contract, and played a crucial role in ensuring the successful completion of this project. His responsibilities included overseeing and inspecting all construction activities to ensure compliance with project plans, specifications, and regulations. Francisco was tasked with conducting regular site visits, reviewing quality control procedures, monitoring the progress of construction work, and producing daily reports with photo documentation. Additionally, Francisco was responsible for coordinating with contractors, engineers, and other project stakeholders to address any issues that arose during the construction process.

***Broward County, CEI Services for Intelligent Transportation Systems (ITS) Annual Services Contract – Coconut Creek Pkwy between SR-7 and I-95.** Francisco was the Construction Engineering and Inspection (CEI) Senior Inspector on this Coconut Creek Parkway between SR-7 and I-95 project, and played a crucial role in ensuring the successful completion of this project. His responsibilities included overseeing and inspecting all construction activities, such as milling and resurfacing, ITS components, ADA compliance, sidewalks, traffic signal, pedestrian improvements, and Maintenance of Traffic (MOT), to ensure compliance with project plans, specifications, and regulations. Additionally, Francisco was tasked with conducting regular site visits, reviewing quality control procedures, monitoring the progress of construction work, and producing daily reports with photo documentation.

Omar Sosa

Inspector



2 Years of Experience

Years with HBC
2 years

Education
A.S. in Civil Engineering, Broward College (2024)

Registration
TIN No. S22165603

Licenses & Certifications
FDOT CTQPs:

- Earthwork Construction Inspection Level 1
- FDOT Concrete Field Technician Level 1
- Hazmat/Nuclear Gauge Safety Certification
- Asphalt Paving Level 1 (In Progress)

Nuclear Hazmat / Troxler Certification

Advanced MOT Certified

ACI Level 1

Microsoft Office

Knowledge of:

- PrC
- MAC
- PSSP
- LCNS

Omar has made strides with significant experience working in the Construction Engineering and Inspection (CEI) Industry as a CEI Inspector. Omar has provided VT in the field of asphalt, where he aided in performing asphalt coring, soil testing, sampling, and has gained experience with milling & resurfacing, road rehabilitation and maintenance techniques. His proficiency also extends to a range of other construction activities, including concrete (coring, testing, and sampling), earthwork, Maintenance of Traffic (MOT), clearing and grubbing, sediment barrier installation, drainage systems implementation, regular excavation, guardrail installation, lighting, signalization, and the application of signing and pavement markings. Omar's premiere experience was on the FDOT District 4 Boynton Beach Project where the project was completed with a 6 month acceleration and won a Best in Construction MOT Award. During his time in the role, Omar gained experience maintaining logbooks, testing, and sampling concrete. His professionalism and dedication have enabled him to rapidly grasp essential programs, such as PrC & MAC, and gain an intimate understanding of FDOT Standards and Specifications and Maintenance of Traffic (MOT).

Florida Department of Transportation (FDOT) District 4, CEI Services for Complete Streets Improvements along Boynton Beach Blvd between NW 3rd St and US-1/Federal Hwy. Omar served the role of CEI Inspector Aide on this FDOT D4 Boynton Beach Boulevard project, overseeing the improvements under this contract. Omar's responsibilities included daily inspections, photo documentation, participating in weekly progress meetings, checking MOT and SWPPP compliance, utilization of PRC, MAC, PSSP, and miscellaneous project RFI, CO, and SA information retrieval. *Location: Boynton Beach, FL. Dates: 10/2024–05/2025. FM No.: 444079-1-52-01. Contract No.: T4651. FA No.: D423036B (CAQ66). HBC Fee: $1.2M. Reference: Woodler Blaise, CSM, (772) 579-2553, woodler.blaise@dot.state.fl.us.*

Palm Beach County (PBC), PBC LAP Project # 2021025 - Cherry Road Military Trail to Quail Drive - Roadway, Sidewalk, & Pedestrian Lighting Improvements Project. The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway. *Location: Palm Beach County, FL. Dates: 03/2025 - Ongoing. Contract No.: 2021025. Construction Fees: $1.2M. Reference: Dave West, (561) 684-4180, DWest1@pbc.gov.*

Woudeline Lucdor

Data Collection

Woudeline specializes in traffic data collection, transportation engineering, and environmental engineering, supporting projects that enhance mobility and infrastructure planning. She has contributed to data collection efforts for Florida Department of Transportation (FDOT) District 4 and Miami-Dade County (MDC), conducting traffic counts, turning movement studies, speed studies, and geometric data analysis for corridor and intersection evaluations. With a background in civil engineering, she has experience in structural analysis, geotechnical engineering, and wastewater treatment engineering. She holds a Certificate of Specialization in Water Resources and Environmental Engineering and is actively pursuing her Engineer Intern (EI) certification. Passionate about leveraging data-driven insights, Woudeline is dedicated to advancing innovative and sustainable transportation solutions.

7 Years of Experience

Years with HBC
1 year

Education
B.S. in Civil Engineering, Florida International University (2018)

Licenses & Certifications
Certificate of Specialization in Water Resources and Environmental Engineering

Expertise
Traffic data collection, transportation engineering, environmental engineering, civil engineering design, geotechnical engineering, wastewater treatment engineering, structural analysis, water resources engineering, cost estimating, surveying, fluid mechanics, hydraulics, and sustainable building engineering.

***Prior to HBC**

Florida Department of Transportation (FDOT) D4, Districtwide Traffic Operations Data Collection Contract. Woudeline is assisting with data collection activities for this contract, in which HBC is conducting routine traffic data collection for FDOT District 4 on a Task Work Order (TWO) basis. This contract involves Turning Movement Counts (TMCs), volume and classification counts, pedestrian and bicycle data, spot speed data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Dates: Ongoing. Contract No.: CAU65. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us.*

Florida Department of Transportation (FDOT) District 6, SR-25/US-27/Okeechobee Rd Traffic Analysis. Woudeline is assisting the data collection tasks for this project, which is focused on analyzing future traffic weaving conditions, due to the planned reconstruction of the SR-25/US-27/Okeechobee Road corridor. The traffic data collection includes Turning Movement Counts (TMCs), 24-hour traffic volumes, Origin-Destination (O-D) data, travel time and speed, and queuing data. *Location: Miami-Dade County, FL. Dates: 11/2024–Ongoing. Reference: Bao-Ying Wang, PE, (305) 470-5211, BaoYing.Wang@dot.state.fl.us. FM No.: 425144-4-32-01. Contract No.: CA933*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), Northeast Corridor Federal Transit Administration (FTA) Categorical Exclusion Data Collection. Woudeline assisted with the data collection efforts for this project, which involved evaluating the impacts of implementing 13.5 miles of new commuter rail service utilizing the existing Florida East Coast Railway (FEC) corridor. She was responsible for conducting traffic data collection activities over an initial four-month period, with supplemental intersections added later, for seventy-six (76) study intersections, including Turning Movement Counts (TMCs), two hundred ninety-two (292) 72-hour approach volume counts, traffic signal pre-emption, geometric data, field review of existing conditions, queuing data, and spot speed studies at thirty-six (36) locations. *Location: Miami-Dade County, FL. Dates: 2022–2023. Reference: Morteza Alian, (305) 507-3843, Morteza.Alian@parsons.com.*

Ethan Behre

Data Collection



7 Years of Experience

Ethan specializes in traffic data collection, utility coordination, and 3D visualization for transportation and infrastructure projects. His expertise includes Turning Movement Counts (TMCs), vehicle speed studies, Origin-Destination (O-D) data, and queue length assessments, as well as field reviews for sidewalks, landscaping, and pole-mounted signage. He has experience overseeing soft digging, boring, and utility marking to support fiber line installations and infrastructure improvements. Ethan is also skilled in 3D modeling, rendering, and graphical design, creating high-quality visuals for project presentations. He has contributed to key projects, such as the NW 17th Avenue Bridge PD&E Study, SR-112 Airport Expressway Master Plan, and multiple FDOT and Miami-Dade County initiatives. Certified in Advanced Maintenance of Traffic (MOT), Hazmat Safety, Concrete Field Testing, and as an FAA Part 107 UAS Drone Pilot, Ethan integrates technical expertise and visualization skills to enhance transportation planning, project documentation, and infrastructure development.

Miami-Dade County (MDC), Northeast Corridor Federal Transit Administration (FTA) Categorical Exclusion Data Collection. Ethan assisted with data collection tasks for this project, which involved evaluating the impacts of implementing 13.5 miles of new commuter rail service utilizing the existing Florida East Coast (FEC) Railway corridor. He performed tasks necessary for preparing traffic data collection and performing safety analysis over an initial 4-month period, with supplemental intersections added later, for 76 study intersections, including Turning Movement Counts (TMCs), 292 72-hour approach volume counts, traffic signal pre-emption, geometric data, field review of existing conditions, queuing data, spot speed studies at 36 locations, and safety analysis for 52 state road intersections. *Location: Miami-Dade County, FL. Date: 09/2022-03/2023. Reference: Odalys Delgado, (305) 507-5583, Odalys.Delgado@parsons.com*

Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), NW 17th Ave Bridge over the Miami River Data Collection. Ethan is performing data collection tasks for this project. He is responsible for preparing traffic data collection, as part of a Project Development and Environment (PD&E) Study for the rehabilitation of the NW 17th Avenue Bridge over the Miami River. The data collection includes Turning Movement Counts (TMCs), 72-hour classification volume counts, 24-hour videos, peak hour drone videos at the closure of the bridge, pedestrian and bicycle data, Origin-Destination (O-D) data, spot speed data, and queueing data at various locations. *Location: Miami, FL. Dates: 2023–Ongoing. Reference: Enrique Crooks, PE, (305) 265-5400, rcrooks@eacconsult.com*

Years with HBC
4 years

Education
B.S. in Information Technology, Florida International University (12/01/2018)

Registration(s)
TIN No. B60020192

Licenses & Certifications
FDOT CTQP:

- Concrete Field Tech. I
- Advanced MOT/TTC
- Hazmat Certification
- Nuclear Gauge Safety Certification
- Earthwork Construction Inspection I

Google IT Support Professional Certificate, 2021

Sketchup

Twinmotion

Unreal Engine

UAS Remote Pilot

(Certificate #4621915)

Expertise

Traffic data collection, 3D modeling and rendering,

Gabriel A. Evilla Cano, MS

Data Collection



3 Years of Experience

Gabriel has a Bachelor of Science in Civil Engineering and a Master of Science in Transportation Engineering. His interest and education have focused on traffic operations, sustainable mobility, efficient infrastructures, and an applied use of different traffic analysis programs. His academic background also encompasses transportation system planning and road safety. Gabriel focuses on contributing to innovative solutions that enhance communities and prioritize continuous learning and professional growth within the field of Transportation Engineering. Gabriel is currently working for HBC Engineering Company as a Transportation Engineering Technician for various project opportunities, where he is applying his knowledge and skills.

Florida Department of Transportation (FDOT) District 4, Districtwide Traffic Operations Data Collection. Gabriel is assisting with data collection activities for this contract, in which HBC is conducting routine traffic data collection activities for FDOT District 4 on a Task Work Order (TWO) basis. The project tasks include collecting Turning Movement Counts (TMCs), spot speed and speed profile data, volume and classification counts, pedestrian and bicycle data, and travel time and delay data, as well as assisting the District with miscellaneous data collection and traffic studies. *Location: FDOT District 4. Date: Ongoing. HBC Fee: $1.5M. Reference: Ysamary Vergara, (954) 777-4380, Ysamary.Vergara@dot.state.fl.us. FM No.: 230026-6-32-01. Contract No.: CAU65.*

Florida Department of Transportation (FDOT) District 6, SR-25/US-27/ Okeechobee Rd Traffic Analysis. This project focuses on analyzing future traffic weaving conditions, due to the planned reconstruction of the SR-25/US-27/Okeechobee Road corridor. This task involves collecting 24-hour volume and classification counts, Turning Movement Counts (TMCs), Origin-Destination (O-D), travel time and speed data, and queuing data at 13 locations along SR-25/US-27/Okeechobee Road between the SR-826/Palmetto Expressway interchange and its intersection at NW 87th Avenue. *Location: Miami-Dade County, FL. Dates: 11/2024–Ongoing. Reference: Bao-Ying Wang, PE, (305) 470-5211, BaoYing.Wang@dot.state.fl.us, FM No.: 425144-4-32-01. Contract No.: CA933*

Florida Department of Transportation (FDOT) District 6, SR-9/NW 27th Ave Traffic Analysis from NW 7th St to NW 36th St. This project included the evaluation of the impacts of omitting permissive left-turn phases at 8 signalized intersections along the project corridor, which includes a drawbridge over the Miami River. Gabriel's responsibilities include performing data collection, including Turning Movement Counts (TMCs), travel time and speed data, queuing data, signal timing data, and drone operations to collect aerial footage of bridge operations, vehicle movements and conflicts, and queuing data for calibration of VISSIM microsimulation models. Gabriel also assisted with future traffic volume forecasting using historical volume data and the Southeast Regional Planning Model (SERPM). *Location: Miami, FL. Dates: 5/2024-Ongoing. Reference: Ramon Sierra, (305) 470-5336, Ramon.Sierra@dot.state.fl.us. FM No.: 451124-1-32-01, 451124-2-32-01, Contract No.: CAS47*

Years with HBC
2 years

Education
M.S. in Transportation Engineering, Florida International University (12/13/2023)

B.S. in Civil Engineering, Universidad del Norte, ABET Accredited (03/05/2021)

Licenses & Certifications
UAS Remote Pilot (Certificate #4961095)

OpenRoads

Synchro

CORSIM

Vissim

CAD

ArcGis

HCS7

Microsoft Excel

Honors and Awards
2022 Latin American and Caribbean Graduate Fellowship Recipient

Expertise
Traffic operations, sustainable mobility, transportation system

Julia Beliz, EI

GIS



3 Years of Experience

Years with HBC
3 years

Education
B.S. in Environmental Engineering, University of Miami (12/16/2022)

Registration(s)
EI (FL) No. 1100026797 (06/21/2023)

Licenses & Certifications
AutoCAD

ArcGIS Pro

Expertise
GIS analysis, environmental engineering, water and wastewater infrastructure, permitting, drainage systems, transportation infrastructure, sediment control, utility coordination, site assessment, stormwater management, and infrastructure planning.

***Prior to HBC**

Julia has extensive experience in Geographic Information System (GIS), Python programming, and permitting for infrastructure projects, with a focus on treatment plants and pump stations. At HBC, she leads sediment loss modeling for the Carraízo Sediment Control Project, and has contributed to the design and permitting of the Camuy-Hatillo Wastewater Treatment Plant (WWTP), mapping force mains and protecting habitats. She has also supported the City of Riviera Beach Water Treatment Plant through site assessments and technical memorandums. Additionally, Julia's work with Miami-Dade County Water and Sewer Department (MDC-WASD) and Puerto Rico Aqueduct and Sewer Authority (PRASA) involved GIS-based capacity assessments and planning for future growth in water systems. Her expertise extends to drainage, transportation, and wastewater collection systems, as well as utility coordination. Currently, Julia is developing a GIS model for soil loss in the Lake Loiza watershed of Puerto Rico, further solidifying her key role in infrastructure development.

Miami-Dade County Water and Sewer Department (MDC-WASD), In-House GIS Specialist. In-House GIS Specialist responsible for managing and maintaining spatial data in support of over 200 active Capital Improvement Plan (CIP) projects at MDC-WASD. Embedded within MDC-WASD's Planning, Regulatory Compliance, and Capital Improvements Division, her responsibilities include digitizing and querying project data, integrating infrastructure information with political and jurisdictional boundaries, and producing monthly district-specific work plans and data-rich maps to support Commission-level decisions and public transparency.

- MDC-WASD- Embedded GIS Specialist for CIP Planning: Provides full-time, on-site support within MDC-WASD's Planning, Regulatory Compliance, and Capital Improvements Division, managing GIS integration for over 200 active CIP projects; develops monthly Commission District work plans, project maps, and decision-support visuals to guide capital planning and transparency.
- MDC-WASD- Interagency Coordination and Conflict Resolution: Identifies and maps conflicts between MDC-WASD capital projects and external agency work (FDOT, DTPW, municipalities); supports development of Joint Participation Agreements (JPAs) and facilitates project sequencing strategies to reduce costs and scheduling risks.
- MDC-WASD- Connect2Protect Septic-to-Sewer Initiative: Supports planning by visualizing municipal boundaries, locating underserved parcels, and contributing geospatial inputs to advance sewer service expansion. MDC-WASD- Enterprise Integration and Modeling Support: Translates Civil 3D data into GIS products, aligns as-built and utility data with enterprise systems, and supports infrastructure modeling inputs and validation tasks.

Location: Miami-Dade County, FL. Dates: Ongoing. Reference: Alessandra Monetti , Alessandra.Monetti@miamidade.gov, (786) 552-8613.

Leandro Vazquez

Utility Coordination



4 Years of Experience

Years with HBC
4 years

Education
B.A. in English, Florida International University (06/1987)

Expertise
Proposla writing, QA/QC, compliance reviews, utility coordination

After earning his bachelor's degree in English from Florida International University, Leandro pursued entrepreneurship by opening and managing two retail clothing stores and an e-commerce platform, which he successfully operated for 30 years. In 2018, he transitioned into the engineering industry, drafting, editing, and submitting technical proposals for multiple agencies, including FDOT, FTE, GMX, STOF, PRASA, and others. After joining HBC Engineering Company (HBC) in 2021, he served as Marketing Coordinator and Technical Writer, managing proposal documentation, subconsultant coordination, and quality control of submittals. From 2021 to 2024, he led the preparation of technical proposals for major public agencies and utilities, and in 2025, he advanced into the role of Utility Coordinator while continuing to serve as HBC's Technical Writer.

Florida Department of Transportation (FDOT) District 4, SR-817/ University Dr from Nova Dr to SR-84. Utility Coordinator providing proactive communication and coordination with Utility/Agency Owners (UAOs) and overseeing utility relocations and conflict resolutions for roadway widening and infrastructure improvements project along SR-817/ University Drive from Nova Drive to SR-84. Leandro coordinated with UAOs, design teams, and contractors to facilitate the relocation of drainage structures, overhead signs, a mast arm, and utility poles, while minimizing service disruptions. He managed utility adjustments to accommodate the addition of an auxiliary lane from NW 23rd Street to the WB I-595 on-ramp and the reconfiguration of the bus stop bay at Nova Drive and SR-817/ University Drive. He also ensured compliance with regulatory requirements and right-of-way constraints, while addressing utility conflicts related to the reconfiguration of right-turn lanes serving the Royal Grand community, PNC Bank, and Nova Drive. Leandro assisted in construction phasing and permitting to align utility work with the project schedule and FDOT standards. *Location: Plantation, FL. Dates: 01/2025-Ongoing. Construction Cost: $7M. Reference Adham Naiem, PE, (954) 777-4440. Contract No.: 445624-1-52-01.*

Florida Department of Trasnportation (FDOT) District 4, SR-708/Blue Heron Blvd from West of SR-9/I-95 to West of Garden Rd. Utility Coordinator responsible for managing utility coordination activities on this SR-708/Blue Heron Boulevard Lighting Improvement Project, supporting lighting enhancements at the SR-9/I-95 interchange and along SR-708/Blue Heeron Boulevard from east of SR-9/I-95 and west of Garden Road. Responsibilities included identifying and coordinating with Utility/Agency Owners (UAOs) throughout the corridor to ensure timely utility clearance and compliance with FDOT standards. Duties encompassed pre-meeting preparation, conducting field reviews with the Engineer of Record (EOR) and UAOs, documenting meeting minutes, and collecting and reviewing marked utility plans, as-builts, and record drawings. The role also involved processing utility documentation, including No Conflict Letters, Utility Work Schedules (UWSs), and agreements, assessing potential utility impacts against Maintenance of Traffic (MOT) and construction phasing, and finalizing executed documents for utility certification. Successfully compiled and submitted the complete Utility Certification package to FDOT, ensuring all utility coordination milestones were met. *Location: Palm Beach County, FL. Dates: 01/2025-Ongoing. Reference: Ronald Wallace, PE, (954) 777-4428, Ronald.Wallace@dot.state.fl.us. Contract No.: CAQ79*

Joseph Williams

Cost Estimates/Schedule and Project Control

38 Years of Experience

Years with HBC
1 year

Education
B.S. in Construction Management, Florida International University, (1987)

B.S. in Nuclear Engineering Technology, Aiken Technical College (1980)

Affiliations
Association of the Advancement of Cost Engineers

Florida International University Alumni Association

State of Florida Notary

Expertise
Cost estimating, schedule management, project controls, value engineering, construction oversight, budget forecasting, design review, change orders, risk assessment, stakeholder coordination.

***Prior to HBC**

Joseph specializes in cost estimating, scheduling, and project controls for major public and private sector capital improvement projects. Joseph brings extensive expertise in program management, change order negotiation, design review, and budget oversight. He has successfully supported construction programs for aviation, transportation, municipal, education, and federal sectors, ranging from local upgrades to multi-billion-dollar developments. He has played critical roles on high-profile initiatives, such as the Miami International Airport (MIA) Capital Improvement Program (CIP), PortMiami, City of Miami CIP, and Broward County and Miami-Dade County Public School facilities. His scope of services includes managing all project phases from design through construction and close-out, ensuring cost accuracy and schedule alignment. Joseph is proficient in Primavera, E-Builder, Procore, Timberline, On-Screen Takeoff, and FEMA's Grants Manager, among other platforms. He also offers vast experience in value engineering, scope development, bid preparation, and oversight of both civil and vertical infrastructure.

***City of Miami Capital Improvement Project (CIP).** Joseph performed oversight analysis of the City of Miami's Capital Improvement Program Operating and Control Environment reporting system. He also reviewed all procedures, City staff, and their consultants' duties and responsibilities. Joseph also provided comments and an overview review of the CIP Operating and Control Environment reporting system. *Location: Miami, FL. Dates: 4/2025 - Ongoing. Contract Fee: $4M.*

***Various PortMiami and Miami-Dade County Projects.** Joseph managed estimating and scheduling on various construction projects; managed project design at all phases of design, to include project budget and schedule; managed mobilization and construction site preparation; provided support for the planning and management direction from completion of the project to complete owner acceptance; coordinated and monitored all phases and milestones of the project schedule, to include all procedures, plans, specifications, and budgets; attended all types of project meetings at various locations to coordinate project activities to the project team; established and prepared various project status reports for management; worked with owner representatives, inspectors, project managers, architects, and site supervisors to solve various issues, including change orders, code compliance, and construction and design issues; provided change order and credits management of various civil, architectural, and Mechanical, Electrical, and Plumbing (MEP) projects. *Location: Miami, FL. Dates: 9/2024 - 3/2025. Contract Fee: $70K.*

***City of Miami Capital Improvement Project (CIP).** Joseph performed oversight analysis of the City of Miami Capital Improvement Program Operating and Control Environment reporting system. He also reviewed all procedures, City staff and their consultants' duties and responsibilities. Joseph also provided comments and an overview review of the CIP Operating and Control Environment reporting system. *Location: Miami, FL. Dates: 1/2024 - 9/2024. Contract Fee: $4M.*

Melannie Gomez

Public Information Officer



3 Years of Experience

Passionate about fostering meaningful connections between communities and infrastructure development, Melannie specializes in public involvement, community engagement, and strategic communications for engineering and infrastructure projects. She has supported municipalities, such as the City of Hollywood and Miami-Dade County Department of Transportation and Public Works (MDC-DTPW), facilitating public outreach initiatives and stakeholder coordination. Her expertise includes media relations, event planning, and multilingual communication, ensuring seamless dissemination of project information. She is proficient in QuickBooks, Microsoft Office Suite, and social media management tools.

City of Belle Glade, Basin H1 – Stormwater Improvements Project. Public Information Specialist supporting public engagement and stakeholder communication throughout the planning and implementation of stormwater improvements within Basin H1, a 48-acre area bounded by Dr. Martin Luther King, Jr Boulevard West, SW 4th Street, South Florida Conservancy District (SFCD) Canal 1 (SW Avenue G), and South Main Street. Responsibilities include supporting and creating a public-facing presentation to communicate project benefits and timelines. *Location: Belle Glade, FL. Dates: 8/5/2024–Ongoing. HBC Fee: $12.6M. Reference: Al Caruso, 954-782-8222, acaruso@craigasmith.com*

City of Fort Lauderdale, Riverwalk North Seawall Replacement Project. Public Information Officer playing a key role in public outreach and communication efforts for this project, which involves replacing the existing seawall, installing new docks, relocating utilities, and ensuring compliance with engineering and environmental standards. Melannie is facilitating stakeholder engagement, preparing public notices, and managing project-related communications to keep the community informed. *Location: Fort Lauderdale, FL. Dates: 2023-Ongoing. Reference: Ana Ziegler, EE/PM II, (954) 828-5817, aziegler@fortlauderdale.gov*

City of Hollywood, Johnson St Complete Streets Feasibility Study. This project involves performing a feasibility study to create Complete Streets alternatives for Johnson Street from North 30th Road to North Dixie Highway. Melannie is responsible for coordinating public involvement meetings for the City of Hollywood, regarding potential alternatives designed for the Johnson Street corridor. Melannie is also responsible for setting up login sheets, creating fact sheets, collecting data, and interacting with current local residents and business owners, concerning their input and opinions of the development of a safe Complete Streets corridor. *Location: Hollywood, FL. Dates: 4/2023-Ongoing. Contract No.: HOLL-038. HBC Fee: $150K. Reference: Luis Lopes, PE, (954) 921-3410, llopez@hollywoodfl.org.*

Years with HBC
2 years

Education
B.A. in Public Relations & Administration, Florida International University (12/17/2022)

Licenses & Certifications
QuickBooks Desktop

Microsoft Excel, Word, and PowerPoint

Google Sheets

Outlook and Teams

Monday.com

Fluent in Spanish and English

Expertise
Public involvement, community engagement, media relations, strategic communications, outreach planning, stakeholder coordination, event planning, marketing, public relations, and multilingual communication.

Languages
English and Spanish

***Prior to HBC**

Fernando Craveiro de Sa, PhD

Grants Writing & Support



47 Years of Experience

Years with HBC
7 years

Education
PhD in Civil Engineering/ Environmental, University of Texas at Austin (5/18/1991)

M.S. in Civil Engineering/ Environmental, University of Texas at Austin (5/18/1985)

M.S. in Environmental and Sanitation Engineering, IHE Delft, Holland (9-11-1982)

Industrial Environmental Engineering, Fundçãao Armando Alvarez Penteado, Brazil (1980)

B.S. in Civil Engineering, Universidade de São Paulo, Brazil (11/9/1979)

Licenses & Certifications
Engineer Intern (TX) (01/02/1991)

Executive Leadership, Michigan University (2001)

Expertise
Water and wastewater infrastructure, civil engineering, environmental engineering, project management, quality assurance/quality control (QA/QC), feasibility studies,

Dr. Craveiro has extensive experience in civil engineering, client service management, constructability review, area management, and business development. He has worked on large infrastructure projects involving various disciplines, such as transportation, traffic, water, wastewater, coastal, ports, and marine. His typical client interface is with agencies, including Miami-Dade County (MDC) Water and Sewer Department (WASD) and South Florida Water Management District (SFWMD), as well as companies like Vale and Petrobras. From a technical standpoint, he has been involved in a wide variety of complex and high-profile infrastructure projects. He has performed various technical roles successfully, including those dealing with planning, conceptual design, and evaluation of existing systems.

Puerto Rico Aqueduct and Sewer Authority (PRASA), Preliminary Engineering Reports (PERs) for the Elimination of the Corozal, Camuy-Hatillo, and Islote Wastewater Treatment Plants. Quality Assurance/ Quality Control (QA/QC) Reviewer for the information contained within the 3 Preliminary Engineering Reports (PERs). *Location: Puerto Rico. Dates: 2022. HBC Fee: $225K. Reference: Hans Figueroa, PE, (787) 641-6800.*

Broward County, Septic Tank Elimination Program (STEP). Quality Assurance/Quality Control (QA/QC) Reviewer for this project, which included the evaluation and selection of 3 alternative sewer systems to serve the business properties located within a marina in Broward County. . *Location: Broward County, FL. Dates: 2019–2021. Reference: Alicia Dunne, PE, (954) 831-0793, adunne@broward.org. Project No.: 104247.*

Miami-Dade County Water and Sewer Department (MDC-WASD), CD 2.27: Central District Wastewater Treatment Plant (CDWWTP) New Oxygen Plant Design-Build Project. Quality Assurance/Quality Control (QA/QC) Reviewer for this project, which involved the construction of an oxygen production system (2-VPSA) at the CDWWTP to provide full redundancy, as the existing units were near the end of their useful service life and prone to failure. *Location: Virginia Key, FL. Dates: 2016–2020. HBC Fee: $150K. Construction Cost: $58M. Reference: Paul F. Adams, (786) 863-9425, paul.adams@miamidade.gov.*

***Miami-Dade County Water and Sewer Department (MDC-WASD), South District Wastewater Treatment Plant (SDWWTP) Renewal and Replacement Project.** Client Service Manager responsible for quality control and allocation of appropriate technical resources. He also served as Senior Technical Consultant on several issues, including large sewage pumps, screening and grit removal and disposal system, primary clarification and scum handling, sludge thickening, co-generation, pure oxygen biological secondary system, high-level disinfection, effluent filtration, wastewater reuse, deep well injection, and operator training. *Location: Cutler Bay, FL. Dates: 7/2007-11/2009. HBC Fee: $8M. Reference: Humberto Codispoti, (305) 790-0235, HCP@miamidade.gov.*



ALEJANDRO DIAZ

Material Testing

CERTIFICATIONS

Tin D20000080

FDOT CTQP QC Manager

Aggregate Base Testing Technician

Aggregate Testing Technician

LBR Technician

Qualified Sampler Technician

ACI Concrete Laboratory Testing Technician Certificate - Level 1

ACI Concrete Laboratory Testing Technician Certificate - Level 2

ACI Concrete Field Testing Technician

ACI Aggregate Testing Technician

ACI Aggregate Base Testing Technician

YEARS OF EXPERIENCE

15

DIAZ-MURPHY & ASSOCIATES

PROFESSIONAL EXPERIENCE

Alejandro Diaz has over 15 years of experience in the South Florida construction industry. Mr. Diaz has successfully acted as Laboratory Manager and Project manager for multiple projects for private a public clients. His extensive knowledge of laboratory accreditation requirements have allowed him to achieve and maintain certifications with multiple agencies such as ASTM Cement and Concrete Reference Laboratory (CCRL), American Association of State Highway and Transportation Officials (AASHTO) Accreditation Program (AAP), AASHTO Materials Reference Library (AMRL), United States Army Corps of Engineers (USACE), and the FDOT Inspection-In-Depth (IID) program.

PREVIOUS PROJECTS

FDOT Districts 4 and 6 Materials Lab Material Testing and Construction Support - Districtwide

Project Manager/Laboratory Manager. Supported FDOT in materials testing and inspection services for Districts 4 and 6 projects on a continuing contract basis. Contract provides support and assistance with coordinating and providing verification services on construction materials such as asphalt, earthwork, and concrete in accordance with Contract Documents and FDOT Standards. Contracts valued at $1.5 million and/or duration of 5 years (whichever is met first).

MDX Multiple Projects - Miami, FL

Project Manager/Laboratory Manager. Provided Quality Assurance services as part of the GEC-B team for MDX. Projects range in complexity and location across MDX highways. Some projects involved in as part of this contract include: SR 836 Interchange Modifications at 87th Avenue, SR 874 Ramp Connector to SW 128 Street, SR 836 Modernization from NW 57th Avenue to NW 17th Avenue, Dolphin Station Park and Ride Transit Facility, etc.

I-95 Express Lanes Phase 3A-2 Design/Build Project - Broward County, FL

Project Manager/QC Manager. Project improvements included extending the existing express lanes north from just north of Commercial Boulevard to just south of SW 10th Street in Broward County. One lane was added and the High Occupancy Vehicle (HOV) lane was converted to create two express lanes in each direction. This project included ramp signalization from Cypress Creek Road to Sample Road. Other work included: installing Intelligent Transportation System (ITS) and tolling equipment; widening bridges; and installing noise barrier walls at locations along I-95 Northbound between Atlantic Boulevard and Sample Road, and along I-95 Southbound north of Sample Road.

ESTHER MONZON-AGUIRRE

Planning and Community Development | Public Involvement | Grant writing and Support

RELEVANT EXPERIENCE HIGHLIGHTS

Esther Monzon-Aguirre has over 30 years' experience advising and representing clients throughout the corporate community, regarding their public, regulatory and marketplace challenges. Esther is widely regarded as one of the premier community outreach professionals and legislative advocates, with a reputation built upon keen attention to detail, advocacy expertise with a broad spectrum of real-world challenges solutions and relentless commitment to customer service.

She has assisted clients build a strong strategic foundation by designing and managing creative, collaborative strategic planning processes. The result is clarity of business purpose, well-understood values, and a compelling vision for the future, coupled with goals. Building on that foundation, she assists clients in defining business objectives, actions and timetables, tied to financial projections and budgets. She works closely with the chief executive and the executive team during this process. Often, she is called upon to facilitate decisions by boards of directors, senior managers, employees, and other groups. The result is a business plan that the client owns and is ready to implement.

YEARS OF EXPERIENCE
33+

YEARS WITH THE FIRM
14+

EDUCATION
Certificate, Grant Writing Specialist, Florida International University

REGISTRATIONS & CERTIFICATIONS
Miami-Dade Realtors Association

Florida Notary

RELEVANT PROJECT EXPERIENCE

Design-Build Services Terminal F, Port Miami

Carnival Corporation and Miami-Dade County have entered into an agreement to renovate Cruise Terminal F to accommodate CCL's XL 7,000 passenger vessel. The terminal is 471,000 square feet and will become Carnival's third terminal at PortMiami. Terminal F will feature a clean and open design, providing Carnival's newest class of ships with top-tier efficiency and flexibility, and maximizing the use of technology to smooth the guest embarkation process and provide a seamless boarding experience.

Esther is responsible for providing strategic communications support to the Design/Build Team including stakeholder outreach to PortMiami tenants. Longshoreman's Association and elected officials. Esther is also responsible for providing outreach support to the Design/Build Team for Small Business Enterprise outreach and coordination.

Esther's Scope of Work includes:

- Development of a Community Awareness Plan involving the notification of key stakeholders, resolving controversial issues and establishing a process for achieving effective awareness and public involvement of the project
- Prior to the start of construction, elected officials would be identified and briefed on the project per the County requests including County Commissioner and City of Miami officials
- Determine which stakeholders will be temporarily impacted during construction and proactively work and coordinate with them
- Construction Advisories and Informational materials throughout the project, as needed
- Manage relations with the Media in coordination with the Prime Contractor and PortMiami



Frank Paruas, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
BS/Mechanical Engineering/
Oriente University Cuba/1997

CERTIFICATIONS:
Professional Surveyor & Mapper
#LS6625/FL

YEARS WITH FIRM
9

TOTAL YEARS EXPERIENCE
27

PROFESSIONAL AFFILIATIONS:
Florida Surveying and Mapping Society (FSMS)/Central Florida and South Florida, Member

National Society of Professional Surveyors (NSPS), Member

Professional Profile

Frank has 27 years of experience within the South Florida region. His services have been sought by public works departments, diverse municipalities, and the Florida Department of Transportation (FDOT). Frank efficiently manages and supports a fully equipped geomatics and remote sensing group, which encompasses multiple field crews based in GPI Geospatial's Miami, Florida office. He showcases proficiency in the preparation of 3D survey files, combining terrestrial mobile and static scanning techniques with aerial lidar and imagery. Additionally, Frank is well-versed in subsurface utility engineering (SUE).

Project Experience

SR 820 Hollywood Boulevard from City Hall to Federal Highway, Broward County, FL. Survey Project Manager. GPI Geospatial completed a design survey for the entire corridor. Horizontal and vertical control, a completed topographic survey, DTM, utility, and drainage for this 1-mile corridor were also provided. The scope included establishing the baseline of survey and right-of-way lines along the corridor. **Client: Florida Department of Transportation - District 4**

SR 7/US 441 from Broward/Palm Beach County Line to SR 808 Glades Road, Broward County, FL. Survey Project Manager. GPI Geospatial completed a design survey for the entire corridor. Horizontal and vertical control and topographic surveys, as well as a DTM for the off-pavement and soft areas, were provided. A complete utility and drainage survey was performed for this 2.5-mile corridor. The scope included establishing the baseline of survey and right-of-way lines along the corridor. **Client: Florida Department of Transportation - District 4**

Seminole Tribe of Florida Pedestrian Bridge Over SR 7, Broward County, FL. Survey Manager. GPI Geospatial was tasked to provide a 3D topographic survey to support engineering design of a pedestrian bridge across State Road 7 (US 441), south of the Osceola Drive intersection, on the Seminole Indian Reservation land. Our field crews utilized conventional survey methods and terrestrial lidar scanning to collect all above ground features, underground drainage, and topographic survey data for this intersection. This data was all merged into a single survey data file to create the final 3D topographic survey product, which was created at a 1"=40' mapping scale. Our team delivered AutoCAD Civil 3D .xml and .dwg files that included topographic and planimetric survey data. All final data was reviewed, signed, and sealed by a Florida-licensed Professional Surveyor and Mapper. **Client: HBC Engineering Company**

Topographic Survey for SR 838 (Sunrise Blvd.) from Turnpike to I-95 Overpass, Broward County, FL. Project Manager. GPI Geospatial was tasked to provide 3D topographic surveying for a 4.38 mile corridor of State Route 838 (Sunrise Boulevard) from the Florida Turnpike to Interstate 95 Overpass. Our survey team established primary and secondary project control points, created the roadway alignment, and surveyed the existing right-of-way for this corridor route. We then mobilized a fixed-wing manned aircraft equipped with a lidar sensor and camera system from Orlando, FL to simultaneously collect lidar and imagery for this site. The aerial data was processed and used to extract topographic mapping features which were merged with the field survey data into Bentley OpenRoads Designer and accompanied with a signed and sealed project report. **Client: CORE Engineering Group**

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Saul Brand, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
BS/Science in Tourism Management/Nueva Esparta University, Venezuela/2012

Certificate/Geomatics/University of Florida/2023

CERTIFICATIONS
Professional Surveyor and Mapper - FL/# LS7614

YEARS WITH FIRM
6

TOTAL YEARS EXPERIENCE
24

PROFESSIONAL AFFILIATIONS:
Florida Surveying and Mapping Society (FSMS), Member

National Society of Professional Surveyors (NSPS), Member

Professional Profile

Saul has 24 years of experience in surveying and mapping. His expertise includes a diverse range of Florida Department of Transportation survey projects. He has played a key role in various capacities, including performing static laser scanning, traditional ground surveys, construction staking/layout, geodetic control surveys, right-of-way surveys, and boundary and topographic surveys. Saul is proficient in CADD, particularly in Open Roads Designer (ORD), MicroStation, for 3D design surveys. He employs tools such as Riegl, Leica Infinity, Leica Cyclone, and TopoDOT. He has modeled over 150 bridges across SR 826, I-95, and I-75 within Florida.

Project Experience

SR 5 from NW 17th Way at SR 838/Sunrise Boulevard to NW 33rd Court, Broward County, FL. Technical Lead. GPI Geospatial performed a complete 3D survey for this 2.5 miles urban corridor. The scope includes control survey, 3D survey, drainage survey, as well as determination of right-of-way lines and baseline of survey. The 3D survey was collected using terrestrial mobile lidar (TML). This project included the investigation of more than 100 drainage structures. Saul was the technical lead for this project and his responsibilities included internal coordination with the field and TML crews, as well as the calibration and extraction process. Saul was also responsible for supervising the establishment of the primary horizontal and vertical control as per FDOT standards. Additionally, Saw oversaw the recovery of the historical baseline of survey. **Client: Florida Department of Transportation - District 4**

3D Design Survey for SMA Replacement at 10 Intersections, Broward County, FL. SUR Survey/SUE/GIS/Analyst 3. GPI Geospatial provided primary and secondary control for the 3D survey of these intersections. We used static scanning to collect the topographic portion of the scope, calibrated the point cloud to secondary control, and used it to extract the 3D features for the intersections. We designated all the underground utilities by using ground-penetrating radar (GPR) and other electromagnetic methods. We recovered the historical baseline of survey and right-of-way lines. **Client: Florida Department of Transportation - District 4**

SR 93/I-75 Alligator Alley from Toll Plaza to Broward/Collier County Line. Broward County, FL. Senior Survey Technician. GPI Geospatial is provided ground control for this ±26 miles corridor. We set primary and secondary (aerial targets) control points along the entire corridor and performed static GPS observations to ±70 primary control points. In addition, we prepared a project network control sheet and updated the right-of-way file for the entire project. Saul was responsible for all the QA/QC of the project and provided support on the determination of right-of-way lines**. Client: Florida Department of Transportation-District 4**

Continuing Services for Survey Mapping and SUE, Broward, Palm Beach, Martin, Indian River, and St. Lucie Counties, FL. SUR Survey/SUE/GIS/Analyst 3. GPI Geospatial provided miscellaneous surveying and mapping services under a multi-task, multi-year contract. This required right-of-way mapping, right-of-way control survey, parcel stakeout, control surveys, recovery of historical baseline of survey, right-of-way lines, subsurface utility engineering (SUE), aerial survey, drainage survey, and 3D surveys using traditional survey methods and any form of lidar to collect topographic features. **Client: Florida Department of Transportation - District 4**

GPI GEOSPATIAL



Iarelis Hall, PSM
Surveying & Mapping

PROPOSED PROJECT ROLE
Surveying & Mapping

EDUCATION
MEM/Polytechnic University of Puerto Rico/2009

BS/Land Surveying and Topography/University of Puerto Rico/1999

CERTIFICATIONS:
Professional Surveyor & Mapper #LS6631/FL

Professional Land Surveyor #L4271/KY

YEARS WITH FIRM
14

TOTAL YEARS EXPERIENCE
27

PROFESSIONAL AFFILIATIONS:
Florida Board of Professional Surveyors and Mappers, Chair

American Society of Photogrammetry and Remote Sensing (ASPRS), Member

Florida Surveying and Mapping Society (FSMS), Member

Professional Profile

Iarelis has experience in surveying and mapping, working in both public and private sectors. She has served organizations such as the Florida Department of Transportation, Miami-Dade Public Works, engineering clients, Miami-Dade County Aviation Department, Miami-Dade Information Technology Department, Florida Department of Environmental Protection, and South Florida Water Management District. Iarelis has experience in various survey operations, specializing in transportation, public works, water management, private development, and airport projects. Her expertise includes boundary surveys, topographic surveys, GPS surveys, rights-of-way surveys, route surveys, design surveys, geodetic control surveys, photogrammetric surveys, remote sensing surveys, ground control surveys, orthophotography, and utility surveying. Iarelis is skilled in field-to-office surveying solutions and has a deep understanding of field and office procedures, as well as advanced technologies.

Project Experience

South Florida Hi-Resolution Imagery, Broward County, FL. Project Manager. As a part of a multi-year contract to support statewide topographic production, FDOT's Central Office contracted GPI Geospatial to collect high-resolution imagery for the study of approximately 29 square miles to support state studies on seawater rise. A horizontal control network was established using local broadcasting GPS stations to support the aerial triangulation for future mapping and 3D modeling efforts. Deliverables included the raw and processed high-resolution digital imagery, the ground control network, aerial triangulation, and a detailed surveyor's report. **Client: Florida Department of Transportation - Central Office**

Broward Mobility Projects, NE Broward (Pompano Beach/Deerfield Beach), Broward County, FL. Project Manager. This 6.3 corridor mile project required a hybrid approach of mobile lidar and conventional survey to provide a 3D and 2D design survey. The topographic survey data will be utilized to support the design mobility improvements of bike lanes, ADA ramps, and sidewalks along the project corridors. We were also responsible for target placement and merging the field survey data and our lidar data set for the final deliverable to the District. **Client: Florida Department of Transportation - District 4**

I-95 at Boynton Beach Boulevard Intersection Project, Palm Beach County, FL. Project Manager. GPI Geospatial provided color imagery and black and white mapping for this 3.2-mile project of the intersection from low-altitude helicopter photography. We were also responsible for merging the field survey data to the photogrammetric dataset. All deliverables, including mapping and imagery, were delivered to the District on time and within budget. **Client: Florida Department of Transportation - District 4**

Shared-Use Non-Motorized (SUN) Trail, St. Lucie County, FL. Project Manager. GPI Geospatial provided a 3D design survey utilizing a combination of aerial lidar and photogrammetry. The topographic survey data was used to support the efforts for the development of a statewide system of paved non-motorized trails as a component of the Florida Greenways and Trails System, which is planned by the Florida Department of Environmental Protection. We secured the aerial lidar utilizing our fixed-wing aircraft equipped with a Riegl LMS-Q680i scanner and our Vexcel Eagle 100 digital camera for the imagery. Deliverables included a calibrated lidar point cloud tiled in LAS format, topographic survey files in Microstation SS4 format, and digital georeferenced color imagery. **Client: Florida Department of Transportation - District 4**

GPI GEOSPATIAL

JULIO SANCHEZ, RA * JSA GROUP INC.

Architecture | MEP | Building Inspections, Plans Review and Permitting

RESUME

Responsibilities:
Mr. Sanchez is the President of JSA Group Inc. Architect*Interior Designer. He is responsible for the design and coordination of all projects for the firm. JSA Group Inc. He specializes in Commercial, Hospitality, Health Care Facilities and Educational projects for Architecture and Interior Design. Mr. Sanchez also coordinates his projects with sub-consultants such as, Civil, Land-Use Planner, Landscape Architecture, Structural, Mechanical, Electrical Fire and Plumbing.

Experience/Qualifications:
Mr. Sanchez has experience preparing, programming, designing, construction drawing documents and construction administration, his skills also include AutoCAD, Revit, Sketch Up, Microsoft Software, Adobe, Photoshop, and Means Cost amongst his experience.

Julio Sanchez is an ADA Title II Consultant and specializes in ADA Barrier Removal.

He has been practicing Architecture and Interior Design for the past 23 years for various Companies and 25 years for JSA Group Inc. which he is a sole proprietor. He is fluent in English and Spanish. Below are the projects in which Mr. Sanchez has contributed his services and expertise that are relevant to this project:

Professional Credentials:
Bachelor of Architecture from the University of Miami, 1977
State of Florida, Registered Architect, AR0015751
State of Florida, Interior Designer 0002171
State of Florida, Sunbiz Certificate of Status P01000050069
SBE Small Business Enterprise
Miami-Dade County Equitable Distribution (EDP) Certified
Miami-Dade County Technical Certifications:
14.00 Architecture, 14.00A Interior Design, 18.00 Architectural Construction Management and 22.00 ADA Title II Consultant.

PREVIOUS EXPERIENCE:
Our interest is in providing Institutional Facilities such as Schools from Pre-k thru High School at Miami Dade County Public Schools, with Architectural Services and with our consultants' engineers Civil, Structural, Landscape, Mechanical (Certified LEED), Electrical, Plumbing & Fire Protection. At JSA Group Inc. we have worked with Pembroke Pines Charter Schools from Pre-K thru High School in Broward County, Health Care Facilities on Miami Dade County, City of Pembroke Pines Public Works Facilities, Miami Dade County Transit projects, Miami Dade County (GSA), Miami Dade County Parks and Recreation, Health Facilities and several public and private organizations that have a similar scope to the proposed project.



TODD MOHLER, Landscape Architecture

Senior Landscape Architect

Mr. Mohler is a Registered Landscape Architect (RLA) with a depth of knowledge developed over three decades of professional experience. His project portfolio ranges broadly between public agencies and private developments. He has specific project experience in parks, streetscapes, hospitality, PUDs, and commercial development. Professional services on projects frequently include initial data collection and observation, site analysis, concept and design development, and complete site, landscape, and irrigation design, including construction oversight and inspection services. For several years, Mr. Mohler designed, tested, inspected, and managed central control irrigation systems. His thorough understanding of water, soils, and plants within the built environment afforded him decades of successful consulting career in the private sector, including irrigation water management through advanced technologies like soil moisture sensing, weather stations, and computerized central control systems.

EDUCATION

- BLA Landscape Architecture / Clemson University / 1993

CERTIFICATIONS

- RLA / FL / LA0001594
- RLA / GA / 1610
- RLA / SC / 1529
- IA Certified Irrigation Contractor
- IA Certified Irrigation Designer
- IA Certified Landscape Irrigation Auditor
- IA Certified Golf Course Irrigation Auditor
- ISA Certified Arborist
- FL Water Star Accredited Prof. - Cert. (FWS- AP)2
- LAP Design Criteria Specs. & Const Checklist Trng
- Specifications Pkg Prep. Training for Consultants / FDOT

PROJECT EXPERIENCE

City of Dania Beach, Corridor Landscape Master Plan - Dania Beach, FL. Senior Landscape Architect. The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Florida Department of Transportation, SR 818/Griffin Rd Medians from SW 42nd Avenue, Dania Beach, FL. Senior Landscape Architect. KCI conducted site visits to document existing conditions, developed a tree inventory, and created landscape plans and construction documents for the landscape enhancement design. This design also included a major City median Gateway near the I-95 Interchange, utilizing plant materials that match the City's logo colors. KCI also developed presentation graphics for presentation to the City of Dania Beach Commissioners.

City of Coconut Creek, Lyons Road Medians/Atlantic Boulevard - Coconut Creek, FL. Senior Landscape Architect. KCI developed the Master Plan for this seven-mile Corridor Enhancement Project. This project included developing a unified landscape and hardscape treatment, gateway enhancements accenting major intersections, and realigning sidewalks. KCI also developed design and construction drawings for all five phases of this project, which included median landscape, hardscape, and irrigation improvements. This project, from Atlantic Blvd to Coconut Creek Parkway, was the final section of the master plan. It involved landscaping, hardscaping, irrigation, and obtaining permits through Broward County.

Miami-Dade County, 5th Street Metromover Station - Miami-Dade County, FL. Senior Landscape Architect. KCI prepared design development drawings and is working on the construction documents related to implementing improvements to this park site in a dense urban area. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with Miami Dade County Parks, Recreation and Open Spaces to realize their vision. The programmed elements include a nature-based playground (age range 2-5 and 5-12), hardscape improvements, site lighting, park site amenities (benches, trash cans, dog waste stations), walkway through the site, landscape improvements, irrigation system, entrance improvements, and fencing.

City of North Miami Beach, Washington Park - North Miami Beach, FL. Senior Landscape Architect. KCI is providing professional landscape architectural, civil, and survey services to the City of North Miami Beach in support of the complete replacement of Washington Park. The park is located in the City's historic neighborhood of the same name. The park will include a community center, pool and splashpad, playground, covered basketball courts, restrooms, parking, multi-purpose field, landscape, and irrigation.

Loxahatchee River Environmental Control District, Loxahatchee Environmental Engagement Campus - Jupiter, FL. Senior Project Manager. KCI provided master site planning services to the Loxahatchee River Environmental Control District (LRECD) for this 20-acre site. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with LRECD to realize a master plan capturing their vision. The master plan for the Environmental Engagement Campus showcases the function of the LRECD within the unique local environment, including the Loxahatchee River, and the stewardship of which is the focus of LRECD's mission.



KIRK HOOSAC, RLA

Civil Engineering | Landscape Architecture

Mr. Hoosac has served as Project Manager on more than twelve continuing service contracts for municipalities and public agencies throughout Florida, providing him with deep experience in task order management, project coordination, and responsive client service. Serving as Contract and Project Manager, he oversees scope development, scheduling, interdisciplinary coordination, permitting, and construction-phase support to facilitate continuous project delivery. His expertise spans landscape architecture, site design, and municipal infrastructure, with a strong focus on integrated coordination among civil, structural, and architectural disciplines. He is skilled in concept generation, cost estimating, master planning, landscape and irrigation design, and QA/QC, verifying that all design components align seamlessly. Mr. Hoosac's proactive, detail-oriented, and collaborative approach fosters clear communication between disciplines, resulting in efficient project delivery, budget control, and outcomes that fully align with client objectives. With a strong record of delivering transportation, civic, and beautification projects, he emphasizes constructability, maintainability, and long-term sustainability, supporting the City of Dania Beach's commitment to resilient, safe, and attractive public spaces.

EDUCATION

- BLA Landscape Architecture / University of Florida

CERTIFICATIONS

- RLA / FL / 6666983

PROJECT EXPERIENCE

City of Dania Beach, Corridor Landscape Master Plan - Dania Beach, FL. Project Manager. The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Florida Department of Transportation, SR 818/Griffin Rd Medians from SW 42nd Avenue, Dania Beach, FL. Project Manager. KCI conducted site visits to document existing conditions, developed a tree inventory, and created landscape plans and construction documents for the landscape enhancement design. This design also included a major City median Gateway near the I-95 Interchange, utilizing plant materials that match the City's logo colors. KCI also developed presentation graphics for presentation to the City of Dania Beach Commissioners.

City of North Miami Community Redevelopment Agency, North Miami Chinatown Masterplan - North Miami, FL. Project Manager. KCI's landscape architecture division provided streetscape/complete street design, creating wayfinding signage and gateway entry features, pedestrian promenades, pocket parks, site furnishings, and stormwater management. They also collaborated with the urban planning division on public involvement workshops and design charrettes. The team focused on creating designs that are sustainable, manageable, culturally and contextually sensitive, inviting, and safe for all users.

City of Doral, Doral Boulevard Landscape, Lighting, and Irrigation Improvements (HEFT to NW 97 Avenue) - Doral, FL. Project Manager. KCI provided site analysis, tree relocation plans, landscape and irrigation plans, and specifications for the beautification of a commercial corridor. FDOT standards were applied to a county facility. Mr. Hoosac oversaw the landscape quality control, construction documents, and tree relocation/tree disposition plans for the proposed median landscape and irrigation design, with post-design services and landscape CEI.

City of Boca Raton, Hillsboro El Rio Park - Boca Raton, FL. Project Manager. After input from surrounding neighbors and recommendations by the Parks and Recreation Board, a new site plan was created, offering a park that will be open from dawn to dusk and will include a walking and jogging path with a fitness station, a playground, one basketball court, four pickleball courts, one sand volleyball court, two tennis courts, picnic pavilions, a soft launch area for canoes and kayaks into the El Rio canal, and parking and restroom facilities. KCI provided professional landscape architecture, engineering, survey, and environmental services to the City of Boca Raton for the design and site plan approval of a 17-acre park.

City of Coconut Creek, Lyons Road Medians/Atlantic Boulevard - Coconut Creek, FL. Project Manager. KCI developed the Master Plan for this seven-mile Corridor Enhancement Project. This project included developing a unified landscape and hardscape treatment, gateway enhancements accenting major intersections, and realigning sidewalks. KCI also developed design and construction drawings for all five phases of this project, which included median landscape, hardscape, and irrigation improvements. This project, from Atlantic Blvd to Coconut Creek Parkway, was the final section of the master plan. It involved landscaping, hardscaping, irrigation, and obtaining permits through Broward County.



Mark Sowers, PSM

Surveying & Mapping

Years of Experience
37

Years with MGV
10

Education
Bachelor of Science, Land Surveying, University of Florida, 1988

Registrations
Professional Surveyor & Mapper, Florida License No.: LS5266, 07/19/1993

Professional Affiliations
Florida Surveying & Mapping Society

The Transportation and Expressway Authority Membership of Florida

Surveying Experience
Manuel G Vera & Assoc., Inc (2015 - Present)

Cardno TBE
(2001 - 2015)

FDOT, District 4 (1993 - 2001)

Kimley Horn & Assoc., Inc.
1991 – 1993)

Avirom & Hall
(1990 - 1991)

Keith & Schnars
(1988 - 1990)

Mr. Sowers is a Professional Surveyor & Mapper with 37 years of experience throughout the state of Florida. He leads and coordinates field operations, establishes rigorous standards for consulting teams, and oversees comprehensive quality assurance and quality control of all deliverables prior to client submission. He is an expert in the latest surveying technology and skilled at creating and applying clear, effective management strategies. Mr. Sowers spent eight years at the Florida Department of Transportation, District IV, including four years as District Surveyor where he led improvements in statewide surveying processes. He chaired FDOT's Survey Technical Advisory Committee and helped develop and implement both the staff-hour estimating form and the project network control sheet, essential tools for project planning and execution.

Project Experience

FDOT District 4, Districtwide Continuing Services for Survey, Mapping, and SUE (C-AG53)
Task driven contract performing miscellaneous Survey and Mapping services in Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, and all municipalities within the district. Services include, but are not limited to: Field Surveys, Historical Baseline and Existing Right of Way Determination, Global Positioning System (GPS) Surveys, Monumentation Surveys, Bathymetric Surveys (which includes single beam, multi beam and side scanner sonar capabilities), Utility Designation and Excavation (including Underwater Utilities), Tree Surveys (trees identified by an Arborist or Landscape Architect), Right of Way Control Survey Maps, Right of Way Maps, Maintenance Maps, Right of Way Monumentation Maps, Boundary Surveys, Quality Assurance Reviews, Expert Witness Testimony, Title Search Plotting Maps, Title Document Review and Analysis, Sketches, Parcel Staking, and Legal Descriptions. *FDOT District 4 | Jeffery Smith (954) 777-4560, jeffery.smith@dot.state.fl.us | 02/2017 thru 02/2022 | Contract Amount: $5 Million*

Pembroke Rd. (US 27-SW 160 Ave) Miramar- Mobile LiDAR
MGV conducted a Mobile LiDAR service for Pembroke Rd. (US 27-SW 160 Ave) in Miramar. The deliverables for this project include Mobile LiDAR control target specifications and location requirements, calibrated LiDAR point clouds in State Plane Coordinates (. PTS format), undistorted and georeferenced digital photography for the project corridor (JPG format), a tiling scheme to be provided (shapefile, MicroStation, or AutoCAD), and the Cyclone file. Craven *Thompson | Richard D. Pryce, PLS/PSM rpryce@craventhompson.com (954) 739-6400 | 02/01/2022 thru 03/25/2022 | Contract Amount: $20,000*

I-95 from South of 45th Street to North of 45th Street and 45th St. from West of Northpoint Blvd. to East of North Congress Ave.
This project involves modifying the existing Diamond Interchange at I-95 and 45th Street to a Diverging Diamond Interchange (DDI) configuration. Widen and reconstruct interchange entrance/exit ramps and provide an additional SB Off-ramp left-turn lane and NB Off-ramp right-turn lane. Widen, Mill & Resurface, and provide bike lanes from Northpoint Blvd. to N. Congress Ave. Add an additional EB left-turn lane on CR-702/45th Street at N. Congress Ave. and NB N. Congress Ave. at CR-702/45th Street. Widen the existing concrete bridge over C-17 canal to accommodate the bike lanes. Provide signal mast arms for all DDI interchange movements and replace existing signals span wire to mast arms at Northpoint Blvd. and N. Congress Ave. Provide overhead span sign structures on SR-9/I-95 NB and SB off-ramps. Provide overhead cantilever sign structures within the DDI interchange. Remove existing sheet pile weir structure at C-17 canal. Other improvements include Signing & Pavement Markings, Signal Interconnection, Pedestrian Signals, Lighting, ITS Travel Information System, existing Tree Relocation and Irrigation System. MGV is responsible for Design Survey, Subsurface Utility Engineering, Right-of-Way Mapping, and Parcel Acquisitions. *Transystems | Ian Biava, PE (954) 653-4700, ibiava@transystems.com | 10/2020 thru On-Going | Subcontract Amount: $119,969.76*



Carlos Alonso, PSM, EI

Surveying & Mapping

Mr. Carlos Alonso is one of our licensed Surveyor & Mappers on staff. Mr. Alonso has over 27 years of experience in the surveying field. He is proficient with CAICE, GEOPAK, Microstation, AutoCAD, Trimble, GPSurvey, and Trimble Geomatics Office, Hector, EFBP, Terramodel as well as numerous other survey and office software. In addition, he has field experience with several instruments and data collectors including Trimble GPS units, TSC1, TSCE, ACU, Robotic Total Stations, and levels, Ashtech GPS units and a variety of other total stations, levels, and instruments. Mr. Alonso is up to date with the current technology and is well trained with the latest technology, Laser Scanning. He is very familiar with the preparation of: Design Surveys, Right-of-Way Control Surveys, Right-of-Way Mapping, Construction Layouts, As-built Surveys, Drainage Surveys, and many more.

Years of Experience
27

Years with MGV
20

Education
BS Civil Engineering, Florida International University, 2007

AS Land Surveying, Miami Dade College, 2003

Registrations
Professional Surveyor & Mapper, Florida License No.: LS6669 07/22/2008

Engineering Intern, Florida License No.: 1100011603, 07/03/2007

Professional Affiliations
Surveying & Mapping Society of Florida

Surveying Experience
Manuel G Vera & Assoc., Inc (2005-Present)

Weidner Surveying & Mapping (1999-2005)

Fernando Z. Gatel, Inc. (1998-1999)

Weidner Surveying & Mapping (1997-1998)

M.G. VERA & ASSOCIATES

Project Experience

FDOT District 4, Continuing Services for Survey, Mapping, and SUE (C-AG53)
Task driven contract performing miscellaneous Survey and Mapping services in Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties, and all municipalities within the district. Services include, but are not limited to: Field Surveys, Historical Baseline and Existing Right of Way Determination, Global Positioning System (GPS) Surveys, Monumentation Surveys, Bathymetric Surveys (which includes single beam, multi beam and side scanner sonar capabilities), Utility Designation and Excavation (including Underwater Utilities), Tree Surveys (trees identified by an Arborist or Landscape Architect), Right of Way Control Survey Maps, Right of Way Maps, Maintenance Maps, Right of Way Monumentation Maps, Boundary Surveys, Quality Assurance Reviews, Expert Witness Testimony, Title Search Plotting Maps, Title Document Review and Analysis, Sketches, Parcel Staking, and Legal Descriptions. *FDOT District 4 | Jeffery Smith (954) 777-4560, jeffery.smith@dot.state.fl.us | Role: Principal-In-Charge | 11/2021 thru On-Going | Contract Amount: $5 Million*

Broward County Professional Services for Continuing General Engineering Consulting Services for Rail Activities
MGV is subcontracted by TY Lin International to provide design-survey and right-of-way services under the contract TRN2125465P1. TY Lin | *Vikas Jain, AICP, GISP* | vikas.jain@tylin.co | *(954) 308-3353 | 11/2023 to Ongoing | Contract Amount: Per project.*

SR84 WB U-Turn DTM, Broward County, FL
MGV is responsible for preparing a complete Design survey, which includes the establishment of horizontal (NAD 83/90) and vertical control (NAVD 88) networks, the establishment of the Historic survey baseline and right of ways along the project limits, the creation of Topographic surveys and Digital Terrain Model (DTM/3D) in 3D laser scanning, as well as Cross Sections, Drainage Survey, Baseline Survey, and Right of Way Lines. *BCC Engineering, Inc. | Carlos Alcantara, PE (954) 9281828, calcantara@bcceng.com | 01/01/2022 thru 04/30/2022 | Contract Amount: $24,825*

Pembroke Rd. (US 27-SW 160 Ave) Miramar- Mobile LiDAR
MGV conducted a Mobile LiDAR service for Pembroke Rd. (US 27-SW 160 Ave) in Miramar. The deliverables for this project include Mobile LiDAR control target specifications and location requirements, calibrated LiDAR point clouds in State Plane Coordinates (. PTS format), undistorted and georeferenced digital photography for the project corridor (JPG format), a tiling scheme to be provided (shapefile, Microstation, or AutoCAD), and the Cyclone file. Craven *Thompson | Richard D. Pryce, PLS/PSM rpryce@craventhompson.com (954) 739-6400 | 02/01/2022 thru 03/25/2022 | Contract Amount: $20,000*



Education

2018

Master of Business Administration (MBA)
Louisiana State University (LSU), Shreveport, LA

2013

Master of Engineering – Civil Engineering
University of Florida (UF), Gainesville, FL

2012

Bachelor of Science in Civil Engineering
University of Florida (UF), Gainesville, FL

Licenses

- Registered Professional Engineer, #83239, Florida
- Registered Special Inspector, #83239, Florida
- Florida Engineering Leadership Institute (FELI) of 2017
- PTI – Post Tension Inspector – Level I/II
- ACI – Concrete Construction Special Inspector
- ACI – Concrete Field Certified
- ICC – Structural Steel and Bolting Special Inspector
- ICC – Structural Masonry Special Inspector
- ICC – Soils Special Inspector

Expertise

- Geotechnical Engineering
- Structural Inspection & Analysis
- Quality Control & Testing (Asphalt, Concrete, Earthwork, Aggregates)
- Project Management
- Stormwater Management
- Radiation Safety & Training

Affiliations/ Memberships

- American Society of Civil Engineers (ASCE)
- Florida Transportation Builders' Association (FTBA)
- Florida Engineering Society (FES)
- American Concrete Institute (ACI)
- International Code Counsel (ICC)
- Post-Tensioning Institute (PTI)

Wesley C. Foster P.E, S.I, M.B.A

Environmental Engineering | Geotechnical Engineering

With over a decade of experience in geotechnical engineering, Mr. Foster brings extensive expertise to the Florida Private Provider sector, specializing in subsurface exploration, soil testing, and geotechnical evaluations. His portfolio spans both public and private projects, with a particular emphasis on Florida's diverse and challenging construction environment. His responsibilities include overseeing code compliance, managing subsurface investigations, conducting laboratory assessments, coordinating geotechnical engineering services, and preparing comprehensive geotechnical reports, alongside construction material testing and inspection.

Mr. Foster's background is extensive in geotechnical engineering, including private provider plan reviews and inspections, threshold building inspections, construction material testing, and engineering management. He has successfully led operations for companies focusing on geotechnical services, construction materials testing, and inspections. Additionally, Mr. Foster has managed Building Department contracts both as a primary and secondary consultant and holds credentials as a licensed Professional Engineer and Special Inspector in Florida.

His skill set includes coordinating geotechnical investigations, managing a wide range of private provider plan reviews and inspections, and overseeing material testing and construction inspection services. He leads teams in performing critical geotechnical tests, such as deep foundation assessments, soil analyses, concrete and asphalt pavement evaluations, structural steel inspections, and fireproofing and waterproofing assessments. Mr. Foster's project management expertise extends to ensuring compliance with geotechnical standards for soils, concrete, asphalt, and reinforcing steel across a variety of industries.

Experience

Palm Beach County Geotechnical and Materials Testing Contract
Palm Beach County, Florida
Principal Engineer
Palm Beach County Geotechnical and Materials Testing Contract involved providing geotechnical consulting and engineering, threshold inspections, and construction materials testing for a wide range of infrastructure and facility projects throughout Palm Beach County. Services included soil and geologic evaluations, stability analysis, field and laboratory testing of soils, concrete, asphalt, and masonry, as well as field inspections to ensure compliance with construction standards. Mr. Foster served as Project Administrator responsible for managing personnel, coordinating geotechnical evaluations, and overseeing inspection and testing services for various roadway, facility, and utility projects, including Hood Road, Clint Moore Road, PGA Boulevard, Seminole Pratt Whitney Road, the Palm Beach County Convention Center Parking Garage, and numerous others.

FAU Schmidt Family Complex, Boca Raton - Palm Beach County
Principal Engineer
The Schmidt Family Complex for Academic & Athletic Excellence at Florida Atlantic University (FAU) will be a state-of-the-art education and athletic facility which will include 121,000-sq.-ft. of new construction (offices, classrooms for the MBA Sport Management program, weight and training room, etc.), 20,000-sq.-ft. of locker room and support space to be renovated within the existing stadium, as well as construction of two new outdoor football practice fields. Mr. Foster served as the Private Provider, Threshold Inspector and Project Administration responsible for providing Geotechnical Engineering recommendations, Construction Material Testing, Vibration Monitoring, Floor Flatness/Levelness Testing, Threshold Inspections and Private Provider Plan Review and Inspections.

PBC Vista Center Expansion
Principal Engineer
The Palm Beach County Vista Center Expansion project involved the addition and renovation of office and public service facilities at the county's primary governmental complex. The project included sitework, structural enhancements, utility upgrades, and new construction to support increased operational capacity. Mr. Foster served as Project Administrator responsible for overseeing geotechnical services, construction materials testing, and threshold inspections, including evaluation of soil conditions, field and laboratory testing of construction materials, and ensuring compliance with county and FDOT standards throughout the expansion process.

Legent Health Delray Beach, Palm Beach County, FL
Principal Engineer
Mr. Foster served as the Principal Engineer overseeing geotechnical engineering services for this construction. The project involved the ground-up development of a 34,000 sq ft specialty surgical hospital, with a total construction cost of about $21 million. Mr. Foster managed the geotechnical scope, which included conducting subsurface investigations, performing laboratory analysis, and delivering foundation design recommendations to support the surgical suites, imaging facilities, recovery areas, and infrastructure systems.



Nadia G. Locke, PE, LEED AP

Environmental Engineering

Ms. Locke has been providing professional environmental and engineering consulting services for over 30 years. During her career, she has worked in many facets of environmental consulting including Project Development and Environment (PD&E) Studies, environmental audits, site assessment and remediation, stormwater design, sanitary sewer planning, environmental permitting, climate change impact evaluation, grant assistance, wetland mitigation design, endangered species relocations, Brownfields, community involvement, and training. Ms. Locke has provided litigation support for the Florida Department of Transportation (FDOT), Miami-Dade Aviation Department, Barry University, and private entities.

AT A GLANCE.

Contact
nlock@res.us | 954.937.9678

Years of Experience
37 years

Education
- BS, Materials Science and Engineering, University of Florida, 1988

Certificates | Licenses
- Registered Professional Engineer, Florida #58676 | Received: 2002
- LEED AP Neighborhood Development
- Certified FDEP Stormwater, Erosion, and Sedimentation Control Inspector #3263 and Instructor #130
- OSHA 40 Hour HAZWOPER / 8 Hour Site Supervisor
- PADI Advanced | NAUI Open Water Diver

SELECT WORK EXPERIENCE

Professional Engineering and Architectural Services Contract, City of Doral, Miami-Dade County, Florida

RES has provided a variety of consulting services to the City of Doral through their Professional Engineering and Architectural Services Contract. Services have included grant writing, a city-wide tree inventory conducted in three phases, a city-wide planting plan, educational programing and materials related to tree care and an environmental sampling project conducted to investigate odor complaints. Ms. Locke provides technical review and oversight for the project correspondence and reports.

Districtwide Mitigation, Wildlife and Environmental Services Contract, FDOT District Four, Florida

RES maintains a contract to provide mitigation and other environmental consulting services to the Planning and Environmental Management Office. Under this contract, RES assists FDOT in identifying and developing mitigation projects to offset future unavoidable wetland impacts. Specifically, RES manages the District Four mitigation ledger, provides agency coordination, conducts wetland and wildlife studies and prepares NEPA documentation. Work also includes reviewing new roadway and bridge projects for compliance with NEPA. Ms. Locke provides quality assurance reviews of project documents.

General Environmental Engineering Services, City of Fort Lauderdale, Broward County, Florida

Ms. Locke is the contract manager and has provided QA/QC for our contract for general environmental engineering consulting services for the City of Fort Lauderdale. Services conducted include emergency response; Phase I and Phase II ESAs; wetland surveys/monitoring, endangered species surveys and relocation permitting; benthic (seagrass) surveys; IAQ / asbestos surveys, NEPA assessments for federal funding, contamination assessment and remediation planning. Some services have been provided to assist in ensuring environmental compliance for LAP projects.

Atlantic Housing Partners, Various Sites throughout Florida

Since 2005, RES has been providing environmental consulting services for Atlantic Housing Partners. Services regularly include Phase I ESA portfolios once or twice each year. When Recognized Environmental Conditions are identified, Atlantic Housing Partners engages us to conduct Phase II ESAs. On a few occasions, they have purchased contaminated properties and we have conducted full assessment and remediation. Notable projects include Lakewood Pointe Brownfield Site and Rolling Green.

General Environmental Engineering Services, City of Miami Beach, Miami-Dade County, Florida

Ms. Locke is the contract manager for an ongoing contract to conduct miscellaneous environmental services. Tasks conducted to date include preparation of spill prevention control and countermeasure plans for 12 facilities including pump stations, fire stations, public works yard, Miami Beach Golf Club and the Convention Center and contamination assessment of the green waste facility. RES is supporting the City in seeking conditional closure for contamination issues at a former solid waste facility and golf course. We recently completed a hydrogeological and mapping study for the City to use in considering sea level rise in future infrastructure development.



Junnio Freixa

Environmental Engineering

Junnio Freixa is a scientist and project manager providing support in field investigations, environmental site sampling, and Phase I and Phase II Environmental Site Assessments (ESA), regulatory reporting, and GIS applications. He is experienced in Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs) and has conducted field sampling efforts including air, soil and groundwater sampling. Mr. Freixa supports the environmental team in preparing regulatory reports, drafting GIS figures, data validation and evaluation and field activities.

AT A GLANCE.

Email
jfreixa@res.us | 754.778.0487

Years of Experience
8 years

Education
- BA, Environmental Studies, Florida International University, 2012

Certificates | Licenses
- FAA Drone Pilot Certificate No. 4682797
- FDEP Stormwater Erosion and Sedimentation Control Inspector
- Advanced Open Water Diver

Additional Information
- Underwater ROV Operator
- Postbaccalaureate Certificate in GIS
- OSHA 40 Hour HAZWOPER
- Part 46 MSHA Surface Mine Training
- Spotter Training for Solid Waste Facilities
- Enriched Air Diver
- Emergency Oxygen for Scuba Diving Injuries
- BLS/CPR and First Aid

SELECT WORK EXPERIENCE

General Environmental Engineering Consulting Services, City of Fort Lauderdale, Broward County, Florida

RES holds a consulting contract to conduct miscellaneous environmental services for the City. Services conducted include emergency response to contamination identification during construction of a fire station; environmental reviews to comply with HUD Community Development Block Grant requirements; Phase I and Phase II ESAs; Opinion of post landfill closure costs; contamination assessment and remediation design; asbestos and indoor air quality surveys; development of construction documents for working in contaminated areas; endangered species surveys, permitting and relocation; benthic surveys, NPDES (stormwater permit) support; and grant support. Under this contract Mr. Freixa is currently managing a soil assessment of the One Las Olas property.

Pompano Beach Sports Complex/Sabal Golf Course Brownfield, City of Pompano Beach, Broward County, Florida

This former golf course was assessed by others under a Treasure Coast Regional Planning Council Brownfields grant. Following completion of the grant-funded activities, the City of Pompano Beach engaged RES to conduct the cleanup activities. Using the historic assessment information, RES conducted additional assessments and assisted the City with hiring a contractor to implement the remediation. RES provided consulting and oversight throughout the remedial activities along with the follow-up regulatory coordination and reporting. This $1M cleanup was completed within two months. Mr. Freixa conducted groundwater and soil sampling activities and drafted all project figures. The project has been approved for conditional closure based on the completion of the remedial scope proposed by RES and impact delineation data compiled by RES.

Hollywood Beach Park Mooring Fields, Broward County, Florida

RES performed sediment sampling activities to assist Broward County Parks and Recreation Division with sediment analysis of approximately 12,000 cubic yards of material to be dredged from the Hollywood North Beach Park Mooring Field area. The County engaged RES to evaluate if the material is contaminated, non-contaminated, or hazardous waste and its potential for re-use. Mr. Freixa coordinated and performed the sediment sampling using an AMS Soggy Bottom sediment core sampler. He also drafted the Sediment Characterization and Disposition Evaluation Letter Report for this project. RES was also engaged to conduct benthic resource and mangrove delineation survey for this project. Mr. Freixa also assisted with the GIS mapping components for this project.

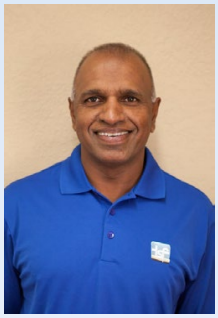
PortMiami Environmental Permit Compliance Support Services, Miami-Dade County, Florida

RES was engaged by Fincantieri Infrastructure Florida, Inc. to provide permit compliance support for the proposed improvements to cruise ship berths 8 and 9 at PortMiami in Miami, Florida. RES conducts turbidity monitoring and endangered species monitoring in general accordance with the permits issued for the project. Mr. Freixa conducted sheet pilling inspections for turbidity leaks using an Underwater Remotely Operated Vehicle (ROV) and an aerial drone (DJI Mavic Pro 2).

RAJ KRISHNASAMY, P.E.

Geotechnical Engineering

38 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BS in Civil Engineering, Christian Brothers University, 1987

Diploma Electronic Engineering, Malaysian Air Force Institute, 1984

Professional Organization and Registration

Professional Engineer: Florida, 53567

Water Well Contractor, Florida, 11346

Certified OSHA Supervisor

Certified Environmental Consultant

Professional Experience

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of TSFGeo, is a Florida Registered Geotechnical Engineer with more than 38 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. His experience consists of successfully completing over 7,500 public and private projects. He serves as Project Manager for continuing contracts with over 20 Florida public agencies. He has a history of repeatedly retaining those contracts through successful, cost-effective, and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him with "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

Relevant Project Experience

Seneca Town Center, Pembroke Park, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Construction Materials Testing and Inspection Services for the development at Seneca Town Center. Development consisted of Restaurant/Retail Stores, a Grocery Store, Learning Center, 2-Story Parking Garage, Asphalt Parking Lots, Sidewalks, and Curbs. Services included concrete sampling, building inspections and reporting. TSFGeo technicians performed field density tests, concrete compressive strength tests, and sample pickups. Provided Building Inspectors to observe reinforcing.

3300 Hallandale Beach Boulevard Office Building, Pembroke Park, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for the construction of a one-story office building at 3300 Hallandale Beach Boulevard. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, site preparation procedures and engineering inspections.

Chaves Lake Park and Sunrise Park, Hallandale, Florida. Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for the development of Chaves Lake Park and Sunrise Park. The development at Chaves Lake Park consisted of security lighting, picnic shelters, pedestrian walking/exercise trail, Boat Canoe Rental Building with office, restrooms, storage and concession and onsite parking. The development at Sunrise Park consisted of a restroom building, walking trail, security lighting, playground with rubberized surface and shade cover, Canoe Rental picnic shelter and Basketball or Mini Soccer Fields. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, soil parameters, site preparation procedures, pavement and engineering inspections.

KUMAR VEDULA, P.E.

Geotechnical Engineering

29 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BE in Civil Engineering, Andhra University, 1992

Professional Organization and Registration

Professional Engineer 54873

American Society of Civil Engineers, Past President (Broward Branch)

Professional Experience

Mr. Kumar Vedula, P.E., Principal Engineer of TSFGeo, is a Florida Registered Professional Engineer, has over 29 years of experience providing engineering services for a wide variety of geotechnical projects involving foundation design, slope stability analysis, WEAP analysis and interpreting PDA reports, excavation support, and construction inspection. Mr. Vedula's extensive experience includes foundation inspections (shallow and deep foundations), soil modification (dynamic compaction, stone columns), preloading, excavations, backfilling, and post-construction monitoring. He has served as a principal inspector on numerous surcharging and settlement evaluations of organic laden soils assignments. His project experience includes 300+ geotechnical engineering studies for various project types including parks, piers, shoreline stabilization, dredging, bridges, roadways, utilities, high-rise buildings, schools, and government facilities. Mr. Vedula has authored, and co-authored papers published in national and international publications.

Relevant Project Experience

3300 Hallandale Beach Boulevard Office Building, Pembroke Park, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for the construction of a one-story office building at 3300 Hallandale Beach Boulevard. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, site preparation procedures and engineering inspections.

Flanigan's and Big Daddy, Hallandale Beach, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Services for the development of Flanigan's and Big Daddy's buildings, future Bank, and parking areas. Provided a geotechnical engineering report which included evaluations and recommendations regarding site preparation, foundations, floor slabs, utilities, pavement and construction considerations regarding excavations and dewatering.

Chaves Lake Park and Sunrise Park, Hallandale, Florida. Mr. Vedula was the Principal Engineer for the Geotechnical Engineering Study for the development of Chaves Lake Park and Sunrise Park. The development at Chaves Lake Park consisted of security lighting, picnic shelters, pedestrian walking/exercise trail, Boat Canoe Rental Building with office, restrooms, storage and concession and onsite parking. The development at Sunrise Park consisted of a restroom building, walking trail, security lighting, playground with rubberized surface and shade cover, Canoe Rental picnic shelter and Basketball or Mini Soccer Fields. Provided a geotechnical engineering report which included evaluations and recommendations regarding foundations, ground floor slabs, utilities, construction excavation and dewatering, soil parameters, site preparation procedures, pavement and engineering inspections.

JOSE A. VIDAL, AIA, LEED AP

Architecture | MEP

Mr. Jose A. Vidal is the President of V3 Architectural Group, Inc., an award-winning, full-service architecture and interior design firm based in Miami, Florida. With an unwavering dedication to design excellence and client satisfaction, Mr. Vidal is personally committed to every project, ensuring continuous involvement from the initial programming stages to the project's completion.

A Cum Laude graduate with a Bachelor of Architecture from the University of Miami, Mr. Vidal brings over 32 years of experience in architecture, planning, and interiors across both public and private sectors. His extensive portfolio includes work in residential, commercial, retail, corporate, industrial, hospitality, education, planning, government projects, and historic preservation. In the design-build arena, Mr. Vidal has successfully managed numerous fast-tracked projects that remained operational during construction.

Mr. Vidal is actively engaged in all phases of design and construction, overseeing projects from planning and programming to construction supervision and final turnover. His deep knowledge of various project delivery methods, including conventional, construction management-at-risk, and design-build, adds significant value to any project. From the outset of each project, Mr. Vidal places a strong emphasis on architectural scale, proportion, function, and durability. He approaches every design as a unique challenge, free from predetermined styles, ensuring that each project responds to the client's specific aesthetic guidelines and needs. By immersing himself in a detailed analysis of the client's lifestyle, tastes, and operational needs, Mr. Vidal crafts projects that possess a distinct architectural identity.

Mr. Vidal's dedication to design excellence, quality, integrity, and client satisfaction is the cornerstone of V3 Architectural Group's success.



Availability for this Contract

100%

Years of Experience

32

Work History

V3 Architectural Group, Inc.
2011 – Present

STA Architectural Group, Inc.
2003 – 2011

Bermello, Ajamil & Partners, Inc.
2002 – 2003

Sackman & Partners
1997 – 2002

Robert Bradford Browne Architects
1993 – 1997

Education

Bachelor of Architecture, 1993
University of Miami

Associate of Architecture, 1992
Miami-Dade College

Licenses / Certifications / Training

Registered Architect
Florida No. AR94535, 2008

NCARB Certification No. 65704

LEED AP, 2009

American Institute of Architects (AIA), Miami Chapter, No. 30128262

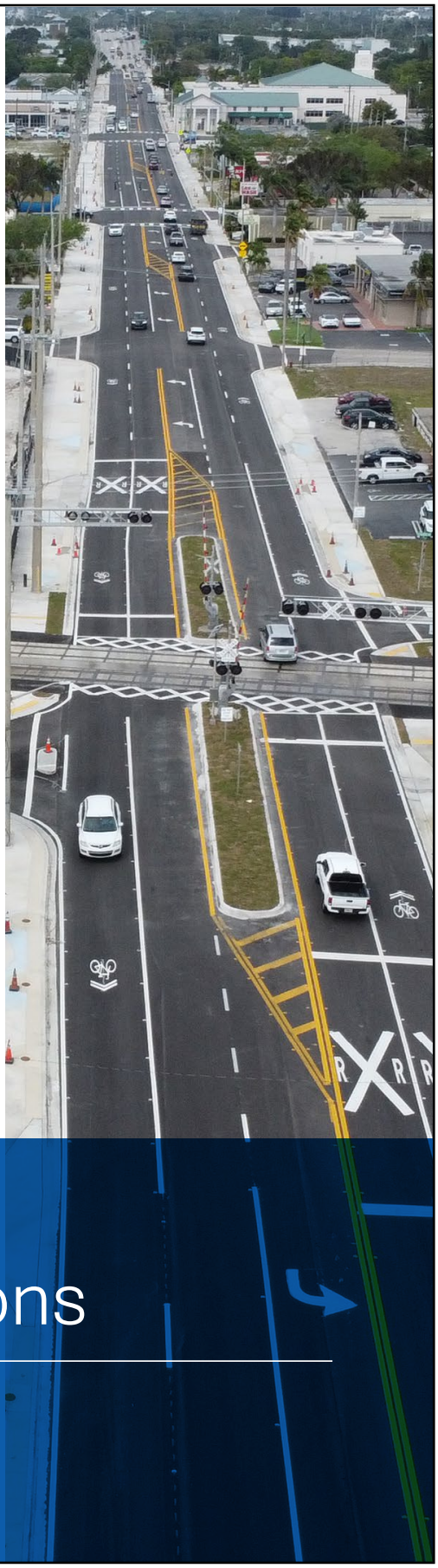
PROJECT EXPERIENCE

Golden Glades Multimodal Transportation Facility, Miami, FL. This is a transportation hub serving as an effective center of activity for MDTPW's vision of desired modal connectivity. Integrates a 2,450 car multi-story parking garage; pedestrian **bridge**; landscaping, hardscaping. Gateway features, 14 bus bays and 860 FT. total length of layover area; bus driver's break lounge; transit hub building, Intercity Bus Terminal, and Bus hub. **Contract Amount:** $ 57 million; **Role:** Project Architect/Interior Designer; **Client:** Florida Department of Transportation; **Reference:** Fernando Sanchez**,** (305) 615-3272; **fsanchez@lead-ec.com**; Delivery Method: Design/Build; **Start/End Dates**: 2018 to 2021.

Dolphin Station Park-and-Ride Transit Terminal Facility, Miami-Dade County, FL. 552,366 SF Park-and-Ride with 819 parking spaces. Project includes transit hub, trucker's lounge, bus bays, and pedestrian canopies. **Contract Amount:** $16.9 million; **Role:** Project Architect; **Client:** MDX; **Reference:** Ariel Millan, (305) 302-2789, amillan@bcceng.com; **Start/End Dates:** 06/2016 to 06/2018.

Doral Meadow Park Renovations Doral, FL. The project consists of the design, engineering, and construction efforts to enclose the existing covered outdoor patio space to provide 800 square feet of multi-purpose indoor recreation space. The men's and women's restrooms are to be completely renovated and brought to the latest applicable codes; including new stall partitions, ADA bathroom fixtures, mirrors, and handlebars as needed. **Key Features:** Building Remodeling; New Construction; Architectural Design; Renovation; Multi-Purpose Space; Recreation Space; Conference Room; Restroom Modernization; ADA Accessibility. **Contract Amount:** $1.2 million; **Role:** Project Architect/Interior Designer; **Client**: APCT Engineers; **Reference:** Antonio Acosta, (305) 592.7283, AGAcosta@APCTE.com; **Start/End Dates:** 2020/2020

Doral Government Center Improvements, Doral, FL. The project consists of miscellaneous Tenant Improvements to the Doral City Hall building located at 8401 NW 53rd Terrace in Doral, Florida. The project scope includes space planning, a new recording studio, security glazing, A/C and IT rooms remodeling. **Key Features:** Building Remodeling and/or New Construction; Interior Design; Space Planning; ADA Accessibility Architectural Design; Remodeling. **Role:** Project Architect/Interior Designer; **Client**: City of Doral/APCT Engineers; **Reference:** Carlos M. Gil-Mera, (305) 592.7283, cmgil@apcte.com**; Start/End Dates:** 2020/2020.



B. Project Descriptions

HBC

1 | Architectural Services



ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Brothers to the Rescue Restoration & Relocation, Hialeah Gardens, FL
Brothers to the Rescue Monument Restoration and Relocation. SR 25 / Okeechobee Rd from E of NW 116 Way to E of NW 87 Avenue. Project consists of the restoration and relocation of the Brothers to the Rescue Monument; which was created to commemorate four Brothers to the Rescue fliers that were shot down and killed on the orders of Fidel Castro while they flew two civilian planes through international airspace in a search and rescue mission for Cuban rafters. Scope of work involves Architecture, Historic Preservation, Mechanical and Electrical Engineering coordination with FDOT and the City of Hialeah Gardens. **Relevant Features include:** entrance monument, public use, lighting, and ADA compliance.

Role: Project Architect
Cost: $216 M
Client: BCC Engineering
Reference: Oscar Oliva 305.670.2350, ooliva@bcceng.com





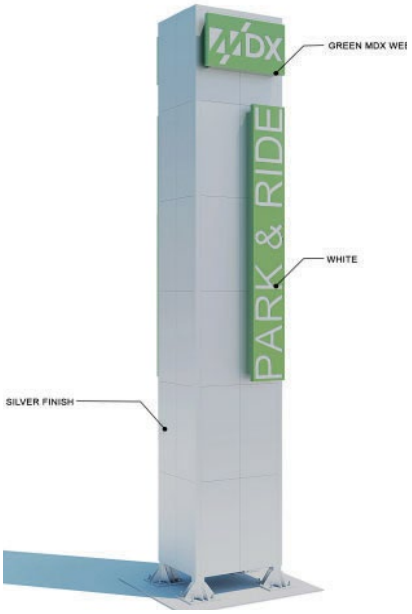


ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Golden Glades Multi-Modal Transportation Facility, Miami-Dade County, FL

V3 Architectural Group provided Architectural and Interior Design services for the Golden Glades Multimodal Transportation Facility in Miami-Dade County. The Florida Department of Transportation in conjunction with Miami-Dade County is upgrading and enhancing the mobility at the existing Golden Glades Multimodal Transportation Facility. To maintain project safely, there was periodic pedestrian detours and the relocation of bus stops within the Golden Glades Multimodal Transportation Facility. The construction was phased over an estimated three and a half years to minimize impacts to the public, during special events, and peak periods of traffic. Construction began December 17, 2018 and was completed in 2021. **Relevant Features include:** Entrance Monument, Upgraded And New Bicycle Paths, Sidewalks, Walkways, Platforms, Bicycle Parking And Lockers And New Multi-Bay Bus Terminals.



Role: Project Architect
Cost: $57 M
Client: FDOT/Lead Engineering Contractors
Reference: Fernando Sanchez | 305.615.3272 | Fernando Sanchez





ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Dolphin Station Park-And-Ride Transit Terminal Facility Miami-Dade County, FL

V3 Architectural Group provided Architectural and Interior Design services for the Dolphin Station Park-and-Ride Facility. The project was a collaboration between MDX, Miami-Dade County Department of Transportation and Public Works and the Florida Department of Transportation District Six. The transit facility will support Miami-Dade County's SR 836/Dolphin Expressway Express Bus Service, provide a terminus or stop for several local bus routes serving the Dolphin Mall and the cities of Sweetwater and Doral, as well as serving a potential future east-west commuter rail service on the CSX line. The planning, design and construction of the Dolphin Station, at the request of Miami-Dade County was fast-tracked. The Dolphin Station Park-and-Ride Transit Terminal Facility sits on 12.68 Acres and is consist of 552,366 SF of Park-and-Ride space. This project includes a transit hub, trucker's lounge, bus bays, pedestrian canopies, and 819 parking spaces.

The total estimated cost is $16.9 million. The plan was completed in 2018. Technical duties performed on this project by V3 Architectural Group included: Planning, Programming, Design, ADA Consulting, Land-use planning, preparation of Construction Documents, Permitting, Construction Supervision, and Construction Administration services for the project. V3 also provided coordination of the inspections with Ownership and the General Contractor. Comprehensive management systems were put in place for pre-construction activities, budgeting/cost estimates, project scheduling, furniture and site accessory deliveries coordination with furniture vendor, Client, and General Contractor. V3 performed post-construction activities to identify HVAC test and balance, adjustment to lighting, and modifications to site drainage. In addition, V3 also performed shop drawing review and approval, responses to RFI, Site Visits, preparation and submittal of punch lists, as-built plans, record drawings, and close-out documents. ADA Consulting Services included the coordination of public/private accessibility, elevators, ramps, guardrails, hardware selection, and audible/visual components. Land-use planning for 12.68 Acres of public property. V3 worked in conjunction with Design-Criteria Consultant to ensure the proposed Land-use met all code criteria. **Relevant Features include:** collaboration between multiple agencies, pedestrian canopies, public use, lighting, site drainage modifications, land-use, and ADA compliance.



Role: Project Architect
Cost: $16.9 M
Client: MDX Miami Dade Expressway Authority / BCC Engineering
Reference: Ariel Millan | 305.302.2789 | amillan@bcceng.com

ARCHITECTURAL GROUP

RELEVANT PROJECT / REFERENCE

Doral Meadow Park Renovations Doral, FL

V3 Architectural Group and A&P Consulting Transportation Engineers were selected as Design-Build Team for the Doral Meadow Park Renovations and supporting infrastructure including utilities project located at 11555 NW 58th Street, Doral, Florida. The project consists of the design, engineering, and construction efforts to enclose the existing covered outdoor patio space to provide 800 square feet of multi-purpose indoor recreation space. The existing covered area is to be enclosed with storefront windows and glass double doors. A manually operated roller shade shall be provided on all multipurpose indoor space openings to keep the room cool, block the sun's glare as needed, and help the air conditioner system work more efficiently. The existing building north wall will be modified, the existing roll-up door removed, and a door provided to connect this new recreation space to the adjacent kitchenette area which is to be reduced to about 60 square feet. The existing conference room space is to become a high-tech conference room by adding speakers, and a tv screen. The men's and women's restrooms are to be completely renovated and brought to the latest applicable codes; including new stall partitions, ADA bathroom fixtures, mirrors, and handlebars as needed. The existing office space is to be modified and the existing IT equipment will be taken out of the office and placed in a new separate room next to the office. A fresh coat of paint shall be applied to the building exterior. Other façade treatments include two (2) decorative artificial green walls on the west side of the building. A new hardscaped area of approximately 700 square feet will be constructed off the northwest building quadrant, this area is to be used as a plaza with a new shade system and site furniture. The project will include the latest building code, life-safety, fire protection, electrical, plumbing, mechanical, HVAC, communication infrastructure, landscaping, ADA (American with Disabilities Act), and energy efficiency codes. Additionally, it will comply with all requirements established by Miami-Dade Water and Sewer, and other agencies having jurisdiction over the project. **Relevant Features include:** renovation, public use, multi-purpose indoor/outdoor space, recreation space, ADA accessibility, pedestrian shade system and site furniture,and communication infrastructure.



Role: Project Architect
Cost: $1.2 M
Client: APCT Engineers
Reference: Antonio Acosta | 305.592.7283 | AGAcosta@APCTE.com

Related Experience:

The following projects exemplify our qualifications and demonstrate how our services align with those required.

Reference #1:

Citrus Health Network
Maria Alonso, COO
4175 W. 20th Avenue
Hialeah, FL 33012
Phone: 305-424-3100
Email: maria@citrushealth.com

JSA group Inc. Provides continuing architectural consulting services to Citrus Health Network since 2016.

Project #1:

Citrus DCF Property
20600 NW 47 Avenue
Miami, FL 33025

Description of Work: Citrus / DCF Property – New construction of building to house a 50 bed Statewide Mandated Impatient Psychiatric Program.
Contracted Professional Services: Zoning Approval Process, Construction Documents for the Demolition of existing Structure, Pre-Design, Cost Estimating, Design Development, Construction

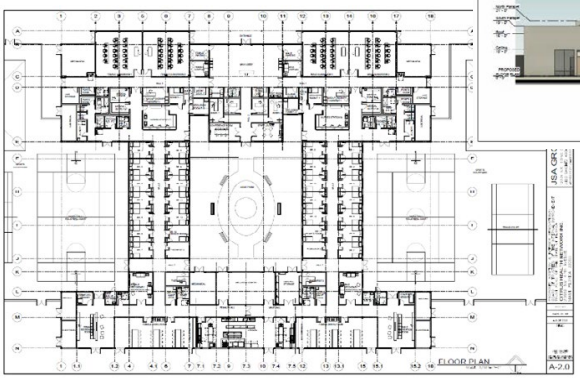


Documents, State and Local Fire Marshal Approval Process, Permitting, Construction Administration, Close Out and Warranty services. Project Square Footage: 34,742 Sq Ft

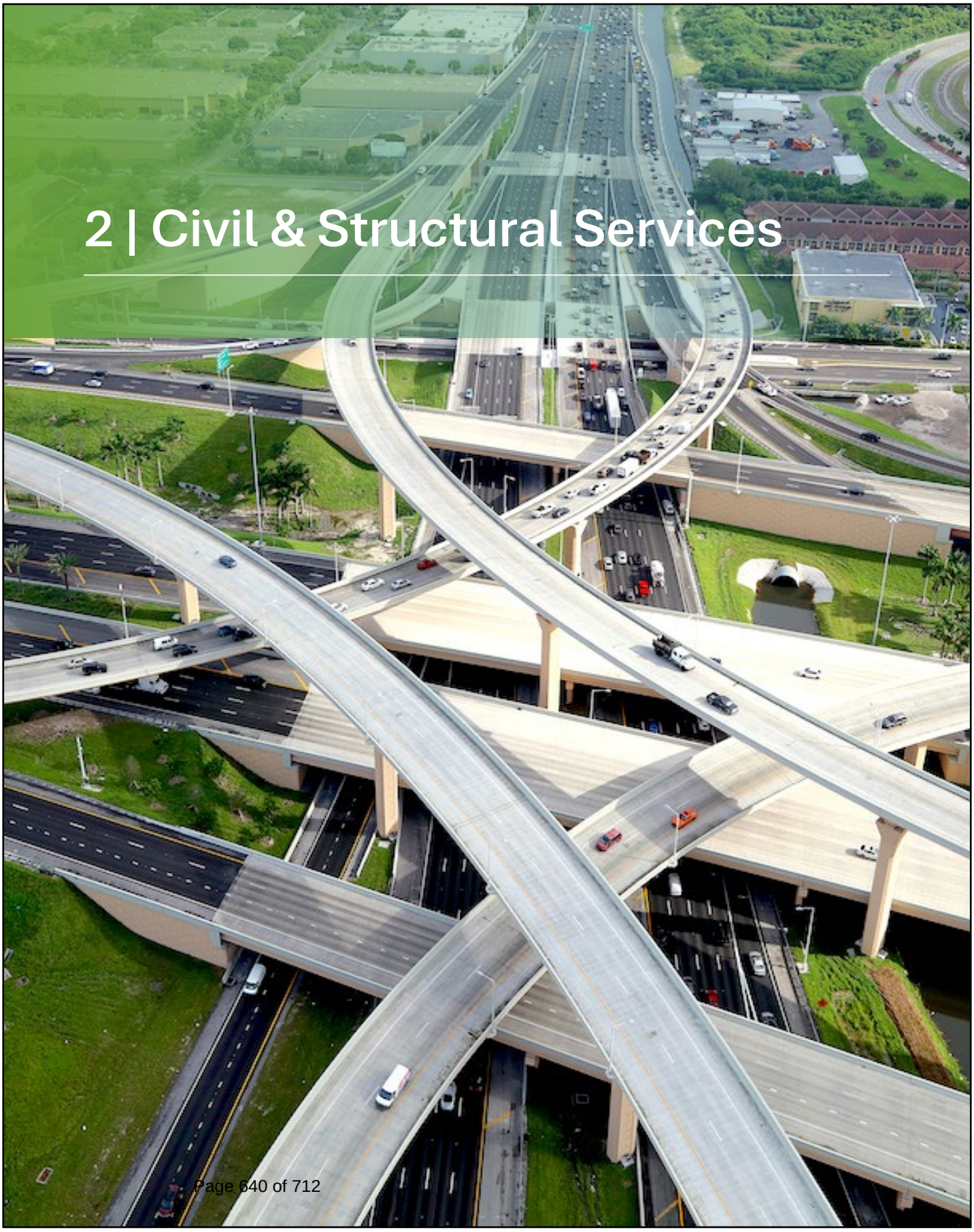
Completion Date expected for last quarter of 2025
Construction Cost: $25 Million
Professional Service Fees: $240,000







2 | Civil & Structural Services



Design Build Services for the Reconstruction of NE 2nd Ave from NE 20th Street to NE 36th Street

Miami-Dade County Department of Transportation and Public Works



HBC is providing comprehensive design-build services for the reconstruction of NE 2nd Avenue from NE 20th Street to NE 36th Street. This project includes roadway reconstruction, stormwater system upgrades, pedestrian and traffic enhancements, and utility improvements to enhance mobility, drainage, and infrastructure resilience.

HBC's role includes engineering design, construction documentation, permitting, and project coordination to ensure seamless execution. The project involves:

- **Roadway & Pedestrian Improvements** – Full roadway reconstruction, new sidewalks, curb and gutter installation, pavement markings, signage, and decorative lighting.
- **Stormwater & Drainage Upgrades** – Design of a new stormwater management system to improve drainage and mitigate flooding.
- **Utility & Water Main Installation** – Design of 4,600 linear feet of 16-inch ductile iron pipe (DIP) water main and 1,500 linear feet of 12-inch DIP water main, including all appurtenances.
- **Traffic & Signalization Enhancements** – New traffic signals, pavement markings, and traffic signage for improved safety and flow.

Location
Miami, FL

Dates
5/2023 - 7/2024

Budget
HBC Fee: $805K
Construction Cost: $11.5M

Reference
Alejandro Sauleda, PE
(305) 375-4866
Alejandro.Sauleda@miamidade.gov

Key Components
Roadway reconstruction, stormwater system, sidewalks, curbs, pavement markings, signage, signalization, lighting, landscaping, utility installation, traffic control, permitting, public involvement, project coordination.

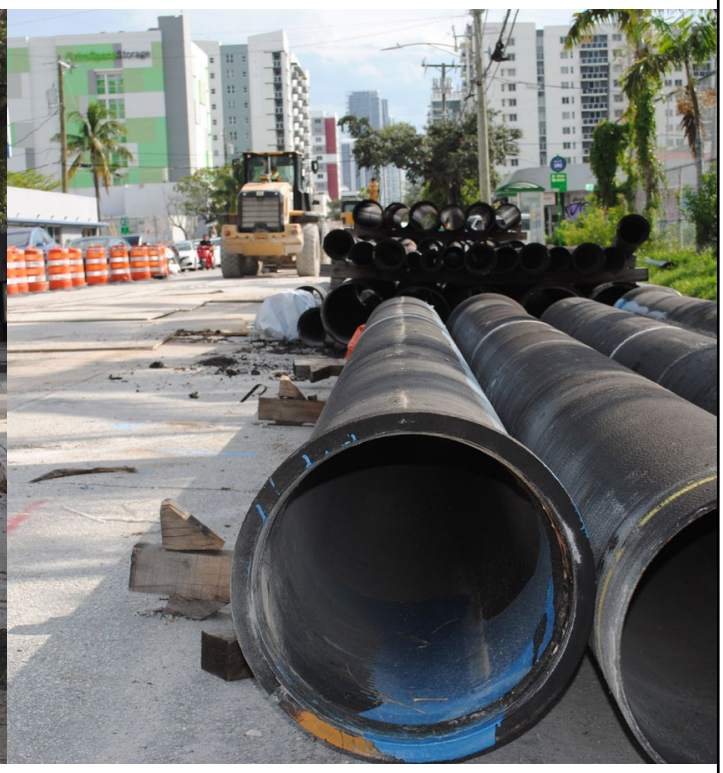
- **Traffic Control & Public Involvement** – Development of Maintenance of Traffic (MOT) plans to manage detours, public engagement strategies, and project coordination in accordance with contract requirements. Project Impact

This project will modernize NE 2nd Avenue, improving roadway safety, drainage capacity, pedestrian access, and utility infrastructure. Through efficient design, permitting, and coordination, HBC is ensuring timely and effective project delivery to meet the needs of the community and stakeholders.

Relevance to the Scope

1. Roadway and Pedestrian Reconstruction
2. Stormwater and Drainage Improvements
3. Utility and Water Main Infrastructure
4. Traffic Signalization and Safety Enhancements
5. Construction Coordination and Public Involvement





Design Build Services for the Reconstruction of NE 2nd Avenue - Segment D

Miami-Dade County Department of Transportation and Public Works



HBC led the comprehensive design and coordination for the NE 2nd Avenue Reconstruction Project, spanning approximately 1.9 miles from NE 69th Street to NE 91st Street. Funded by The People's Transportation Plan and delivered as a design-build initiative, the project aimed to modernize infrastructure, improve safety, and enhance multimodal accessibility along this critical urban corridor.

Roadway and Multimodal Improvements
The corridor was fully reconstructed and widened to improve horizontal and vertical geometry, including the redesign of a four-lane roadway. Enhancements included bike lanes, reconstructed sidewalks, on-street parking, and pedestrian facilities to support multimodal transportation. New pavement sections and upgraded intersection controls were implemented to enhance traffic safety and efficiency.

Drainage and Environmental Compliance
HBC designed an improved stormwater management system, featuring 2,162 linear feet of French Drain and over 125 interconnected structures. ICPR modeling was used to support drainage design and secure Class II DERM permits. The team also identified and addressed four previously undocumented contaminated sites, ensuring full environmental compliance and securing emergency outfall modifications as required by DERM.

Location
Miami, FL

Dates
05/2016 - 12/2019

Budget
HBC Fee: $800K

Construction Cost: $9.8M

Reference
Alejandro Sauleda, PE
(305) 375-4866
alejandro.sauleda@miamidade.gov

Key Components
Roadway, drainage, utilities, signals, lighting, markings, traffic control, permitting, coordination.

Funded by
Local Agency Program (LAP)

Lighting, Signalization, and Aesthetic Enhancements
The project included new traffic signals at key intersections, upgraded signing and pavement markings (SPM), and corridor-wide decorative lighting to enhance visibility and urban character. A Temporary Traffic Control Plan (TTCP) was developed to maintain access and safety during construction, with particular attention to railroad crossing design and flagging operations near the active FEC Railway.

Stakeholder Coordination and Utility Adjustments
Extensive coordination was required with multiple agencies, utility providers, and the railroad authority. HBC managed stakeholder engagement, permitting, and public involvement, ensuring seamless integration of all project components within a complex urban environment.

The NE 2nd Avenue Reconstruction Project significantly enhanced mobility, resilience, and safety in the City of Miami. HBC's integrated approach across drainage, traffic, environmental, and structural disciplines delivered a high-performance corridor aligned with long-term transportation and sustainability goals.

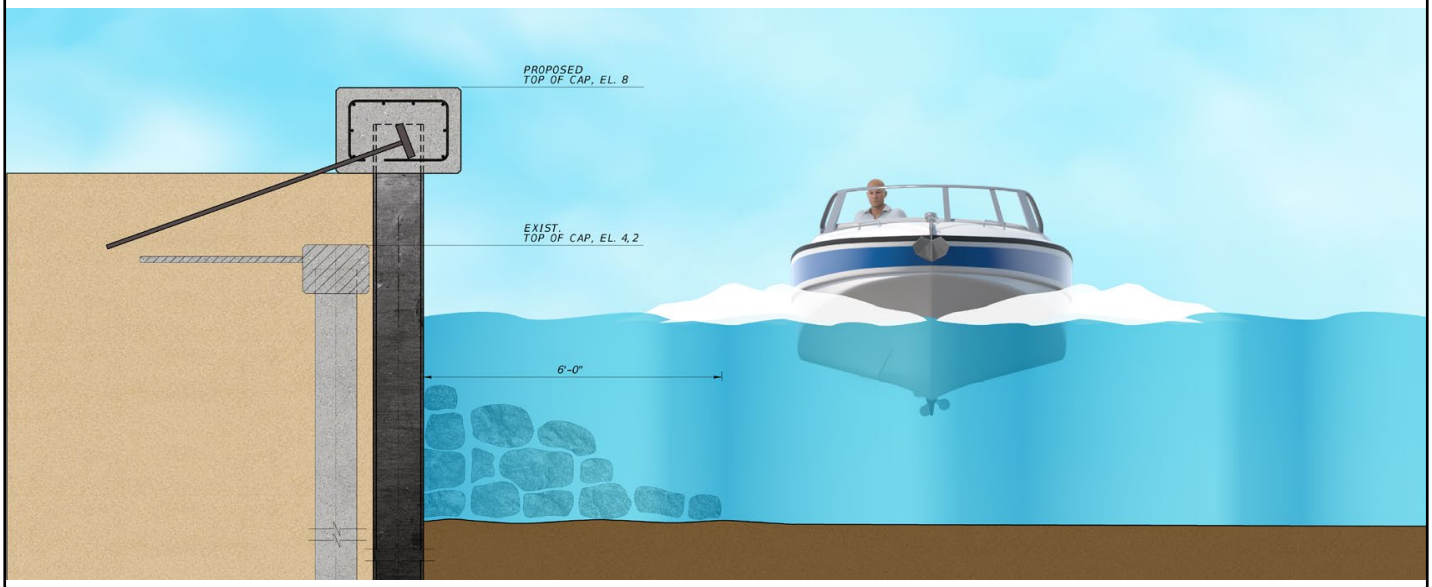
Relevance to the Scope

1. Comprehensive Corridor Reconstruction and Multimodal Design
2. Advanced Drainage System and Environmental Compliance
3. Traffic Signalization, Lighting, and Safety Enhancements
4. Complex Utility Coordination and Railroad Interface Management
5. Integrated Stakeholder Engagement and Permitting Leadership



Riverwalk North Seawall Replacement Project

City of Fort Lauderdale



HBC is providing design services for the replacement of the Riverwalk North Seawall, starting from the Andrews Avenue Bridge and going five hundred feet west toward the FXE train tracks.

This project includes, but is not limited to, the following:

- The design of a new seawall in the form of sheet piling in front of the existing concrete seawall on the side facing the river
- The demolition of the existing concrete catwalk located in front of the existing seawall on the side facing the river
- The installation of fixed docks attached to the new seawall
- The installation and attachment of new floating docks and amenities
- The relocation of utilities attached to the concrete catwalk, as well as the replacement of utility stations located on the existing concrete catwalk
- The replacement of various electrical shore tie pedestals
- The on-site inspections of deteriorated structure elements and the preparation of designs and specifications for appropriate repairs and replacements
- Data collection and review of existing conditions

Location
Fort Lauderdale, FL

Dates
2024 - Ongoing

Budget
HBC Fee: $386K
Construction Cost: $N/A

Reference
Raymond Nazaire, PE, CGC
(305) 951-4319
rnazaire@fortlauderdale.gov

Scope of Services
Seawall design, catwalk demolition, fixed docks, floating docks, utility relocation, utility station replacement, electrical pedestal replacement, structural inspections, condition assessment, and post-design services.

- Various post-design services, such as attending, recording, and preparing of minutes for the pre-construction meeting, and the review of all shop drawings, product data, cut sheets, and submittals to determine compliance.

Relevance to the Scope

1. Seawall Replacement and Structural Reinforcement Design
2. Demolition and Reconstruction of Catwalk and Dock Facilities
3. Installation of Fixed and Floating Docks with Utility Relocations
4. Electrical and Shore Power Infrastructure Upgrades
5. Post-Design Support Including Inspections and Submittal Reviews



Reference #7:

Miami Jewish Health
Reference Contact Information: Weddary Joseph
Tel: 305-795-1900
Email: jweddary@miamijewishhealth.org

Project 1:

Description of Work: The project entails a comprehensive interior renovation and interior reconfiguration of the Miami Jewish Health Rehabilitation Center. This includes replacing all wall finishes, floor pavements, baseboards, and acoustic ceiling tiles, as well as repainting existing hard ceilings. All existing fixed cabinetry, countertops, and millwork will be replaced with new, including all plumbing and lighting fixtures. New receptacles will be added to accommodate new computer stations and rehabilitation equipment

Completion Date: 11-11-2024
Total Construction Cost: $420,000.00
Professional Service Fees: $24,000.









RELEVANT
EXPERIENCE

KCI



Corridor Landscape Master Plan

CONTACT PERSON WITH THE ENTITY

City of Dania Beach	100 W Dania Beach Blvd. Dania Beach, FL 33004
Fernando Rodriguez	954.924.6808	frodriguez@daniabeachfl.gov

The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$341,720.00
Change orders to design contract and dollar value	N/A

3 | Transportation, Traffic and Roadway Engineering



Districtwide Traffic Operations Data Collection Contract

Florida Department of Transportation (FDOT) District 4 (D4)



HBC is supporting the Florida Department of Transportation (FDOT) District 4 (D4) under this Districtwide Traffic Operations Data Collection contract featuring FDOT Work Group 6.1 Traffic Engineering Studies to perform comprehensive data collection services across five counties. This on-call contract enhances FDOT's ability to collect high-quality multimodal data to support traffic operations studies and decision-making processes.

Under this contract, HBC provides a broad range of professional and technical services, including vehicle, pedestrian, and bicycle counts, turning movement counts, spot speed studies, queue analysis, travel time and delay assessments, intersection delay evaluations, and sight distance reviews. All services are delivered under defined Task Work Orders (TWOs), with work conducted in accordance with FDOT's Manual on Uniform Traffic Studies (MUTS), FDOT Design Manual (FDM), and other applicable guidelines.

- Full intersection and approach counts (24-hour machine counts and 8-hour manual counts)
- Turning movement counts (2-hour and 8-hour)
- Bicycle and pedestrian counts
- Pedestrian group size and vehicle gap size studies
- Travel time, delay, and intersection delay studies
- Queue analysis, spot speed studies, and safe curve speed analysis

Location
Miami, FL

Dates
2025 - Ongoing

Budget
HBC Fee: $1.5M

Reference
Ysamary Vergara
Ysamary.Vergara@dot.sate.fl.us
(954) 777-4380

Contract No.
CAU65

Key Components
Vehicle counts, pedestrian counts, bicycle counts, turning movement counts, speed studies, travel time studies, delay studies, queue analysis, sight distance evaluations, gap studies, no-passing zone studies, safe curve speed

- Sight distance studies and no-passing zone evaluations

All services are coordinated under a dedicated Project Manager who ensures Quality Assurance (QA), schedule compliance, and alignment with FDOT requirements. Deliverables are submitted in FDOT-compatible formats, with rigorous Quality Assurance/Quality Control (QA/QC) processes in place, including site inspections, equipment testing, and error resolution protocols.

This contract supports FDOT's efforts to maintain safe and efficient traffic operations through accurate, timely, and reliable data collection across D4's transportation network.

studies, data analysis, and reporting.

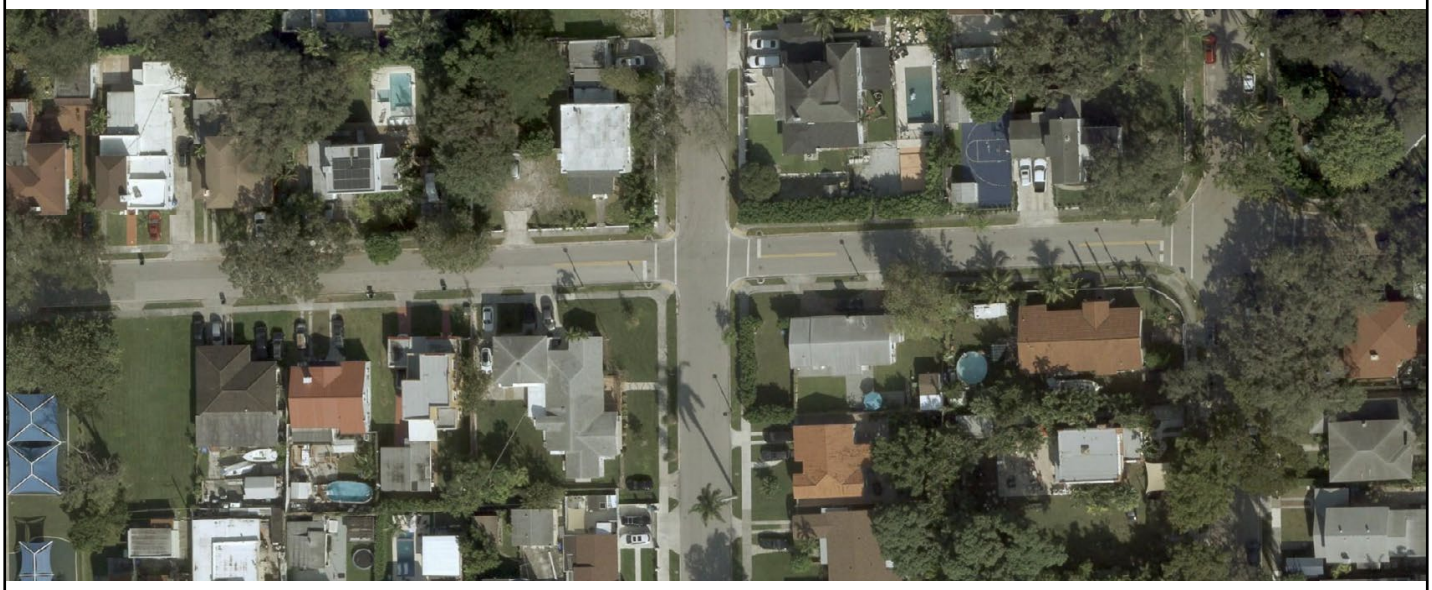
Relevance to the Scope

1. Districtwide Traffic Operations and Data Collection Support
2. Comprehensive Multimodal Traffic Studies and Analysis
3. FDOT Standards Compliance and QA/QC Assurance
4. Task Work Order-Based Delivery and Schedule Management
5. Enhanced Data Accuracy Supporting Safety and Operations Decisions



Raised Intersection at NW 8 Terrace and NW 15 Ave

City of Miami, FL



HBC is providing design and engineering services for the construction of a raised intersection at NW 8th Terrace and NW 15th Avenue, a traffic calming improvement intended to enhance pedestrian safety, reduce vehicle speeds, and improve multimodal connectivity. The project includes the preparation of complete construction contract documents, including roadway, drainage, signing, and pavement marking plans, supported by topographic survey and geotechnical investigations. The scope encompasses roadway reconstruction within the raised intersection limits and concrete transition approaches, milling and resurfacing approximately 75 feet beyond the approach areas, and installation of concrete interlocking paver crosswalks per the City of Miami Department of Resilience and Public Works (DRPW) standards. Drainage improvements involve adjustment of existing systems, design of new structures, and permitting to accommodate modified flow patterns. Signing and pavement marking plans will restore all intersection markings and pedestrian crosswalks in compliance with FDOT and MUTCD standards.

Location
Miami, FL

Dates
2023 - Ongoing

Budget
HBC Fee: $70K
Construction Cost: $N/A

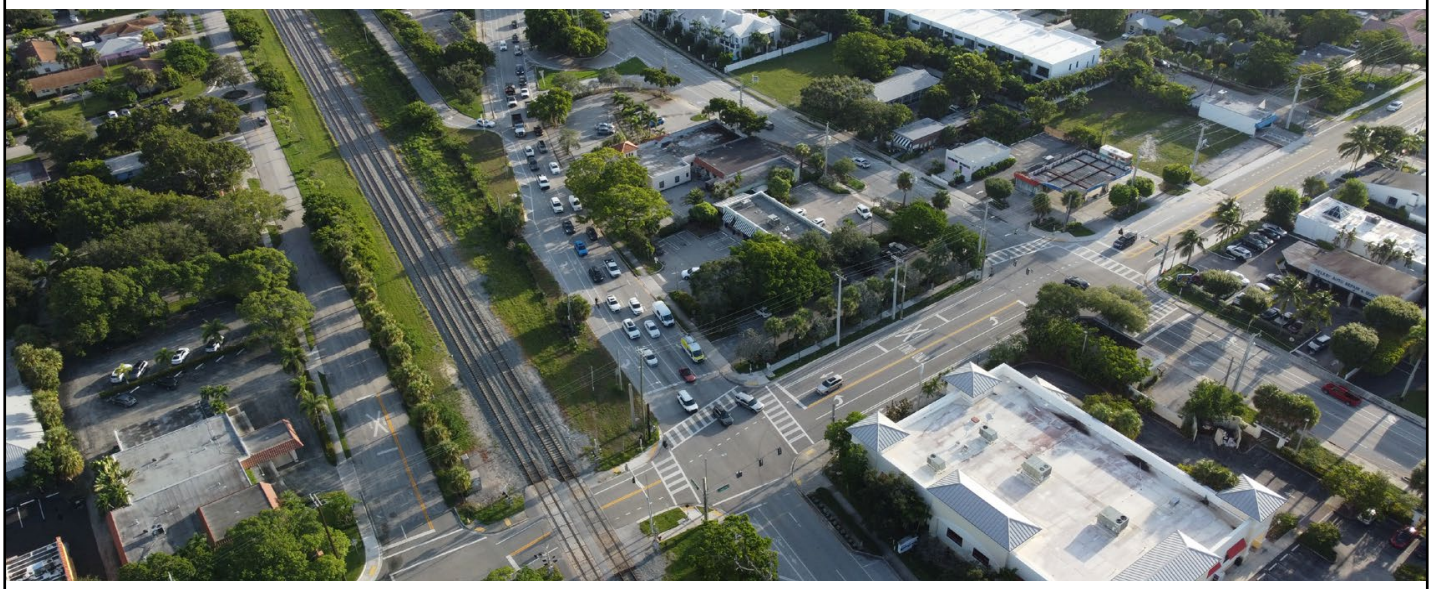
Reference
Lidia Duardo, PE
(305) 416-1020
lduardo@miamigov.com

Relevance to Scope

- Traffic calming and safety enhancement
- Multidisciplinary roadway and drainage design
- Compliance with City and FDOT standards
- Utility coordination and permitting expertise.

George Bush Boulevard Bridge over the ICWW Bridge Replacement

Palm Beach County



This project involved Traffic Engineering Services for the George Bush Boulevard over ICWW Bridge Replacement PD&E Project in Palm Beach County, where the existing bascule bridge was fully replaced, necessitating a traffic detour to the East Atlantic Avenue Bridge. The project scope included turning movement counts, origin-destination data collection, travel time and speed data between 14 study intersections and both bridges, and the creation of a 16x16 Origin-Destination (O-D) matrix. Additionally, the existing conditions were reviewed, including signal timing and bridge operations.

The traffic operations analysis for this project included the development of Synchro and VISSIM microsimulation models for existing conditions, followed by the calibration and validation of those models. Future traffic demand forecasting was performed using outputs from the Southeast Regional Planning Model (SERPM). Both the no-build and build alternatives were simulated to assess traffic impacts.

For the build alternative, dynamic traffic assignment was performed using the detour routes via the East Atlantic Avenue Bridge, informed by the O-D matrix data and VISUM software, in combination with the VISSIM build model. The analysis also included signal timing optimization and coordination recommendations across the project network, as well as a safety analysis with recommendations for key study roadways such as US-1, SR A1A, George Bush Boulevard, and East Atlantic Avenue.

Location
Palm Beach County, FL

Dates
05/2024 - Ongoing

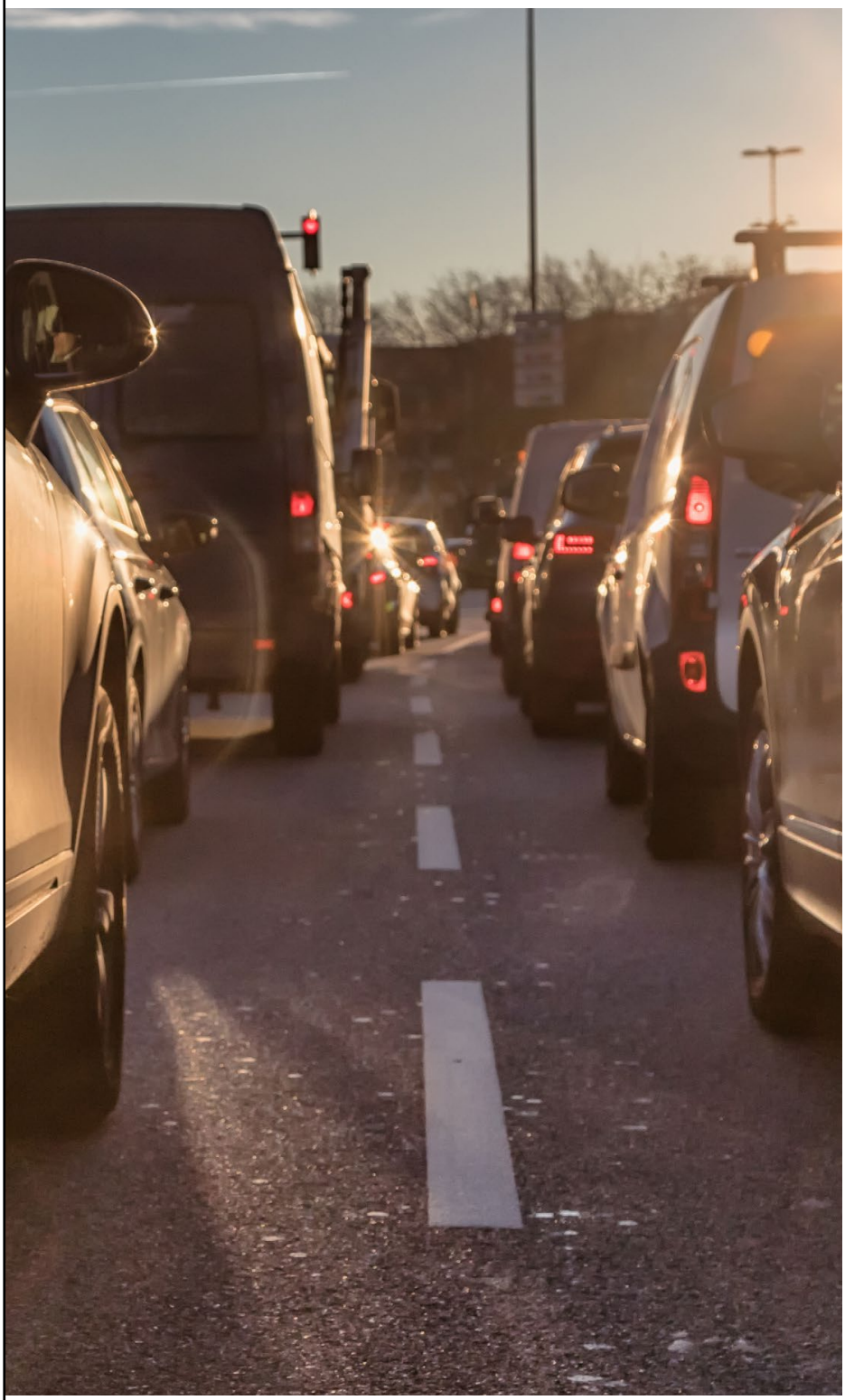
Budget
HBC Fee: $270K

Reference
Hardesty & Hanover (Prime)
Mike Sileno, PE
msileno@hardestyhanover.com

Scope of Services
Traffic Data Collection & Analysis

Utility Coordination
Maintenance of Traffic

Lighting and Safety Improvements



Relevance to the Scope

1. Traffic engineering for bascule bridge replacement
2. Origin-destination and travel time data collection
3. Microsimulation modeling using Synchro and VISSIM
4. Traffic forecasting and dynamic assignment with SERPM and VISUM
5. Signal timing optimization and safety analysis

4 | Landscape Architecture Services



Continuing Professional Services

CONTACT PERSON WITH THE ENTITY

City of Aventura	19200 W Country Club Drive Aventura, FL 33180
Jake Ozyman	305.466.8970 | jozyman@cityofaventura.com

KCI is currently providing comprehensive landscape architecture and surveying services under this ongoing contract. The KCI team is conducting plan reviews for landscape architecture projects, focusing on achieving design excellence while confirming full compliance with all city standards and regulations. This is an on-call contract.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$50,000.00
Change orders to design contract and dollar value	N/A

Loxahatchee Environmental Engagement Campus

CONTACT PERSON WITH THE ENTITY

Loxahatchee River Environmental Control District	2500 Jupiter Park Drive Jupiter, FL 33458
Kris Dean	561.401.4024 | kris.dean@lrecd.org

KCI provided Master Site Planning services to the Loxahatchee River Environmental Control District (LRECD) for this 20-acre site for an environmental education campus. KCI performed site analysis and inventory created concept designs and budgeting, and worked with LRECD to realize a master plan capturing their vision. Feature elements of the master plan are an environmental engagement center, created wetlands, an amphitheater, indoor and outdoor classrooms, a boardwalk, a fishing pier, and a boathouse. The master plan for an environmental education campus showcases the function of the LRECD agency within the special local environment, including the Loxahatchee River -the stewardship of which is the focus of the LRECD's mission. The Loxahatchee River is one of only two rivers in the State of Florida nationally designated as Wild and Scenic by the National Wild and Scenic Rivers System.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$286,177.00
Change orders to design contract and dollar value	N/A

5th Street Metromover Station

CONTACT PERSON WITH THE ENTITY

Miami-Dade County	275 NW 2nd Street, 4th Floor, Miami, FL 33128
Mark Koenig	305.755.7891 | mark.koenig@miamidade.gov

KCI prepared design development drawings and is working on the construction documents related to implementing improvements to this park site in a dense urban area. KCI performed site analysis and inventory, created concept designs and budgeting, and worked with Miami-Dade County Parks, Recreation, and Open Spaces to realize their vision. The programmed elements include a nature-based playground (age range 2-5 and 5-12), hardscape improvements, site lighting, park site amenities (benches, trash cans, dog waste stations), walkway through the site, landscape improvements, irrigation system, entrance improvements, and fencing.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$208,000.00
Change orders to design contract and dollar value	N/A

Corridor Landscape Master Plan

CONTACT PERSON WITH THE ENTITY

City of Dania Beach	100 W Dania Beach Blvd. Dania Beach, FL 33004
Fernando Rodriguez	954.924.6808 | frodriguez@daniabeachfl.gov

The Dania Beach Corridor Landscape Master Plan, developed by KCI for the City of Dania Beach, focuses on improving the identity, safety, and resilience of major thoroughfares, including US-1, Griffin Road, and Dania Beach Boulevard. The plan involved analyzing existing street trees and corridor conditions for visibility, maintenance, and hurricane resilience. It emphasizes community character and aesthetic goals, providing guidance on tree species, planting arrangements, and landscape strategies to enhance traffic calming and pedestrian comfort. The final plan serves as a phased roadmap for sustainable landscape improvements across key corridors.

Initial construction estimate of project cost (the estimate prior to the bid)	N/A
Amount of initial contract award	N/A
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$341,720.00
Change orders to design contract and dollar value	N/A

KCI

Hillsboro El Rio Park

CONTACT PERSON WITH THE ENTITY

City of Boca Raton	201 W Palmetto Park Road Boca Raton, FL 33432
Mike Dyko	561.416.3413 | mdyko@myboca.us

KCI provided professional landscape architecture, engineering, survey, and environmental services to the City of Boca Raton for the design and site plan approval of a 17-acre park. The park was built on an abandoned landfill adjacent to a wetland, requiring significant additional permitting and geotechnical involvement. The park features include entry signage, a grand pavilion and restroom, large and small pavilions with grills, a fitness path, large passive recreation areas, a non-motorized boat launch, sport courts, a large playground, shade structures, and a fitness station. Native plantings were used to anchor the park features, provide shade and interest, screen the adjacent railway, and buffer the adjacent mangrove wetland. A pedestrian midblock crossing connects the north and south portions of the park on opposite sides of SW 18th Street. The crossing provides a median refuge and utilizes a pedestrian actuated beacon system. Landscape post-design services and inspection included new landscape, hardscape and irrigation.

Initial construction estimate of project cost (the estimate prior to the bid)	$6,800,000.00
Amount of initial contract award	$5,600,000.00
Total value of change orders for the project	N/A
Amount of initial design fees associated with the project	$604,000.00
Change orders to design contract and dollar value	N/A

5 | Environmental Engineering Services



Atlantic Housing Partners Overview of Services

Atlantic Housing Partners, LLLP | Various Locations, Florida

RES has been providing advisory services to Atlantic Housing for 20 years. Work has included due diligence level surveys for contamination, wetlands and listed species as well as site development assistance through contamination assessments, remediation, Brownfields consulting, environmental permitting and on-site monitoring. Projects performed include the following:

Lakewood Pointe Affordable Housing Brownfield Redevelopment (2008 – 2021)

RES completed a Phase I ESA for the Site in May 2008 on behalf of Lakewood Pointe, Ltd. (LPL). The purpose of this Phase I ESA was to support purchase of the property for redevelopment as an affordable housing rental community in Hillsborough County, Florida. During completion of this Phase I ESA, historical aerial photographs were reviewed to obtain information concerning historical land use.

Evaluation of these aerial photographs indicated site disturbance activities in the 1970s. Phase II ESA activities revealed a 2.5-acre area where roadway debris had been used as fill material. LPL pursued the completion of the Site Assessment in order to receive funding through their lending institution. Contaminants of concern identified within this debris area include arsenic, chromium, and petroleum. The 144-unit affordable housing community consists of 1-, 2-, 3- and 4-bedroom units with a full benefit of amenities and services to accommodate the lifestyle of all residents. This high-quality development includes two nature preserve areas, and a community pool and clubhouse, along with a toddler play area.

Deep-dynamic compaction (DDC) was implemented for building foundation stabilization purposes. Once the DDC was completed, the Site Assessment Report (SAR) was prepared and submitted to FDEP Southwest District for approval. The SAR was approved in July 2009, and the RAP was approved in December 2009. Engineering Controls and Institutional Controls are used within the debris area to ensure the safety of the residents of Lakewood Pointe. These controls were implemented and are maintained in accordance with current FDEP policies and procedures. The Brownfield Site Rehabilitation Agreement (BSRA) was signed in December 2009.

AT A GLANCE.

Client Contact
Marc Gauthier
200 E. Canton Avenue
Winter Park, Florida 32789
M.gauthier@atlantichousing.com | 407-741-8666

Contract Value
$123M

Project Size
Various

Contract Period
2004 - Ongoing

Project Type
Advisory Services

Project Highlights
- Phase I and Phase II ESAs
- Site Assessment Reports
- Interim Source Removals
- Natural Attenuation Monitoring Plans
- Wildlife Surveys and Monitoring
- Permitting

Key Staff
- Flormari Blackburn, PE
- Loretta Gebow

Time and Budgetary Performance: RES integrated cost-savings measures into the assessment and remedial planning throughout the project. For example, the selected remedial alternative of soil and landfill gas management combined with Engineering/Institutional Controls has saved LPL millions of dollars over conventional remedial methods.

Amelia Court at Creative Village – Phase I and Phase II Environmental Site Assessments, Site Assessment, and Brownfield Consulting (2016 – 2020)

A Phase I Environmental Site Assessment (ESA) was conducted on a proposed multi-family residential property, located within the City of Orlando's Creative Village Brownfield Area in Downtown Orlando. The Phase I ESA report identified recognized environmental conditions in connection with the property related to potential on and off-site petroleum storage tanks and identified pesticides impacts to soils in the area. Direct push sampling conducted during the Phase II assessment identified petroleum impacts to the groundwater and Dieldrin impacts to the soil and groundwater. A Site Assessment, including additional soil sampling, well installation and groundwater sampling was conducted to delineate the nature and extent of these impacts. The petroleum impacts were determined to have originated from on off-site source, thus the Orange County Environmental Protection Division has been notified and requested initiate assessment activities at this off-site facility. Dieldrin impacts have been delineated and an interim remedial action, consisting of a soil excavation and disposal is planned. Delineation of the Dieldrin impacts to the groundwater is currently under negotiation with the Florida Department of Environmental Protection (FDEP)

Because the Site is located within a Brownfield area owned by the City of Orlando, negotiations are ongoing as to the cost, risk and incentive sharing between our client and the City of Orlando. In addition, any additional assessment and eventual

site remedial activities required by the FDEP will likely be split between our client and the City based on the tract boundaries relative to edges of contaminant plumes.

Rolling Green ESA (2010 – 2014)

A Phase I ESA was conducted on a proposed multi-family residential property, Rolling Green, in Sarasota Florida. The Phase I ESA report identified an adjoining golf course with stormwater from this course appearing to run across the site. Therefore, a Phase II ESA consisting of soil and groundwater sampling was implemented at the Site. Arsenic in concentrations in excess of the Soil and Groundwater Clean-up Target Levels (SCTLs and GCTLs) was identified in the soil and groundwater.



Rolling Green Project Site

The arsenic impacts to the soil were delineated after several iterations of sample collection. Groundwater samples were collected to further evaluate the arsenic concentration identified in samples collected from a temporary monitoring wells during the Phase II ESA. Groundwater impacts were identified in concentrations in excess of the GCTL of 10 ug/L in two areas of the Site.

RES completed a Site Assessment Report (SAR), Interim Source Removal (ISR) and Natural Attenuation Monitoring (NAM) Plans for the Site as documented in our report dated August 30, 2012. Conditional approval of this report was received from the FDEP in a letter dated September 13, 2012. The ISR of the arsenic impacted soil was implemented and documented in our ISR Report submitted to the FDEP on October 11, 2012. FDEP approved the ISR report in a letter dated October 16, 2012

The SAR Approval was conditional upon horizontal delineation of the arsenic impacted groundwater in the shallow aquifer once development of the Site was completed. Following Site development, wells were reinstalled, and groundwater analytical results indicated that arsenic concentrations had been delineated to the east, west, and south with Rolling Green Golf Course located to the north. Therefore, RES initially recommended implementation of the NAM Plan. After several months of NAM, FDEP agreed that the arsenic in the groundwater on the Site was related to the adjacent golf course and issued a letter indicating that no additional monitoring would be required at the Rolling Green site.

Moss Park Phase I ESA (2011 – 2012)

RES was engaged by Atlantic Housing Partners LLLP to perform a Phase I Environmental Site Assessment at the site. The purpose of RES' services was to perform a characterization of environmental conditions based on reasonably ascertainable and practically reviewable public records and site observations, and to identify Recognized Environmental Conditions, if present, to support our client's ability to qualify for landowner liability protection to Comprehensive Environmental Response, Compensation and Liability Act.

River Ridge Phase I ESA Update (2011 – 2012)

Our approach to performing a Phase I ESA Update includes updates to our previous review of the public record, interviews with appropriate local agencies, and site reconnaissance; and preparation of a written report containing findings, opinions and conclusions.

In this proposal, we address the scope of services and schedule for conducting this Phase I ESA Update. Four primary tasks are involved in a Phase I ESA Update:

- review of the public record;
- a site reconnaissance;
- interviews; and
- preparation of a written report.

Proposed Towne Park Apartments – Former Railroad Phase II Environmental Site Assessment (2009 – 2010)

RES performed Phase II Environmental Site Assessment (ESA) activities for Towne Park, Ltd. for a proposed multi-family development southeast of the intersection of S.R. 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida. As part of the proposed development, the client was acquiring approximately 775-feet of former railroad right-of-way property north of the Cross Seminole Trail, a Rails-to-Trails project.

RES had previously identified the former railroad right-of-way as a potential recognized environmental condition (REC) in a Phase I ESA conducted for the proposed project. Accordingly, RES performed the Phase II ESA which included soil and groundwater sampling within the former railway. Constituents of concern (COCs) screened within the former railway for both soil and groundwater included arsenic, cadmium, chromium, and lead by EPA Method 6020, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, and chlorinated herbicides by EPA Method 8151. Soil samples were collected at shallow depths just beneath the gravel bed of the railway at depths between 2 and 4 feet below grade. Groundwater samples were collected from a temporary monitoring well to assess the surficial aquifer beneath the railway.

Results of RES Phase II ESA indicated that only the COC arsenic was identified at concentrations above the state residential soil cleanup target level of 2.1 milligrams per kilogram from a sample collected at 2-feet below existing railway grade. RES provided the client with several cost options to address the soil impact including engineering controls, excavation and removal with follow-up confirmatory testing, and possible tax credit benefits since the project was situated within the Winter Springs Town Center Brownfield designated area.



Towne Park Apartments Project Location Map

Coral Keys Phase I ESA (2008)

RES provided a Phase I environmental site assessment for a multi-housing property site named Coral Keys located in Miami-Dade County, Florida.

RES performed a review of reasonably ascertainable and practically reviewable public records for the site and the immediate vicinity to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which would indicate a potential for recognized environmental conditions, as defined in ASTM EI527-05. The review of the public records included the following.

- Examination of public records made available to us by regulatory personnel regarding past, present, and pending enforcement actions and investigations at the site and within the immediate vicinity.
- Examination of one of more of the following resources: aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.
- A site reconnaissance was performed by the RES Team to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate evidence found in the review of public records. The site reconnaissance included the following activities.
- A visual reconnaissance of the site and adjacent properties will be performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties.
- The periphery of the property was viewed and a walk-through of accessible areas of the site interior, including any on-site structures, was conducted.
- Areas of the site were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

RES' staff conducted interviews with appropriate local officials to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. In addition, a representative of the current property was interviewed regarding their knowledge of the site.

Districtwide Mitigation, Wildlife and Environmental Services

FDOT District Four | Broward, Palm Beach, Martin, St. Lucie and Indian River Counties, Florida



RES provides ongoing mitigation, wildlife, and environmental services to the Florida Department of Transportation (FDOT) District Four. The scope of the contract is broad and has provided us with a wide range of opportunities to support the FDOT. The following summarizes the services provided under the contract and some of the projects completed:

Mitigation Ledger Maintenance Support: RES is responsible for addressing wetland mitigation needs and mitigation efforts as required for listed species and critical habitat, Essential Fish Habitat (EFH), and other mitigation actions required by permit or by environmental regulations. This includes analysis of wetland impacts by habitat type and impact amount, hydrology analysis, functional assessments, analysis of avoidance and minimization alternatives, assessment of suitable alternative wetland mitigation sites, permitting, and coordination with regulatory agencies. This also includes investigation of mitigation banks, local and regional restoration opportunities, and government programs which have appropriate credits available, as well as the preparation of reports detailing mitigation alternatives including potential alternative mitigation sites and recommended actions. RES attends meetings and field reviews with construction personnel and permitting agencies, as well as public meetings on behalf of FDOT District Four.

AT A GLANCE.

Client Contact
Mr. Fernando Ascanio
Environmental Specialist
3400 W Commercial Boulevard
Fort Lauderdale, Florida 33309
Fernando.Ascanio@dot.state.fl.us | 954.777.4665

Contract Value
$5,000,000

Contract Period
October 2018 – Present

Project Type
Advisory Services

Project Highlights
- Mitigation Ledger Maintenance Support
- Wetland Delineation and Impact Assessment
- Wetland Mitigation Site Development
- Endangered Species Coordination
- Natural Resource Evaluations
- EFH Analysis And Benthic Biological Surveys
- Gopher Tortoise Surveys and Relocations
- Florida Bonneted Bat Surveys

Key Staff
- Mark Clark
- Andrew Calhoun
- Emily Powell
- James Stroz
- Gayle Stone

RES maintains the District Four wetland mitigation credit ledger that includes credits developed through wetland mitigation creation, privately held wetland mitigation bank credits, and other unused credits within District Four. Permit modifications to amend the mitigation ledgers include coordination with FDOT District Four on mitigation needs and ledger withdrawals, and communication with wetland mitigation banks, United States Army Corps of Engineers (USACE), Regional In-Lieu Fee and Bank Information Tracking System, Florida Department of Environmental Protection (FDEP), and Water Management Districts as necessary to track wetland mitigation bank ledgers.

Wetland DELINEATION AND Impact Assessment: RES is responsible for identifying, delineating (in accordance with the USACE Wetland Delineation Manual and Chapter 62-340, Florida Administrative Code), and analyzing wetlands and surface waters based on functional assessment methodologies (Wetland Rapid Assessment Procedure, FDEP Uniform Mitigation Assessment Method, etc.). This responsibility also includes meeting and acquiring written verification of jurisdictional lines from the appropriate regulatory agencies and preparing wetland assessments and environmental documents in accordance

with the Project Development and Environment (PD&E) Manual and Efficient Transportation Decision Making process. RES is also responsible for the development of wetland mitigation restoration plans to compensate for wetland impacts.

Wetland Mitigation Site Development: RES develops innovative wetland mitigation site concepts and plans, including appropriate site elevations, hydrology, location, and diverse native plant species. This includes conducting hydrological studies to determine the effectiveness or suitability of mitigation site concepts in relation to site elevations, hydrological exchange, and connectivity. RES ensures all required federal, state, and local permits (including WMDs, Environmental Resource, right-of-way, Submerged Lands, and USACE) are acquired and that associated conditions and commitments are met. RES prepares permit applications, collects data, and addresses any comments raised by regulatory agencies including the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. RES is developing three mitigation sites for FDOT:

- Tree Tops Park: freshwater wetland mitigation site in Broward County
- Wabasso Causeway: seagrass and living shorelines project in Indian River County
- US 1 Pond/Coastal Oaks: water quality and wetland mitigation site in Indian River County

Endangered Species Coordination: RES performs wildlife field assessments as required by the regulatory agencies including surveys for bats, burrowing owls, indigo snakes, sea turtles, scrub jays, gopher tortoises, bald eagles, crested caracaras, wood storks, snail kites, listed plants and lichen species, and listed marine species. Additional responsibilities include preparation of Natural Resource Evaluation (NRE) reports (in accordance with the FDOT Project Development and Environment Manual), coordinating with regulatory agencies (U.S. Fish and Wildlife Service and the National Marine Fisheries Service), and identifying suitable solutions for conflicts with wildlife during construction (such as identification of species relocation sites, relocation of Endangered or Threatened species to suitable sites, and species monitoring activities as stipulated by regulatory agencies).

EFH Analysis and Benthic Biological Surveys: RES is responsible for assessing projects for potential impacts to EFH (in accordance with the FDOT PD&E Manual). This includes seagrass/benthic surveys for bridges, structures, and drainage areas as needed. Work includes reviews of the existing information available about the project area (including soil borings to delineate an area of potential indirect effects and sedimentation), research of best management practices (including turbidity controls and construction practices), and coordination with permitting agencies (regarding limits of the secondary or indirect effects to wetlands). RES performs underwater benthic analysis for proposed projects and records benthic resources within the project's area of direct effects. Benthic resource data collected includes species, size, locations, and depth of benthic resources (e.g., seagrass, oysters, coral) which could be negatively impacted by the proposed project. RES is also responsible for the preparation of benthic survey reports (including impact tables, mitigation plans, and maps showing benthic resources and other site-specific details) and NREs as well as assistance with regulatory agency coordination (USACE, Florida's Water Management Districts or FDEP, and the National Marine Fisheries Service).

Gopher tortoise surveys and relocations: RES is responsible for conducting gopher tortoise surveys, obtaining Florida Fish and Wildlife Conservation Commission (FWC) gopher tortoise permits (for projects that have conflict with gopher tortoises), excavation of gopher tortoise burrows, and capture and relocation of gopher tortoises. To fulfill these responsibilities RES has staff with who are FWC Authorized Gopher Tortoise Agents. RES' agents are authorized to conduct gopher tortoise surveys, shovel excavation of burrows, bucket trapping of tortoises, supervision of mechanical excavation of gopher tortoise burrows by backhoe and tagging and transporting tortoises to recipient sites. This responsibility includes coordination with the FDOT, gopher tortoise recipient sites, the FWC, utility companies, and construction contractors.

Florida bonneted bat surveys: RES is responsible for assessing projects located in the USFWS consultation area for the Florida bonneted bat for potential impacts to this federally endangered species. Projects that are evaluated are those with proposed bridge work or tree removal or relocation. RES will review design plans for these types of projects potential suitable roosting habitat for the Florida bonneted bat (trees at least 34-feet tall with a diameter at breast height of at least 7.4 inches or bridges and culverts at least 15 feet tall). If potential suitable roosting habitat is found RES will determine the appropriate field survey based on the USFWS *Florida Bonneted Bat Consultation Guidelines* (2024 Revision). RES is also responsible for preparing a report to document the methods and findings of the survey and assisting FDOT with consultation with the USFWS (if required).

Continuing Contract for General Environmental Engineering

City of Fort Lauderdale | City of Fort Lauderdale, Broward County, Florida

RES was awarded a contract with the City of Fort Lauderdale (City) to provide ongoing environmental engineering support during three separate consultant selection processes. The scope of the contract is broad and provided us with a wide range of opportunities to support the City. The following summarizes some of the projects completed:

Himmarshee Canal Assessment: Relevant aspects of this project focused on planning and design for canal dredging of a surface water, restoration of a river, construction administration, environmental permitting support, sediment assessment, biological monitoring/submerged aquatic vegetation survey and mapping, development of an effective water quality monitoring plan, environmental monitoring and assessment of surface water, laboratory analysis of water and sediment, public engagement support, project management and quality assurance/control.



The City identified a sewer force main break that caused 13 million gallons of wastewater from the force main to flow into the Himmarshee Canal. The City entered into an Amended Consent Order with the Florida Department of Environmental Protection (FDEP) that obligated the City to complete an "environmental analysis" of the Himmarshee Canal to assess potential impacts caused by the unauthorized discharge. In response, RES prepared a Water Quality Assessment Plan that was approved by FDEP without comment. RES evaluated potential sediment impacts to approximately 1,600 linear feet of the Himmarshee Canal using a variety of methods including consideration of natural, cultural, and physical environmental resources; review of ambient water quality data; characterization of sediment layers; performing laboratory analysis on sediment samples; and conducting a benthic survey. The assessment goals were to identify if sediment, solids, or other indicators of wastewater had accumulated on the canal bottom from solids settling out of the wastewater discharge, identify if residual impacts from the discharge was present, and identify the extent of the impacted area. RES used vibracore technology to collect sediment cores for visual characterization and laboratory analysis. RES worked with the laboratory to develop methods to analyze the sediment for parameters that could be indicative of wastewater, persist in the environment and are not naturally occurring. Sediment samples were analyzed for human waste indicators and bacteria to define the area of impact. Water quality evaluation included nutrients, dissolved oxygen, and enterococci bacteria. A benthic survey using a "go-pro" camera was used to document the river bottom and to evaluate the presence of submerged aquatic vegetation. A hydrographic survey was conducted and the information used to estimate the dredge material volumes for the purposes of obtaining contractor bids. RES collaborated with the US Army Corps of Engineers (USACE), FDEP and Broward County to identify ways to streamline the agency permitting and authorization procedures in support of the development of a sediment removal plan. Weekly updates were provided to the City to be disseminated to the public to keep the residents informed of the project's progress.

The City is electing to remove sediment within the Himmarshee Canal as a surface water quality enhancement project. RES assisted the City with bidding documents, restoration contractor selection, and construction compliance via turbidity monitoring during sediment removal.

AT A GLANCE.

Client Contact
Todd Hiteshew, Environmental Services Manager
Public Works Department
949 NW 38th Street
Fort Lauderdale, Florida 33309
(954) 828-4357 |
thiteshew@fortlauderdale.gov

Contract Value
$958,853

Project Size
-

Contract Period
2007 – Ongoing

Project Type
Advisory Services

Project Highlights
- NPDES / Water Quality
- Benthic Surveys
- Wildlife Surveys / Relocations
- Phase I and Phase II Environmental Site Assessments
- Sampling
- Agency Permitting
- NEPA
- Soil and Groundwater Testing

Key Staff
- Nadia Locke, PE, LEED AP
- Rachel Vitek, MS, GISP
- Jen Savaro, MS
- Gayle Stone, MS

Tarpon River Restoration: A 54" sanitary sewer force main pipe broke in the Rio Vista neighborhood, adjacent to the Tarpon River. Two breaks caused discharges from the force main to flow into the Tarpon River. The discharges included raw wastewater and sediment laden water from dewatering activities related to the repair of the force main. The Tarpon River is a Class III water, meaning the designated uses include fish consumption, recreation, and propagation and maintenance of a healthy, well-balanced population of fish and wildlife. The City engaged RES to identify the impact area and develop a restoration plan for the affected portion of the Tarpon River. RES used vibracore technology to collect sediment cores for visual characterization and sample collection. Sediment samples were analyzed for human waste indicators and bacteria to define the area of impact. A benthic survey using a "go-pro" camera was used to document the river bottom and to evaluate the presence of submerged aquatic vegetation. A hydrographic survey was conducted and the information used to estimate the dredge material volumes for the purposes of obtaining contractor bids. RES collaborated with the USACE, FDEP and Broward County to identify ways to streamline the agency permitting and authorization procedures and in support of the development of a sediment removal plan. Weekly updates were provided to the City to be disseminated to the public to keep the residents informed of the progress of the project. RES assisted the City with bidding documents and restoration contractor selection. We conducted compliance inspections during restoration. The restoration has been completed.



Bonnet House Greenway Access: RES was engaged by the City to conduct an environmental evaluation for a proposed greenway between Birch State Park through the Bonnet House Museum and Gardens property (Bonnet House) to North Birch Road to the South. The project objectives were to provide connectivity from Sunrise Boulevard and Birch State Park to the island community located south of the Bonnet House property; immersing the user in the mangrove forest; maintaining a distance between the user and the Bonnet House activities and not interfering with the Bonnet House parking or landscaping. This evaluation was conducted to support a grant application for assistance under the National Park Service Rivers, Trails, and Conservation Assistance Program. RES was requested to seek ways to minimize impacts to environmental resources that could be incorporated into the design of the greenway. RES proposed an alternative greenway layout that would reduce mangrove impacts by shifting the greenway into disturbed upland areas towards the south end of the greenway. This alternative layout would also result in decreased impacts to landscape trees and preserve parking areas for the users of the Bonnet House property. Design measures, including an elevated boardwalk and permeable pavement, could be implemented to further reduce impacts to natural resources.

Isle of Palms Seawall 15 Replacement and Climate Change Adaptation: RES provided support to the City in anticipation of replacement of 900 feet of seawall along the west side of Isle of Palms Drive. Sea level rise has caused surface waters to overtop this seawall and flood adjacent land and roads. The purpose of the project was to raise the height of the seawall and protect the shoreline from the effects of climate change. The City engaged RES to conduct a benthic survey to support the design and permitting. Seagrasses were identified and data regarding seagrass bed size, density, incidental species observed, and substrate conditions were recorded and documented. RES collaborated with the design engineers to assist them in obtaining the regulatory agency permits and with the City to inform the construction procurement process. The report was delivered one week before the contract schedule and under budget. Following construction, RES performed a post construction survey to close out the environmental permits.



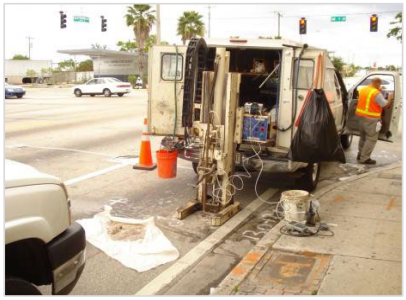
Fort Lauderdale Executive Airport Endangered Species Surveys, Permitting and Relocation: RES has conducted multiple endangered species surveys, migratory bird and gopher tortoise relocation permitting and relocation for proposed construction projects at Fort Lauderdale Executive Airport. Endangered species encountered, permitted or relocated include burrowing owls and gopher tortoises.

Former Transfer Station: RES was engaged under the City to provide environmental support for the regulatory closure of the former trash transfer station related to the documented soil and groundwater contamination at this property. RES compiled historical assessment information and regulatory requirements to define the areas to be subject to engineering controls (ECs). RES' teams drafted the design drawings depicting the affected areas and technical specifications. The design documents included soil handling provisions, environmental considerations and approximated quantities. The design documents were prepared for the City to distribute as the proposed scope of work for the bidding package.

Las Olas Circle Site Assessment: An underground storage tank (UST) containing fuel was discovered during installation of a water main at a city-owned project site undergoing redevelopment. A crack developed on the side of the tank and approximately 10 gallons of fuel spilled. RES mobilized to the Site shortly after the tank was discovered and advised the Community Redevelopment Agency (CRA) on measures to secure the tank. The tank was discovered at approximately 3:00 PM and the site was cleaned and secured by approximately 4:30 PM. Removal of the tank, conducted by others, revealed the presence of contaminants above the regulatory standards in the soil and groundwater. The City engaged RES to conduct additional site assessment as required by Broward County Environmental Protection and Growth Management Department (EPGMD). RES conducted soil and groundwater sampling activities to delineate the contaminants detected above the regulatory standards and prepared a Site Assessment Report. Based on evaluation of the analytical data, the contaminants appeared to not be related to the former tank and RES proposed the implementation of alternative cleanup target levels (CTLs) to pursue regulatory closure of the contamination.

National Pollutant Discharge Elimination System (NPDES) Permitting Support: RES has worked with the City to prepare their Total Maximum Daily Load (TMDL) Prioritization Plan and Assessment Program as required to be submitted within Year 1 of the City's NPDES Municipal Separate Storm Sewer System (MS4) permit. During Year 2 of the permit, RES began preparing pollutant load analysis and reviewing monitoring data collected by the County to help the City understand the effects of their stormwater system improvements on neighboring waterbodies, as well as to comply with the permit. In addition, RES prepared the City's Bacteria Pollution Control Plan (BPCP), working with multiple stakeholders in the area for effective reporting and cost savings, which was submtited with the City's Year 3 annual report and approved by FDEP. RES continues to provide ongoing NPDES support as needed to the City including review of the annual report and Standard Operating Procedures (SOPs) to ensure compliance with permit requirements.

Sistrunk Boulevard: RES was hired by the City to conduct soil and groundwater testing along Sistrunk Boulevard from I-95 to Andrews Avenue. The project was conducted in order to support the CRA with implementing a streetscape, drainage and roadway enhancement project. RES conducted soil and groundwater testing at 36 locations to evaluate potential impacts to construction that may arise due to known contaminated sites historically located along the corridor. Potential sites of concern included historical dry cleaners, gasoline stations, junk yards and an incinerator ash landfill.





Prior to implementation, RES worked with the FDOT (who provided funding) to determine a scope of analytical services. RES reconciled the proposed subsurface structure locations (drainage structures, light fixtures, etc.) identified on construction plan sheets with the existing corridor conditions and proximity to potentially contaminated areas. Due to the high number of utilities anticipated to be located in close proximity to the drilling locations, RES engaged a private utility location contractor to locate underground utilities using ground penetrating radar and electromagnetic radiation surveys, in addition to review of City plans and coordination with Sunshine One Call. A Maintenance of Traffic (MOT) plan was prepared and submitted to the City prior to field activities.

In addition to an assessment report, RES provided general notes and bidding specifications language outlining requirements for managing contaminated soils and groundwater to be incorporated into the bidding and contract documents for this project. During construction, we assisted the City in working with the contractor to minimize impacts to construction and keep the project moving. This "stimulus" project meant deadlines were critical and the work needed to be expedited. We developed a scope of work, met with FDOT to negotiate the scope, conducted private utility location, developed an MOT plan, and initiated the sample collection within 13 days of the first phone call. Our draft report was provided to the CRA within an additional 12 working days. This project was completed to the satisfaction of the CRA and FDOT and we delivered the project under budget by more than $12,000.

PACIFICA SIGNATURE PROJECTS

City of Boca Fire Support Building

Palm Beach County



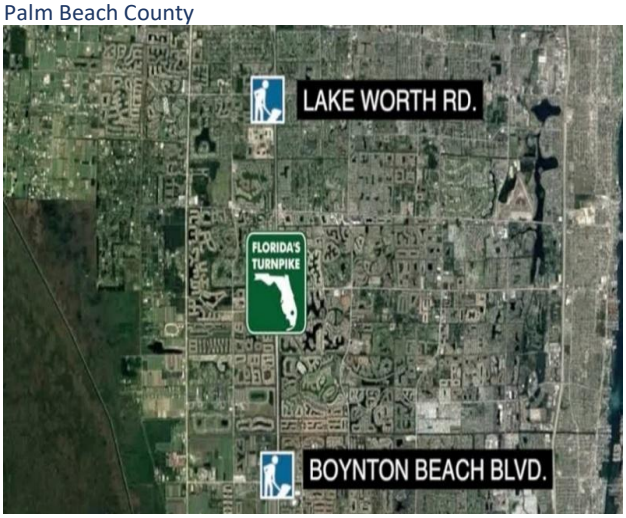
Pacifica Engineering Services provided geotechnical engineering services as a subconsultant for the development of the City of Boca Fire Support Building, which included the construction of a new Fire Department support facility (Building #12) and associated directional utility drilling. The scope of work consisted of performing one (1) Standard Penetration Test (SPT) boring to a depth of 40 feet for the building foundation and two (2) SPT borings to a depth of 10 feet for utility installation. Pacifica delivered a geotechnical report with shallow foundation recommendations, settlement forecasts, groundwater management strategies, and site preparation guidelines to support design and construction.

Dates: Oct 2023- Feb 2024

Client: KEITH
Client Contact: Mr. Jorge Valle-Pellot, P.E

E8Q79 Turnpike Mainline Widening

Palm Beach County



As a subconsultant, PACIFICA aided in the improvements of the widening of approximately 7.6 miles of Turnpike mainline from 4 and 6 lanes to 8 lanes from north of SR 804 (Boynton Beach Boulevard) (milepost 87.1) to north of SR 802 (Lake Worth Road) (milepost 94.7). The typical section consists of one express lane and 3 general tolled lanes in each direction. This project proposes to realign the mainline centerline to the west to prevent the proposed improvements from encroaching into the Florida Gas Transmission (FGT) facility specified width and mitigate the risk of possible triggering events. This project also includes the construction of the mainline AET toll facilities and partial reconstruction of the existing Lantana Toll Plaza to accommodate six through lanes, with the remainder of ticket lanes (4 in each direction) to remain in operation. The project cost approximately $168 million.

Dates: Jan 2021 – Nov 2024

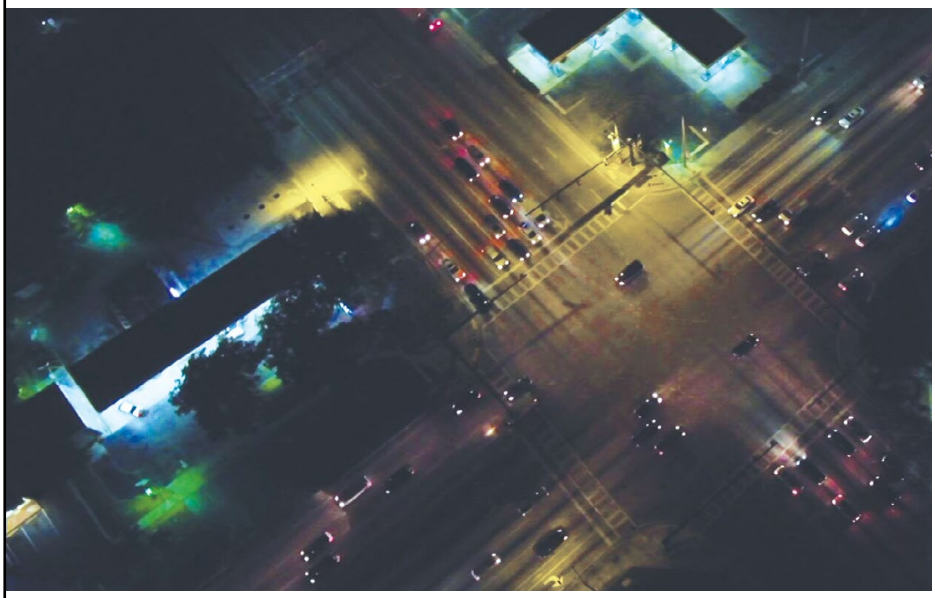
Client: Johnson Bros. Southland Holdings LLC
Client Contact: Patrick Preli – ppreli@southlandholdings.com

6 | Planning and Community Development



SR 7/US 441 Transit Corridor Improvements Task 1

FDOT District 4



Location
Broward County, FL

Dates
10/2018 - 10/2021

Budget
Construction Cost: $4.3M

Reference
Robert Lopes, PE
(954) 777-4425
robert.lopes
@dot.state.fl.us

Contract No.
FPID 429576-2-52-01

Key Components
Roadway Design, Sidewalk and Bike Lane Improvements, Lighting Retrofit

Relevance to the Scope

1. Multimodal corridor planning
2. Transit-supportive infrastructure
3. Complete Streets implementation
4. ADA & safety upgrades
5. Bicycle & pedestrian design

HBC provided professional engineering services for the design and preparation of construction documents associated with the SR 7/US 441 Multimodal Corridor Improvements project, a major transit-focused initiative sponsored by FDOT District 4 in partnership with the Broward Metropolitan Planning Organization (MPO). The primary objective of the project was to enhance the corridor's safety, multimodal mobility, and user experience, particularly for transit passengers, bicyclists, and pedestrians, through a series of targeted infrastructure enhancements along SR 7/US 441 and SR 858/Hallandale Beach Boulevard.

The corridor, spanning approximately 16 miles from the Broward/Miami-Dade County Line to north of Sample Road, includes SR 858 from Edmund Road to SW 58 Avenue. SR 7 has the highest transit ridership in Broward County, with over 20,000 transit riders per day, and has long been the focus of land use planning, economic development, and multimodal investment strategies. The project aimed to resolve operational deficiencies, support transit-oriented development, and address inconsistent land use implementation.

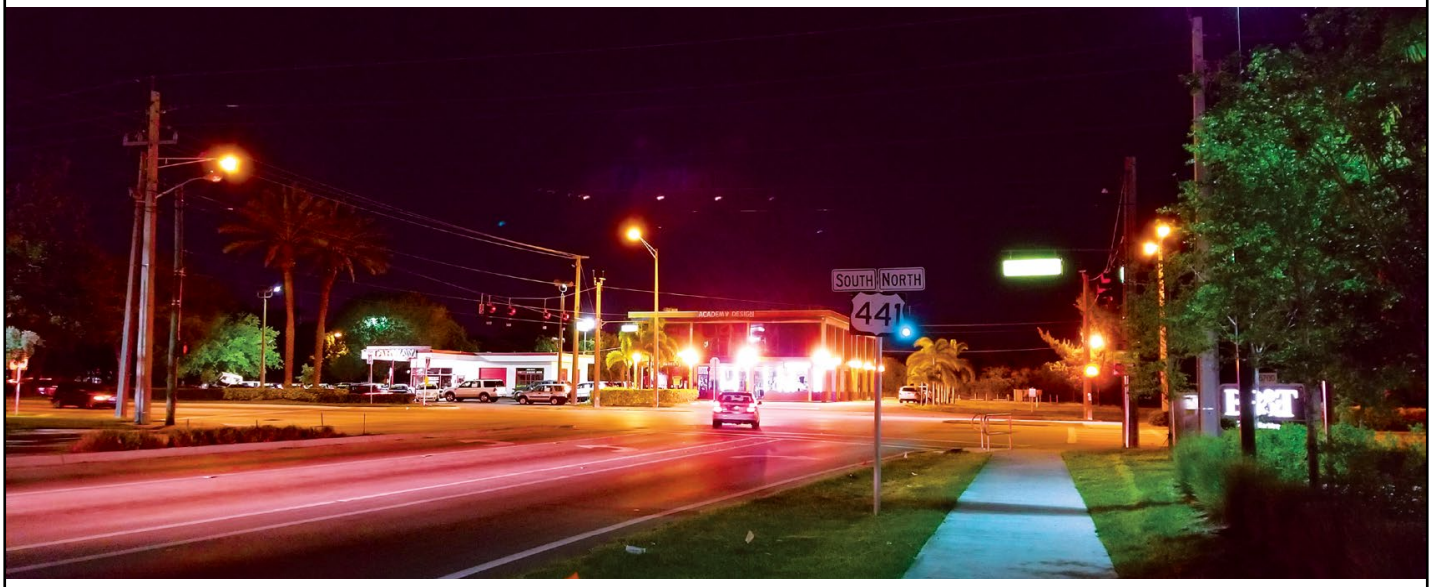
HBC's design responsibilities encompassed:

- Development of comprehensive construction documents in accordance with FDOT design criteria, standards, bulletins, and field conditions.
- Roadway and drainage reviews, signing and pavement marking, lighting and pedestrian signal upgrades, sidewalk and bike lane enhancements, utility conflict resolution, and permit coordination.
- Landscape and streetscape improvements to enhance corridor aesthetics and support placemaking.

Funded by
Local Agency Program (LAP)

South Corridor Transit Oriented Development (TOD) Master Plan

Miami-Dade County Department of Transportation and Public Works



The South Corridor Transit Oriented Development (TOD) Master Plan was initiated to enhance multimodal connectivity and accessibility along a 20-mile corridor in Miami-Dade County. The project aimed to support transit-oriented growth by assessing and improving bicycle and pedestrian facilities at key station locations. Given the corridor's role in regional mobility, the plan sought to identify priority routes, address infrastructure gaps, and enhance safety to better integrate non-motorized transportation with transit services.

HBC provided critical expertise in mobility, connectivity, and safety analysis. The project entailed:

- Infrastructure Assessment – Evaluating pedestrian and bicycle facilities within a 1-mile walk shed and bike shed of each proposed station.
- Field and Desktop Reviews – Conducting in-person site assessments and leveraging GIS-based analysis to examine existing conditions.
- Connectivity & Gap Analysis – Identifying missing links in pedestrian and bicycle networks to inform future infrastructure improvements.
- Safety Improvements – Reviewing crash data trends to recommend measures for improving pedestrian and cyclist safety.
- Stakeholder Coordination – Engaging with Miami-Dade County TPO and municipalities to align recommendations with ongoing and planned transit projects.

Location
Miami-Dade County, FL

Dates
11/2022 - 07/2024

Budget
HBC Fee: $110K

Reference
Elia Nunez
(305) 447-3504
Elia.Nunez@aecom.com

Key Components
Infrastructure assessment, field and desktop reviews, connectivity and gap analysis, safety improvements, stakeholder coordination, GIS-based planning.

Relevance to the Scope
1. Comprehensive Transit-Oriented Development and Corridor Planning

HBC utilized ArcGIS mapping tools to visualize and prioritize infrastructure needs, ensuring a data-driven approach to mobility planning.

The plan provides a strategic framework for advancing transit-oriented development and improving first/last-mile connectivity by facilitating safer, more efficient connections to transit stations for pedestrians and cyclists, addressing high-risk areas with targeted infrastructure enhancements, and supporting multimodal transportation options that reduce dependence on automobiles.

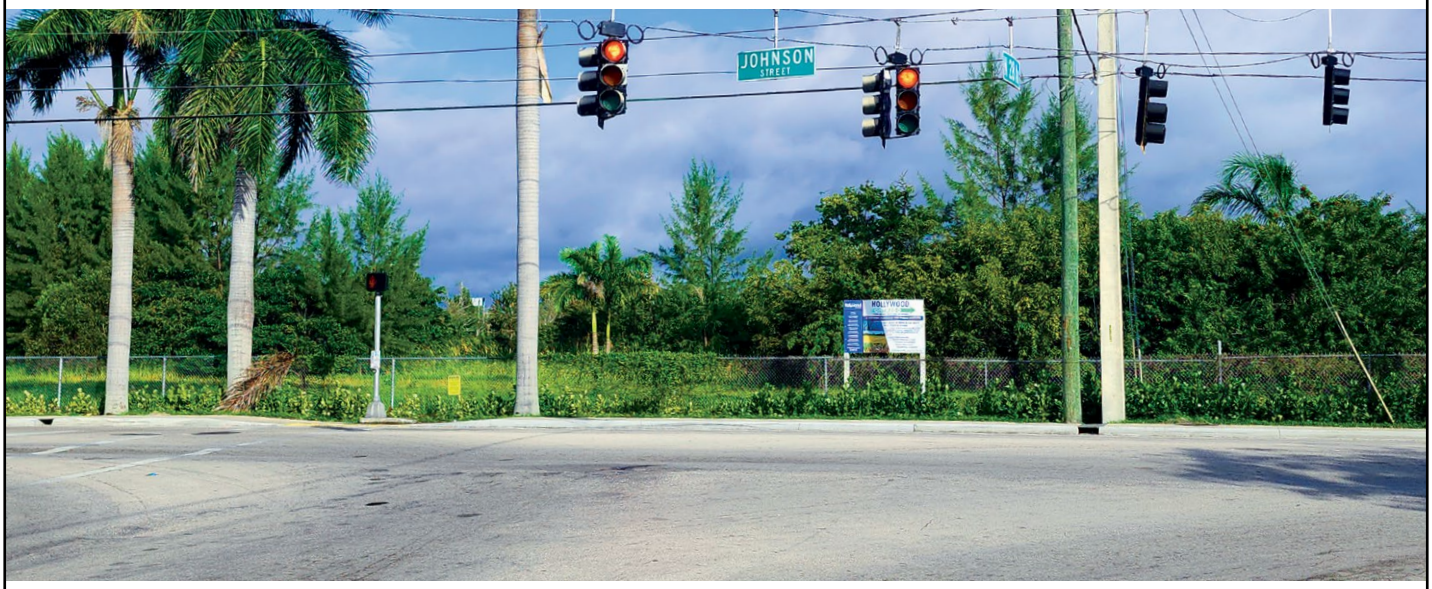
Through this effort, HBC Engineering contributed to a comprehensive, future-ready transit plan that aligns with Miami-Dade County's broader transportation vision.

1. Pedestrian and Bicycle Infrastructure Assessment and Gap Analysis
2. Data-Driven Safety and Mobility Enhancements Using GIS Tools
3. Stakeholder Coordination with Miami-Dade TPO and Municipalities
4. Strategic Framework for First/Last-Mile Connectivity and Multimodal Access



Bike/Pedestrian Feasibility Study at Johnson St from North 30th Rd to North Dixie Hwy

City of Hollywood



This project included a strong emphasis on public involvement, a comprehensive planning process, and ongoing community coordination. Funded by Broward County's "Penny for Transportation" initiative, this Project Development and Environment (PD&E) study is focused on transforming Johnson Street into a safer, more efficient corridor. As a Complete Streets project, it prioritizes multimodal accessibility and equity, aiming to enhance infrastructure for pedestrians, cyclists, and motorists, while improving safety, mobility, and connectivity throughout the area.

A key element of this project was the establishment of a strong community outreach channel to support direct communication between the public and the project team. Extensive engagement, through stakeholder meetings, public workshops, and interactive feedback sessions, ensures the project reflects the community needs and priorities. These efforts reinforce transparency and collaboration, helping shape an inclusive corridor that serves pedestrians, cyclists, transit users, and motorists alike.

The project scope included the construction of new sidewalks, dedicated bicycle lanes, and traffic-calming measures to enhance pedestrian and cyclist safety. Additional upgrades, such as enhanced crosswalks, new street lighting, and traffic signal improvements, will bring the corridor into compliance with state and federal safety standards. Drainage improvements are also included to mitigate flooding and improve stormwater management, alongside landscaping and aesthetic enhancements to beautify the street and surrounding areas.

Location
Hollywood, FL

Dates
03/2023 - 07/2023

Dates
HBC Fee: $150K

Reference
Luis Lopez, PE
Engineering Support Services Manager
Llopez@hollywoodfl.org

Contract No.
HOLL-038

Key Components
PD&E studies, data collection, Complete Streets, development of conceptual

Funded by
Local Agency Program (LAP)

As part of the PD&E study, HBC was responsible for evaluating selected alternatives to optimize Johnson Street's design. This included the reconstruction of a 2-lane, 2-way roadway with a center turn lane, installation of new transit bus stops, and development of a comprehensive drainage system within the existing Right of Way (ROW). HBC's role also encompassed conducting a Limited Topographic Survey, extensive data collection, and the development of conceptual design alternatives. A critical part of this PD&E study involved the traffic analysis of each alternative and coordination of public involvement to ensure alignment with community expectations.

This Johnson Street project will have a lasting impact by fostering safer, more equitable, and more efficient use of public roadways, supporting Broward County's broader Complete Streets objectives. These multimodal improvements are designed to reduce vehicle dependency, promote environmental sustainability, and enhance the overall quality of life for residents, business owners, and commuters alike.



design alternatives, traffic analysis of the alternatives, public involvement, and community coordination.

Relevance to the Scope

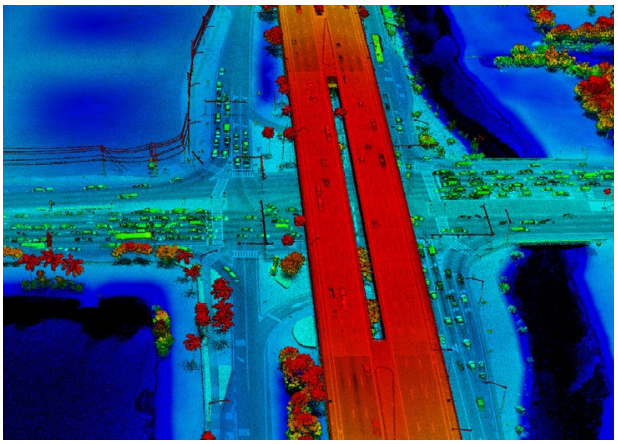
1. Complete Streets and Multimodal Corridor Planning
2. Extensive Public Involvement and Community Coordination
3. Pedestrian, Bicycle, and Transit Infrastructure Enhancements
4. Drainage, Safety, and Aesthetic Corridor Improvements
5. PD&E Alternatives Analysis and Conceptual Design Development

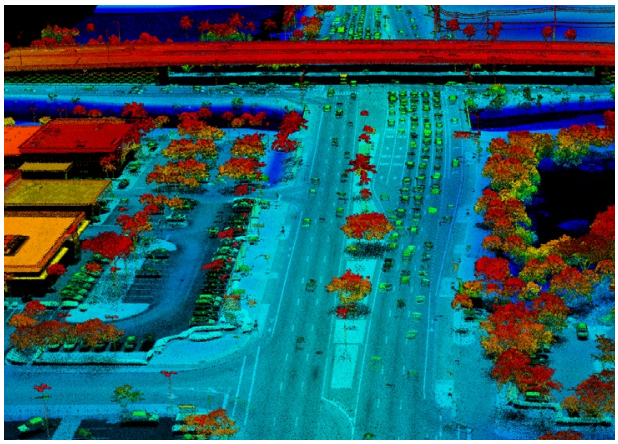
7 | Surveying & Mapping



Topographic Survey for SR 838 (Sunrise Blvd.) from Turnpike to I-95 Overpass

Broward County, Florida





SERVICES PROVIDED

Land Surveying, Aerial Lidar, Aerial Photogrammetry, CADD

PROJECT COST

$184,106.43

CLIENT/OWNER

CORE Engineering Group/Florida Department of Transportation - District 4

CLIENT REFERENCE

Rebecca Lausier
100 East Pine Street
Suite 110
Orlando, FL 32801
407.421.1948
rlausier@ourcoregroup.com

TIME PERIOD

02/2024 - 06/2024

KEY PERSONNEL AND ROLE ON CONTRACT

Frank Paruas - Project Manager
Saul Brand - Project Surveyor
Mike Zoltek - Principal-in-Charge
Scott Williams - Remote Sensing Director
Chris Bray - Photogrammetrist
Iarelis Hall - QA/QC Manager

PROJECT DESCRIPTION

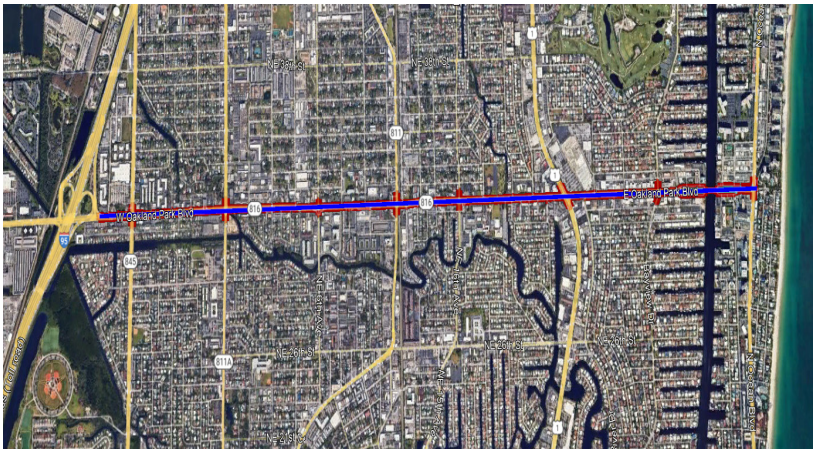
GPI Geospatial was tasked to provide 3D topographic surveying for a 4.38 mile corridor of State Route 838 (Sunrise Boulevard) from the Florida Turnpike to Interstate 95 Overpass in Broward County, FL.

GPI Geospatial was responsible for establishing horizontal and vertical project control per FDOT standards, as well as establishing the roadway alignment and existing right-of-way lines. Our survey team also set 54 secondary control points to be used for aerial lidar collection and calibration. Once the field work was completed, our flight team mobilized from Orlando, FL with a fixed-wing manned aircraft equipped with a lidar sensor and mapping camera, which simultaneously collected aerial lidar and imagery to support the topographic mapping.

Our team utilized the aerial lidar point cloud and aerial imagery to extract topographic features that were included in the final 3D survey drawing, and merged field-collected survey data with the aerial mapping data. All final survey drawings were reviewed, signed, and sealed by a Florida licensed Professional Surveyor and Mapper.

3D Design Survey for Oakland Park Blvd. from I-95 to A1A

Broward County, FL



SERVICES PROVIDED

3D Topographic Survey, Mobile Lidar

PROJECT COST

$372,478.00

CLIENT/OWNER

Trace Consultants Inc.

CLIENT REFERENCE

Favio Laverde, PE
12485 SW 137th Ave.
Miami, FL 33186
flaverde@traceci.com
(305) 281-1195

TIME PERIOD

9/2022 - Present

KEY PERSONNEL AND ROLE ON PROJECT:

Michael Zoltek, LS, CP, CfedS, GISP, PMP - Principal in Charge
Frank Paruas, PSM - Survey Project Manager
Saul Brand, PSM - Project Surveyor
Darin Larson - Mobile Lidar Specialist
Rob Rublee - Senior Mobile Lidar Specialist

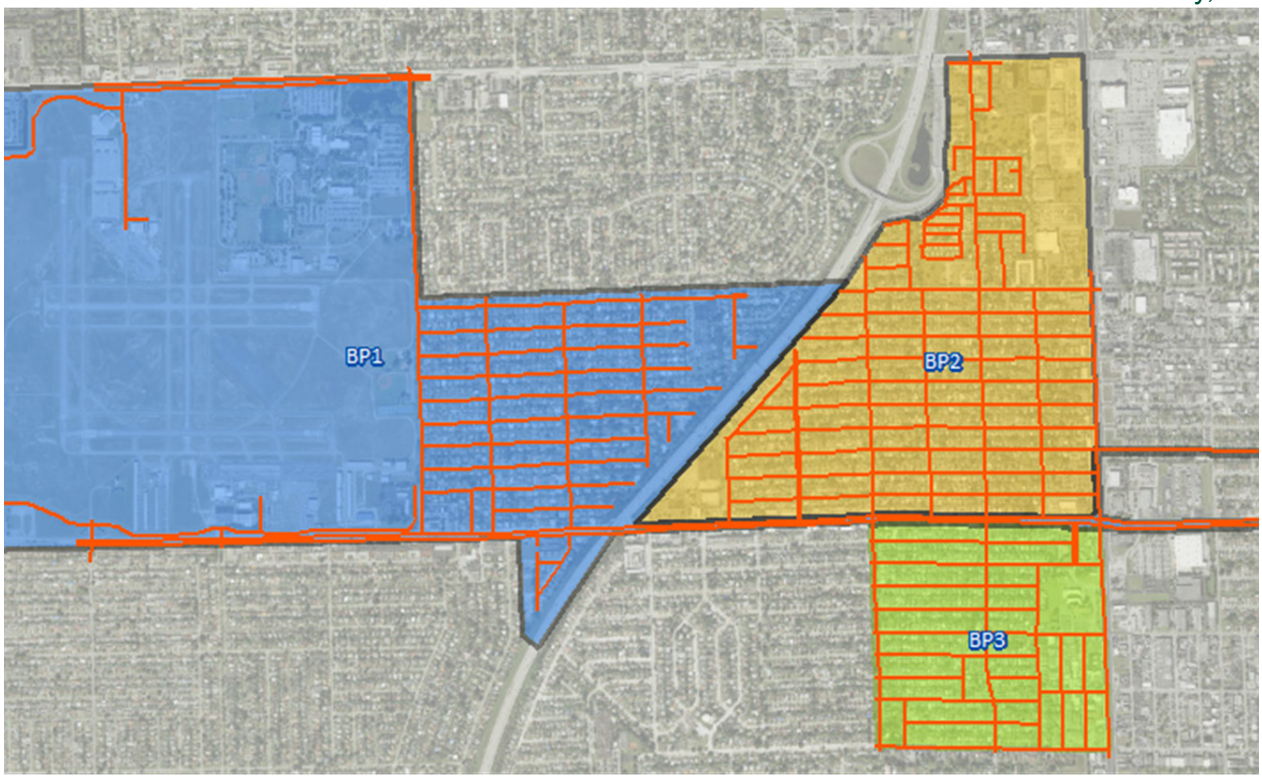
PROJECT DESCRIPTION

GPI Geospatial, Inc. performed a complete 3D survey for this corridor in Broward County. The scope included primary and secondary control survey. The project also included a completed 3D survey from right-of-way to right-of-way that was completed by combining traditional survey with terrestrial lidar for the hard surfaces. Additionally, a drainage survey was completed. We also recovered the historical baseline of survey and right-of-way lines for the entire corridor.

Final deliverables included a SURVRD file containing the 3D files, the baseline of survey, and the right-of-way lines. Additionally, we submitted all the data files required to support the survey information as required by the Florida Department of Transportation and District 4 survey group. This project was completed on time and within budget.

Broward UAZ Zones

Broward County, FL



SERVICES PROVIDED

Mobile Lidar/Digital Mapping

PROJECT COST

$75,000

CLIENT/OWNER

Craven Thompson & Associates, Inc.

CLIENT REFERENCE

Rick Pryce
3563 N.W. 53rd Street
Fort Lauderdale, FL 33309
954-739-6400
rpryce@craventhompson.com

TIME PERIOD

6/18/2020 - 10/23/2020

PROJECT DESCRIPTION

The purpose of this project for the client was to use mobile lidar data for the creation of a topographic survey to facilitate the design and construction of water lines and sewer replacements.

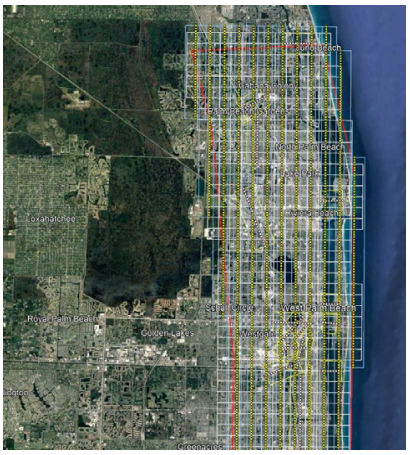
The project area is in the southern portion of Broward County, FL. The project area is approximately 35 roadway miles and includes multiple streets in and around the neighborhoods just to the east of North Perry Airport. The roads are a mixture of 2-lane residential roads (majority of the project), as well as more urban 4-lane roads, requiring multiple scan passes.

GPI Geospatial acquired mobile lidar and corresponding imagery and video. GPI Geospatial processed, calibrated and classified the point cloud data for the client. The intent was to have a lidar based point cloud that captured laser hits on the ground surface and topographic features, including pavement, buildings, trees, power poles, roadway features, and typical neighborhood features, etc. The lidar was calibrated to the project control, as set by the consultant client.

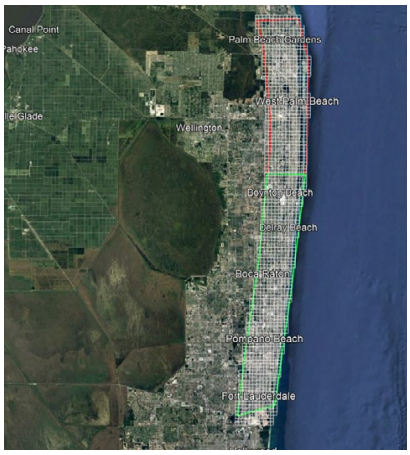
Deliverables included the calibrated (colorized) point cloud for the roadway corridor along with collected video and imagery co-registered to the mobile lidar collection trajectory.

FDOT Coastal Blocks 3 and 4

Broward & Palm Beach, Counties, FL







SERVICES PROVIDED

Aerial Imagery
Orthophotography,
Survey

PROJECT COST

$175,726.39

CLIENT/OWNER

Florida Department of Transportation

CLIENT REFERENCE

Brett Wood
203 West 3rd Street,
Stuart, FL 24994
(321) 255-5434
brett.wood@dot.state.fl.us

TIME PERIOD

01/2021 - 01/2022

PROJECT DESCRIPTION

The purpose of this project was to produce topographic surveying and mapping products using aerial orthoimagery in support of transportation planning and other FDOT activities. The project AOI was a corridor approximately five miles wide and approximately 55 miles long located along the eastern coastline of Florida and covered an area of approximately 285 square miles. The project started from the south at the north side of Fort Lauderdale/Hollywood International Airport in Broward County, proceeding north with the eastern edge of the corridor along the coastal waterline to Donald Ross Road in Palm County Beach.

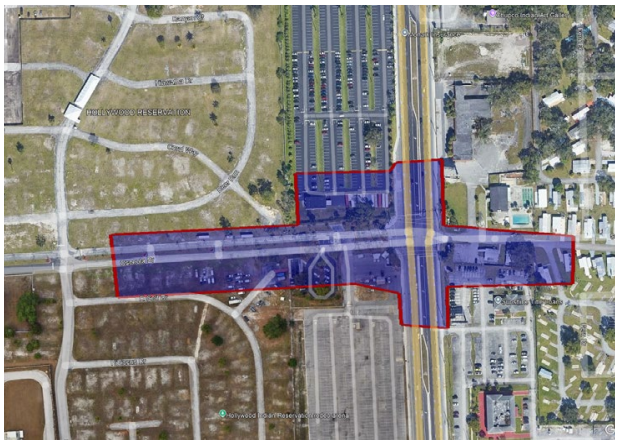
GPI Geospatial collected aerial imagery using a Vexcel UltraCam Eagle 4-band aerial sensor. A surface model consisting of a 0.50 foot gridded DEM was derived from existing bare-earth Lidar. Field surveyed ground control was completed to support a project-wide analytical triangulation solution. All orthoimagery products were produced with a 3” GSD and segmented into 2,500-foot x 2,500-foot tiles. A digital tile index in ESRI Shapefile® format was provided by FDOT.

Deliverables included the DEM used for ortho-rectification, the 3” 4-band orthophotos in GeoTIFF format, accuracy analysis of the orthos according to FGDC requirements, a digital copy of the GCPs, shapefile of the tiles, project limits and image seamline feature class, the flight plan, a signed PDF digital copy of the Ground Control Survey Report and FGDC compliant metadata.

Seminole Tribe of Florida Pedestrian Bridge Over SR 7

Broward County, Florida





SERVICES PROVIDED

Land Surveying, Terrestrial
Static Lidar, CADD

PROJECT COST

$14,870.00

CLIENT/OWNER

HBC Engineering Company

CLIENT REFERENCE

Miguel Villegas
13155 SW 134th Street
Suite 207
Miami, FL 33186
305.232.7932
mvillegas@hbcengineeringco.com

TIME PERIOD

08/2022 - 10/2022

KEY PERSONNEL AND ROLE ON CONTRACT

Frank Paruas - Project Manager
Saul Brand - Project Surveyor
Mike Zoltek - Project Director
Chris Bray - CADD Manager
Iarelis Hall - QA/QC Manager

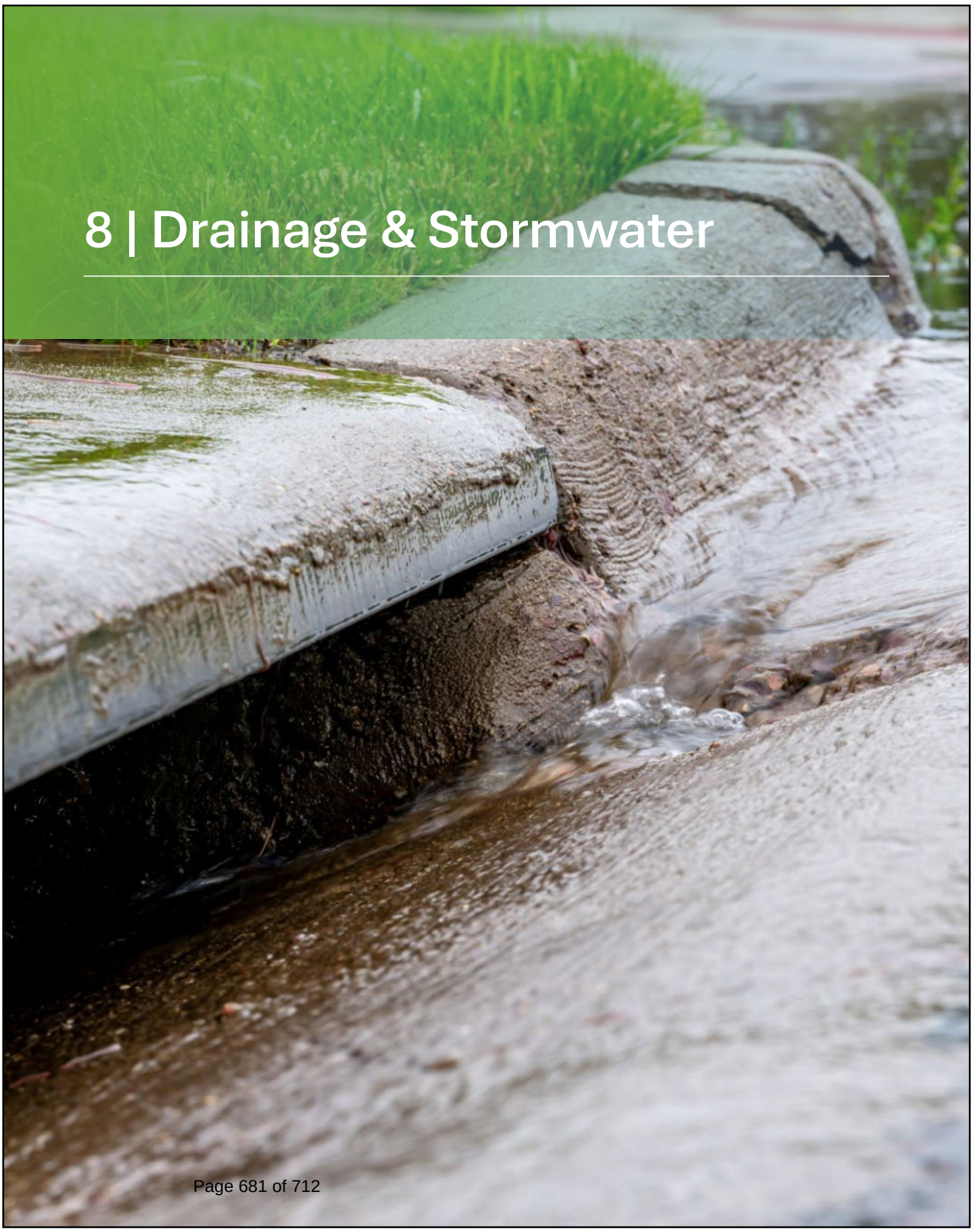
PROJECT DESCRIPTION

GPI Geospatial was tasked to provide a 3D topographic survey to support engineering design of a pedestrian bridge across State Road 7 (US 441), south of the Osceola Drive intersection, on the Seminole Indian Reservation land in Broward County, FL.

GPI Geospatial field crews established a horizontal and vertical project control network to allow for effective surveying of this intersection. Using conventional survey methods and static lidar technology, our field crews surveyed this project area to include all above ground physical improvements, topographic spot elevations, trees with a 6" minimum diameter at breast height, buildings, above ground utilities, and underground storm water drainage features. Our field crews also recovered right of way lines and alignment data for State Road 7 (US 441).

This data was all merged into a single survey data file to create the final 3D topographic survey product, which was created at a 1"=40' mapping scale. Our team delivered AutoCAD Civil 3D .xml and .dwg files that included topographic and planimetric survey data. All final data was reviewed, signed, and sealed by a Florida-licensed Professional Surveyor and Mapper.

8 | Drainage & Stormwater



Riviera Beach Water Treatment Plant (WTP) Design-Build Project Phase 1

City of Riviera Beach



HBC Engineering Company was a key contributor to the progressive design-build effort for the City of Riviera Beach's Advanced Water Treatment Plant at the Avenue L parcel. The Phase 1 scope focused on comprehensive design and engineering services, supporting the development of a 12.0 Million Gallons per Day (MGD) advanced water treatment facility expandable to 16.0 MGD, along with associated infrastructure upgrades.

The key project components included:

- Water Treatment and Storage Facilities: Design of an advanced treatment facility, a new ground storage reservoir, and a finished water pump station to enhance capacity and efficiency.
- Groundwater Supply Wells and Transmission Improvements: Engineering new wells for the Floridan and Surficial Aquifer Systems and designing 18,000 linear feet of raw water transmission mains, including hydraulic modeling and transient surge analysis.
- Site and Utility Development: Stormwater management systems, paving and grading, and raw water yard piping for the Avenue L and Avenue U parcels.
- Supporting Infrastructure: Planning and layout for administrative buildings, maintenance shops, and utility operations facilities.

Location
Riviera Beach, FL

Dates
2022 - Ongoing

Budget
HBC Fee: $ 2.1 M

Reference
Steven V. Lynk, PE, BCEE, DBIA
(512) 346-1100
lynksv@cdmsmith.com

Key Components
Water treatment esign services, Wastewater pump station and underground pipeline design services

Relevance to the Scope
1. Advanced Water Treatment and Storage Facility Design

- Permitting and Regulatory Compliance: Secured necessary permits, reviewed environmental site assessments, and ensured compliance with local and state regulations.

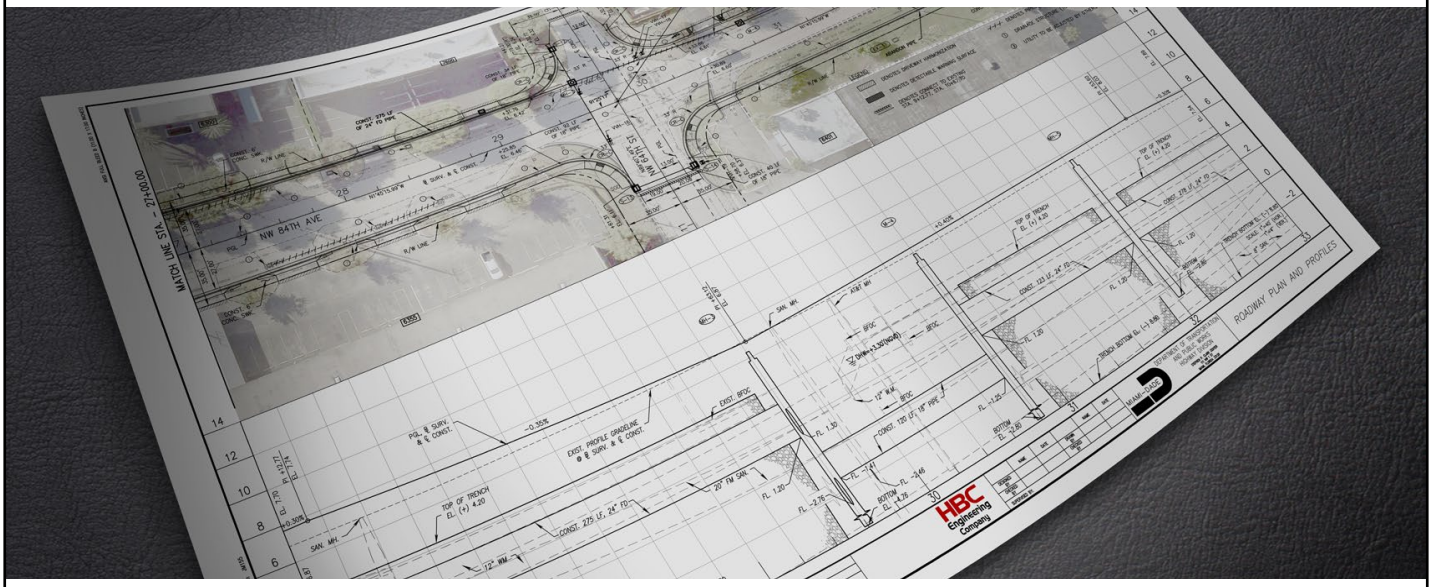
HBC provided significant expertise in site/civil design, permitting, and project management, ensuring adherence to project schedules, budgets, and regulatory requirements.

1. Groundwater Supply Wells and Transmission Main Engineering
2. Comprehensive Site and Utility Infrastructure Development
3. Permitting, Environmental, and Regulatory Compliance Leadership
4. Progressive Design-Build Delivery Supporting Capacity Expansion



Design-Build Services for the Reconstruction of NW 84th Ave

Miami-Dade County Department of Transportation and Public Works



HBC is the Engineer of Record for a comprehensive project to expand a 1-mile segment of an existing 2-lane roadway into a 4-lane roadway with a Two-Way Left-Turn Lane (TWLTL). The project includes developing roadway typical sections, refining horizontal and vertical geometry, and implementing a new closed drainage conveyance system. Key improvements involve connecting to existing outfalls and stormwater retention facilities, replacing CMP culverts with RCP culverts, and designing new stormwater management facilities to mitigate the increase in impervious surfaces.

The scope of work includes roadway reconstruction, milling and resurfacing, driveway harmonization, and stormwater system upgrades. Additional enhancements feature the installation of 6-foot-wide continuous sidewalks, curb and gutter systems, updated pavement markings and signage, pedestrian and traffic signalization, utility relocations, and tree removal or relocation within the right-of-way.

Critical project components include securing permits from multiple agencies, coordinating utility adjustments, and developing comprehensive signing and pavement marking plans. A thorough geotechnical investigation was also conducted. The primary objective is to enhance roadway infrastructure while ensuring regulatory compliance and minimizing impacts on the surrounding community and environment.

Location
Miami, FL

Dates
08/2022 - 08/2024

Budget
HBC Fee: $548K

Construction Cost: $50M

Reference
Alejandro Sauleda, PE
(305) 375-4866
alejandro.sauleda@miamidade.gov

Key Components

Roadway widening, drainage system upgrades, stormwater management, utility coordination, sidewalk and curb installation, signalization improvements, geotechnical investigation, permitting.

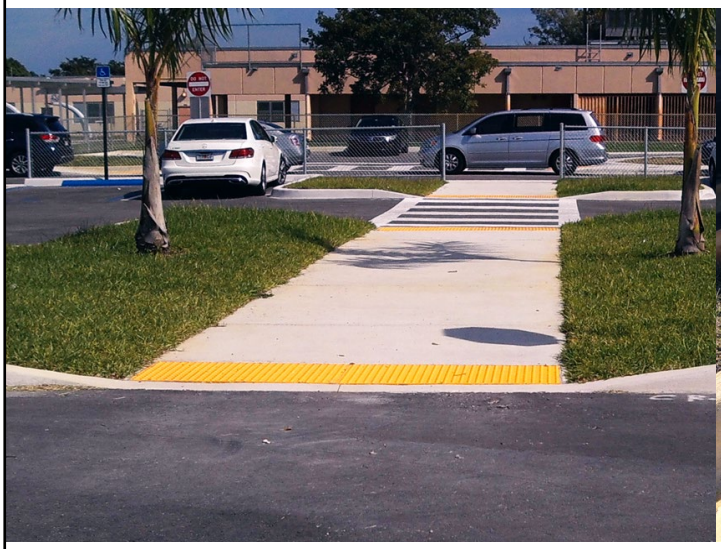


Relevance to the Scope

1. Roadway Widening and Geometric Refinement
2. Closed Drainage and Stormwater Management Design
3. Multimodal and Pedestrian Infrastructure Enhancements
4. Utility Relocation and Agency Permitting Coordination
5. Comprehensive Infrastructure Upgrade for Safety and Capacity

Sweetwater Elementary School Parking Lot & Drainage System Improvements

Miami-Dade County Public Schools





This project involved the preparation of a comprehensive set of construction contract plans and technical specifications for the paving and drainage improvements associated with the replacement of the parking lot and drainage system at Sweetwater Elementary School. HBC Engineering Company provided full civil-site design services to support the proposed improvements while ensuring compliance with all applicable standards and regulations.

The scope of work included the development of a new parking lot layout accommodating approximately 148 parking spaces and addressing approximately 105,700 square feet of existing parking lot and landscaped areas. The design scope encompassed detailed grading and site dimension control to ensure proper elevations, drainage flow, and ADA compliance throughout the site. A thorough on-site drainage analysis was conducted, followed by the design of a new stormwater management system to improve runoff conveyance and mitigate potential flooding concerns.

In addition, HBC prepared signing and pavement marking plans to enhance vehicular and pedestrian safety and circulation within the site. Lighting design was also included to ensure appropriate illumination levels throughout the parking lot for improved visibility and security during nighttime hours. The project design was coordinated with school officials and local permitting agencies to facilitate a seamless review and approval process.

Location
Miami-Dade County, FL

Dates
1/2016 - 1/2017

Budget
HBC Fee: $35K

Reference
Julio Sanchez, RA
(305) 251-7923
julio@jsagroup.net

Scope of Services
Pavement Improvements

Signing & Pavement Markings

Drainage

Lighting

Relevance to the Scope

1. Drainage design expertise
2. Site improvement coordination

West Hillsboro Blvd Roundabout Project From Parkside Drive to SR-7/US-441

Broward County



The Hillsboro Boulevard Improvements project, extending from east of Parkside Drive to SR-7/US-441, includes a comprehensive set of multimodal and safety upgrades. The scope features new on-street bicycle lanes, upgraded street lighting, and ADA-compliant sidewalks to improve mobility, visibility, and accessibility for all users. A modern roundabout at NW 64th Terrace/NW 74th Place will enhance traffic flow and safety through geometric, drainage, and landscaping improvements. Additional work includes milling and resurfacing to restore pavement life, curb and gutter adjustments, and refreshed pavement markings to ensure a smooth and durable roadway surface.

The project also addresses drainage, utilities, and traffic operations, with new control devices, signage, and pedestrian crossings supporting multimodal efficiency. Landscaping, hardscaping, and street furniture will improve corridor aesthetics and environmental quality. Construction will be phased to minimize disruptions, with strong public communication and environmental best practices guiding implementation. Funded by the Transportation Surtax (MAP Broward), the project emphasizes accessibility, sustainability, and coordination with local and regulatory partners to deliver a safer, more connected corridor.

Location
Broward County, FL

Dates
06/2025 - Ongoing

Budget
Construction Cost: $6.7M

Reference
James Jeffers, PE
954-577-4573

Contract No.
Project No.: 106847 & 106848

Key Components
roundabout construction, roadway milling and resurfacing, bicycle lanes, sidewalks, curb ramps, drainage improvements, street lighting, traffic control devices, signage, pavement markings, pedestrian crossings,



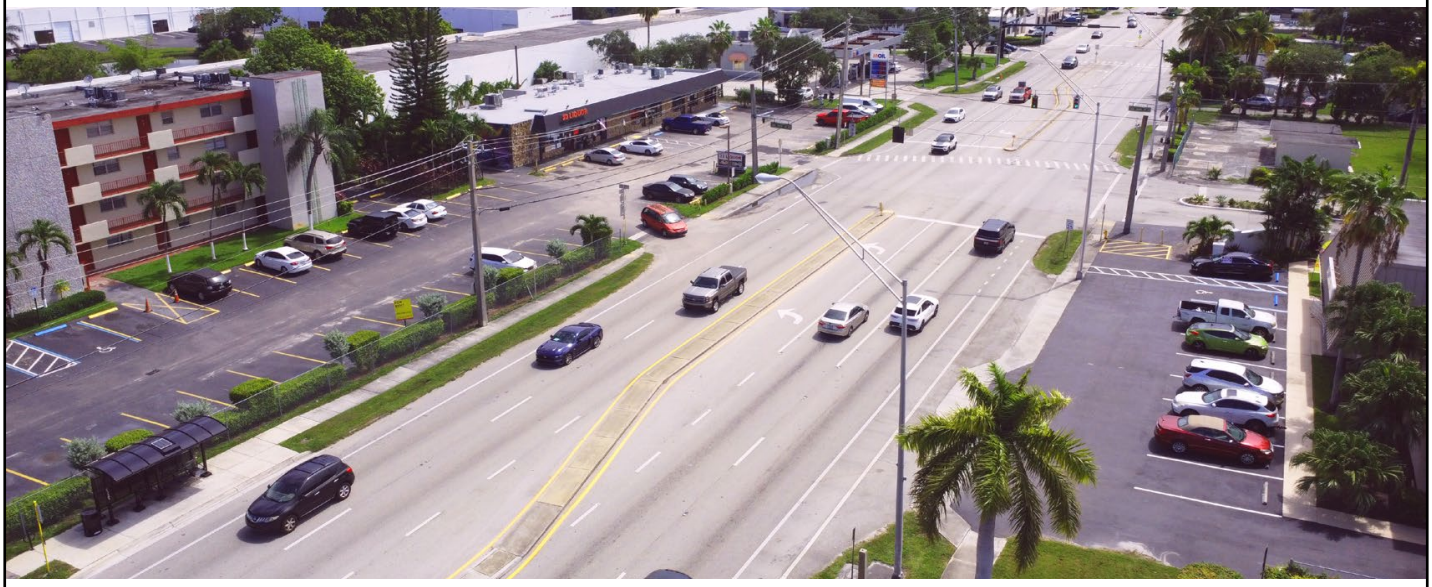
landscaping, hardscape features, utility coordination, ADA compliance, stormwater management, erosion control, environmental permitting, right-of-way coordination, construction phasing, public communication, safety enhancements

Relevance to the Scope

1. Multimodal Corridor Enhancements with Bicycle and Pedestrian Upgrades
2. Roundabout Construction for Improved Traffic Flow and Safety
3. Comprehensive Drainage, Utility, and Pavement Rehabilitation
4. Landscaping, Hardscaping, and Streetscape Aesthetic Improvements
5. Phased Construction with Public Coordination and Environmental Stewardship

SR-858/Hallandale Beach Blvd from SR-7/US-441 to Lakeshore Dr RRR Project

Florida Department of Transportation (FDOT) District 4 (D4)



HBC was selected by the Florida Department of Transportation (FDOT) to provide professional engineering design services for this Resurfacing, Restoration, and Rehabilitation (RRR) project along SR-858/Hallandale Beach Boulevard from east of SR-7/US-441 (MP 0.233) to west of Lakeshore Drive (MP 2.176) for a total project length of approximately 1.943 miles or 10,259 feet. Within this project corridor, SR-858 is a divided four-lane urban roadway consisting of two 12' wide travel lanes in each direction, a raised median, 6' wide shoulders with 5' paved and 1' unpaved, and 5' wide sidewalks on both sides.

As the prime consultant, HBC was responsible for the development of the master plan, design criteria package, and preparation of construction documents in accordance with FDOT standards, current design bulletins, and field conditions. The scope of work included pavement Milling and Resurfacing (M&R), ADA-compliant sidewalk and ramp upgrades, widening of the existing shoulder to accommodate a 5' wide paved bicycle lane with a 1' wide unpaved shoulder, and restoration of grass swales in locations that had been overlaid with asphalt and exhibited drainage issues. HBC also performed the drainage evaluation and design to address known ponding and improve stormwater conveyance.

Additional elements of the scope included roadway geometry review, typical section development, utility coordination, and the preparation of Signing and Pavement Marking (S&PM) plans. This project also

Location
Hallandale Beach, FL

Dates
2014

Budget
HBC Fee: $900K
Construction Cost: $7M

Reference
Jim Hughes, PE
(954) 777-4419

Key Components
Design services, resurfacing, ADA and bicycle improvements, drainage upgrades, and signal and signage enhancements.

Relevance to the Scope

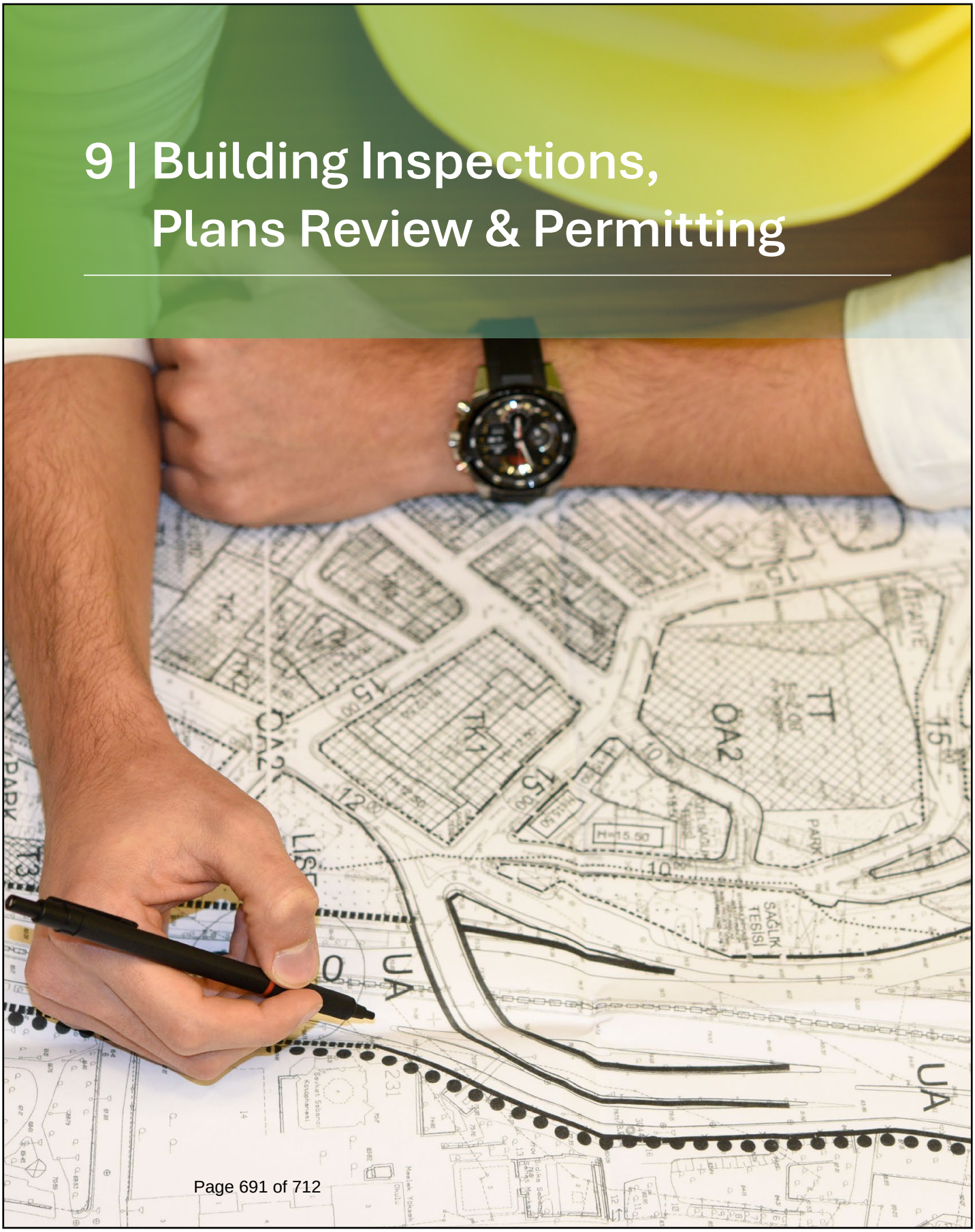
1. Prime Consultant for FDOT RRR Design along SR-858 Corridor

required signalization design and replacement at designated intersections to enhance operational efficiency and safety. All work was coordinated closely with FDOT D4 staff to ensure compliance with project requirements, permitting needs, and constructability standards.

1. Pavement Rehabilitation, ADA, and Bicycle Lane Enhancements
2. Drainage Evaluation and Stormwater Conveyance Improvements
3. Signalization, Signing, and Pavement Marking Design



9 | Building Inspections, Plans Review & Permitting



Buildings Report for Capital Repair Plans

Miami-Dade County Water and Sewer Department (MDC-WASD)



This MDC-WASD Buildings Report for Capital Repair Plans Project involved the inspection of MDC-WASD-owned buildings and water treatment structures at the Alexander Orr and Hialeah Water Treatment Plants. These inspections were performed on the Raw Sludge Holding Tanks, Chlorine Contact Basins, Flocculator/Settling Tanks, Clarifiers, Aeration Basins, Filtration System Areas, Sodium Silicate/Lime Unloading Stations, Sludge Pump Rooms, High Service Pump Rooms, Ammonia Storage and Feed Areas, Fuel Tanks, and Warehouses. Ancillary structures included one-story reinforced concrete and masonry buildings used to house equipment, as well as metal and reinforced concrete staircases and platforms providing access to all areas, metal ladders, and safety handrails.

HBC developed a standardized inspection template and led a team of engineer inspectors in performing structural evaluations. HBC was responsible for completing detailed structural inspection reports and reviewing reports prepared by others to ensure accuracy of content and consistency in formatting. These reports included photographic documentation highlighting both structural deficiencies and well-maintained features, along with recommendations for repairs and associated quantity calculations.

HBC was responsible for overseeing the inspection of multiple buildings on behalf of MDC-WASD. This included visually assessing general structural and electrical system conditions; performing field inspections;

Location
Miami-Dade County, FL

Dates
04/2022 - 06/2022

Budget
HBC Fee: $392K

Reference
Nelson Perez-Jacome
(305) 215-0485
nperezjacome@chasolutions.com

Key Components
Building inspections, water treatment structures, structural assessments, electrical evaluations, inspection reporting, photo documentation, repair recommendations, quantity estimates, cost estimating, coordination with operators.

reviewing and evaluating as-built drawings and maintenance records; and preparing Building Inspection Reports summarizing findings, along with cost estimates for necessary repairs or remediation. HBC managed advanced inspection services, coordinated project schedules, and worked closely with operators across multiple MDC WASD treatment plants, pump stations, and facilities to ensure safe and timely access to inspection sites.

The inspections addressed both structural and electrical conditions, identifying deficiencies that required remediation or repairs to determine major capital repairs and replacements anticipated over the next five (5) years. HBC also developed a field inspection notes template used to document findings in a standardized format that complied with the requirements of BCC Resolution No. 229-22. This project was successfully completed on time, resulting in the production of a total of 82 comprehensive Building Inspection Reports.

Relevance to the Scope

1. Comprehensive Structural and Electrical Inspections for MDC-WASD Facilities
2. Standardized Inspection Templates and Reporting Framework Development
3. Evaluation of Major Water Treatment Plant Structures and Ancillary Buildings
4. Deficiency Identification with Repair Recommendations and Cost Estimates
5. Production of 82 Building Inspection Reports in Compliance with BCC Resolution 229-22



Multiple Parks - 40 Years Recertifications

Miami Dade County Parks



HBC conducted a walk-through visual inspection for various Buildings located at multiple parks, including AB Barnes Park, Country Club of Miami, and Crandon Park to prepare an assessment report listing the findings and recommendations for the structural and electrical components.

The report included the building description, observations noted during the site visit, a written evaluation of the project building including recommendations for repairs, photographs of conditions, and the information requested in the structural and electrical forms in the format required by Miami-Dade County.

HBC provided a prioritized list of damages and deficiencies required to be addressed and repaired prior to submitting and obtaining the (40th-year) Recertification. Reports were sent to Miami-Dade Parks, Recreation & Open Spaces Department (PROS) for review prior to submit to RER signed and sealed documents.

After repairs, HBC provided the Structural and Electrical (40th-year) Recertification Reports in compliance with the Miami-Dade County Recertification Section guidelines, based exclusively on a visual inspection and provided in the format required by the Miami-Dade County.

Location
Miami-Dade County, FL

Dates
03/2024 - Ongoing

Budget
HBC Fee: $18 K

Reference
Adria Gonzalez-Leiva, MS, PE
(305) 299-6928
adria.gonzalez-leiva2@miamidade.gov

Key Components
40 Years Certification Report

Relevance to the Scope

1. Structural and Electrical Assessments for Multiple Park Facilities
2. Preparation of Detailed Inspection and Evaluation Reports

10 | Construction Engineering Inspection (CEI)



CEI Services for the Sanitary Force Main Furnish and Install (F&I) Project - Phase III

Miami-Dade County Water and Sewer Department (MDC-WASD)



Location
Miami-Dade County, FL

Dates
05/2023 - Ongoing

Budget
HBC Fee: $4M

Reference
Miguel Pichardo
(786) 258-2573
Miguel.Pichardo@
miamidade.gov

Contract No.
PCTS 20080

Key Components
Construction engineering inspection (CEI), sanitary sewer force mains, daily construction oversight, safety standards

Relevance to the Scope

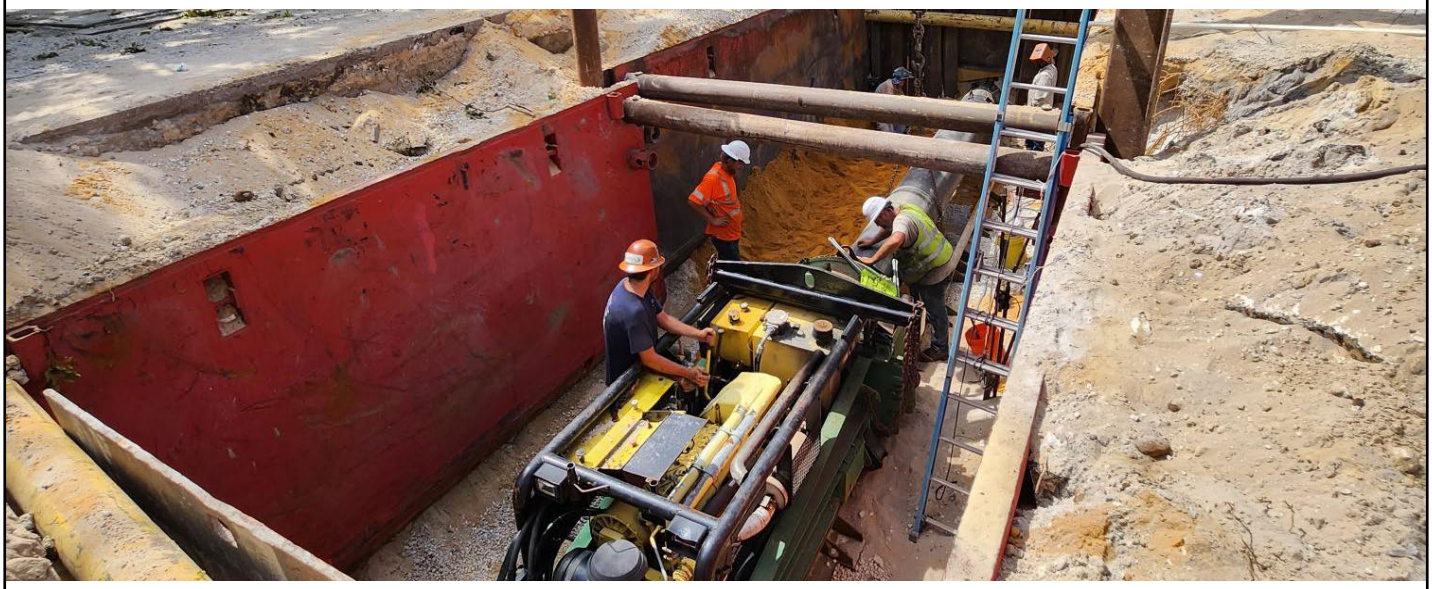
1. Utility inspection expertise
2. Safety compliance management
3. Multidisciplinary coordination

HBC provided Construction Engineering and Inspection (CEI) services for the installation of over 11,000 linear feet (LF) of sanitary sewer force mains along West, North, and East Country Club Drive, from William Lehman Causeway to Yacht Club Way. The mains primarily measure 16” in diameter, with additional sections of 20”, 12”, 8”, 6”, and 4” diameters.

The HBC team is managing the inspection staff and overseeing daily construction activities to ensure the contractor adheres to MDC-WASD safety standards, specifications, and guidelines. Their duties include reviewing and processing shop drawings, RFIs, and pay applications; conducting bi-weekly meetings, necessary onsite meetings, and conflict resolution meetings; maintaining well-kept records of all daily activities, MOT, SWPPP, and weather reports; and coordinating with the contractor, EOR, and client for design modifications. This includes creating a redundant backup system for the City of Aventura instead of abandoning the existing system.

CEI Services for FDEP Grant Funded 12” Reclaimed Water Main 2-Mile Expansion for Area 10

City of Delray Beach



HBC provided full Construction Engineering and Inspection (CEI) services for this complex, multiphased utility infrastructure project located within the City of Delray Beach and funded by a Florida Department of Environmental Protection (FDEP) Grant. Spanning two distinct phases and covering various urban locations, this project included the installation of over 7,500 linear feet of 12” and 6” diameter High-Density Polyethylene (HDPE) water main using both Horizontal Directional Drilling (HDD) and open cut methods. The scope also included the reconstruction of sidewalks, driveway connections, pavement restoration, and coordination with existing utilities throughout the corridor. A particularly critical component of this project involved proactive coordination with the Florida East Coast (FEC) Railway for the water main installation beneath the active railway tracks. HBC’s CEI team, led by Christopher Soto, ensured the precise documentation of daily construction activities, coordinated utility adjustments, and managed contractor compliance with specifications and permitting requirements. The team also conducted biweekly progress meetings with the City and stakeholders to provide updates, resolve issues proactively, and maintain quality control. Despite facing multiple schedule setbacks, due to utility conflicts and unforeseen conditions, the team maintained budget discipline, keeping the project under budget by minimizing and negotiating change orders, avoiding cost overruns, and maintaining alignment with the client’s objectives.

Location
Delray Beach, FL

Dates
2021 - 2024

Budget
HBC Fee: $1.6M

Reference
Cynthia Buisson, PE
(561) 243-7196
FuentesC
@mydelraybeach.com
100 NW 1st Ave.
Delray Beach, FL 33444

Key Components
CEI, HDPE water main, Horizontal Directional Drilling (HDD) installation,

Funded by
Local Agency Program (LAP)



FEC Railway coordination, pavement and sidewalks, and utility conflicts. Management.

Relevance to the Scope

1. Comprehensive CEI Oversight for Utility Infrastructure Improvements
2. Installation of HDPE Water Mains via HDD and Open-Cut Methods
3. Coordination with FEC Railway and Multiple Utility Stakeholders
4. Quality Control, Documentation, and Contractor Compliance Management
5. Budget and Schedule Discipline through Proactive Issue Resolution

Citywide Pedestrian, Drainage, and Roadway Improvements Project

City of Doral



HBC provided Construction Engineering and Inspection (CEI) services for this federally funded improvements project. The areas for improvements included the following:

- NW 27th Street from NW 107th Avenue to NW 109th Avenue
- NW 102nd Avenue from NW 15th Terrace to NW 25th Street
- NW 87th Court/NW 26th Street from NW 27th Street to NW 89th Court
- NW 89th Court from NW 27th Street to NW 25th Street
- NW 84th Avenue from the FEC Railway to NW 13th Street

This project included sidewalk and driveway construction, curb and gutter formation, storm sewer manhole installations, French drain setups, restoration of sub-base and base, pavement restoration, pavement markings, tree removal, tree relocation, and sod restoration.

HBC assisted in preparing state-funding packages for reimbursement. Our responsibilities also included obtaining permits from local governing bodies, coordinating daily inspections, and ensuring comprehensive documentation for project closeout. This included generating a detailed punch list to ensure the project surpassed its original conditions.

Location
Doral, FL

Dates
2022 - 2024

Budget
HBC Fee: $350K

Reference
Julio Amoedo, MPA, CGC, CUC, GEC
(305) 593-6740
julio.amoedo@cityofdoral.com

Key Components
Construction Engineering and Inspection (CEI), Concrete sidewalk, Milling & Resurfacing (M&R)

Funded by
Local Agency Program (LAP)



Pedestrian intersection ADA improvements

Relevance to the Scope

1. Comprehensive CEI Oversight for Federally Funded Local Improvements
2. Sidewalk, Drainage, and Pavement Construction Management
3. Permit Coordination with Local and State Agencies
4. State Funding Reimbursement and Documentation Support
5. Final Inspection, Punch List, and Project Closeout Compliance

CEI Services for the Wabasso Dr over the LWDD L-2 Canal Bridge Replacement LAP Project

Palm Beach County



HBC Engineering Company (HBC) was contracted to provide Construction Engineering and Inspection (CEI) services for this project, which involved the replacement of the existing bridge along Wabasso Drive over the Lake Worth Drainage District (LWDD) L-2 Canal from Aspen Road on the south end to the intersection at Oswego Avenue on the north end. This project included:

- **Bridge Replacement:** The removal of the existing bridge and replacement with an 8' X 12' box culvert.
- **Roadway Reconstruction:** The full reconstruction of Wabasso Drive from Aspen Road to Oswego Avenue, which included two 10' travel lanes, a 4' sidewalk, and 10' grass swales on both sides of the road.
- **Drainage Improvements:** The enhancements to the drainage system improved water management and prevented flooding.
- **Funding and Compliance:** This project was federally funded by the Federal Highway Administration (FHWA) via the United States Department of Housing and Urban Development Community Development Block Grant Program (HUD CDBG). All required information was provided to the Palm Beach County Department of Housing and Economic Development (PBC HED) to ensure compliance with all Federal Community Development Block Grant (FCDBG) requirements.

Location
West Palm Beach, FL

Dates
05/2022-05/2023

Budget
HBC Fee: $450K

Reference
Vipin C. Mehta
(407) 657-6662

Contract No.
2021052 - CSA No. 3

Key Components
Bridge replacement, roadway reconstruction, drainage improvements, CEI services, federal compliance, asphalt paving, pavement markings,

Funded by
Local Agency Program (LAP)

- **Additional Improvements:** This project also included asphalt paving, pavement markings, pedestrian mobility enhancements, and landscape improvements to enhance the overall functionality and aesthetics of the area.

These upgrades were necessary for improving vehicular traffic and drainage throughout the area.

pedestrian enhancements, landscape improvements, and HUD CDBG funding.

Relevance to the Scope

1. Bridge Replacement and Structural Upgrade over LWDD L-2 Canal
2. Full Roadway Reconstruction with Pedestrian and Drainage Enhancements
3. Federally Funded Project under FHWA and HUD CDBG Programs
4. Compliance Coordination with Palm Beach County HED Requirements
5. Paving, Marking, and Landscaping for Safety and Aesthetic Improvements



CEI Services for Roadway, Sidewalk, & Pedestrian Lighting Improvements Project (LAP) at Cherry Road from Military Trail to Quail Drive

Palm Beach County



HBC is providing Construction Engineering & Inspection (CEI) services for the complete streets improvements along Cherry Road in Palm Beach County (PBC). The HBC CEI Team handles all project management as well as inspections under this specific project under a blanket task work order contract with PBC.

The project involves the construction of an 8-foot-wide sidewalk along the north side of Cherry Road, stretching from N. Military Trail to a point 120 feet west of Quail Road. Additionally, a 6-foot-wide sidewalk will be constructed on the south side of Cherry Road, covering the same stretch from N. Military Trail to Quail Road, with the exception of the segment that crosses the bridge identified as structure #934229. The scope of the project also includes milling & resurfacing, widening, and the installation of appropriate signing and pavement markings to better accommodate current traffic volumes and improve overall traffic flow. Pedestrian-scale lighting and landscaping will be installed along the sidewalks and in key areas of the roadway.

HBC's CEI Team is responsible for conducting bi-weekly progress meetings, maintaining accurate daily reports, verifying quantities and work compliance, documenting changes in field conditions, supporting the interpretation of plans and specifications, and providing input on potential resolutions for construction issues, managing invoices, assisting Palm Beach County with state funding

Location
Westgate, FL

Dates
2024 - Ongoing

Budget
HBC Fee: $60K
Construction Cost: $1.21M

Reference
David West
(561) 684-4180
DWest1@pbc.gov
301 N. Olive Avenue
West Palm Beach, FL 33401

Contract No.
2021025
CSA No. 6

Funded by
Local Agency Program (LAP)

packages for reimbursement, facilitating daily inspections, and handling all documentation for project closeout, including a comprehensive punch list as well as inputting accurate data entry into GAP and organizing all project documentation for timely reimbursement submissions of the allocated federal funds.

Key Components

Milling & Resurfacing, Variable Width Sidewalk, Pedestrian Lighting, ADA Improvements.

Relevance to the Scope

1. Comprehensive CEI Services for Complete Streets Improvements
2. Sidewalk, Roadway, and Pedestrian Lighting Enhancements
3. Milling, Resurfacing, and Traffic Flow Upgrades
4. Funding Documentation and Reimbursement Coordination with PBC
5. Field Inspection, QA/QC, and Project Closeout Management





11 | Project Management



CEI Services for Roadway, Sidewalk, & Pedestrian Lighting Improvements Project (LAP) at Cherry Road from Military Trail to Quail Drive

Palm Beach County



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Location
Westgate, FL

Dates
2024 - Ongoing

Budget
HBC Fee: $60K
Construction Cost: $1.21M

Reference
David West
(561) 684-4180
DWest1@pbc.gov
301 N. Olive Avenue
West Palm Beach, FL 33401

Contract No.
2021025
CSA No. 6

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Local Agency Program (LAP)

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Key Components

Milling & Resurfacing, Variable Width Sidewalk, Pedestrian Lighting, ADA Improvements.

Relevance to the Scope

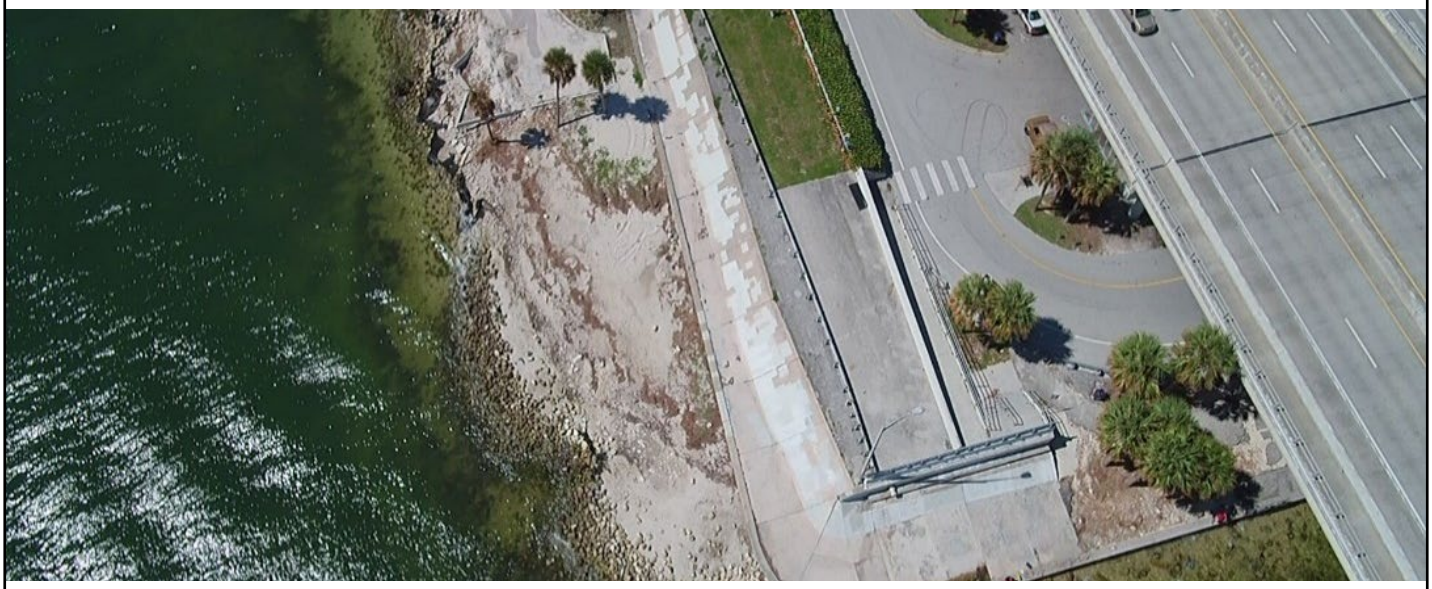
1. Comprehensive CEI Services for Complete Streets Improvements
2. Sidewalk, Roadway, and Pedestrian Lighting Enhancements
3. Milling, Resurfacing, and Traffic Flow Upgrades
4. Funding Documentation and Reimbursement Coordination with PBC
5. Field Inspection, QA/QC, and Project Closeout Management





Rickenbacker Causeway Lane Reduction Feasibility Study

Miami-Dade County Department of Transportation and Public Works



The Rickenbacker Causeway is a vital link between the Miami Metropolitan Area and the Village of Key Biscayne, functioning as a regional arterial facility that supports a wide range of users. Beyond serving as a major commuter route, the causeway plays a critical role as a recreational corridor and an essential hurricane evacuation route for the area. Given its significance, any modifications to its lane configuration must be carefully assessed to ensure that the transportation needs of all users are met efficiently and safely.

HBC led a traffic study to evaluate the feasibility of reducing the number of lanes along the Rickenbacker Causeway from three to two lanes while maintaining safe and effective traffic flow.

The study incorporated multiple key elements, including:

- Data Collection to gather accurate traffic volumes, travel patterns, and user behaviors.
- Traffic Forecasting, Analysis, and Simulation to assess current and future traffic operations
- Evaluation of Special Events and Hurricane Evacuation Routes to ensure the feasibility of lane reduction under varying conditions
- Public Involvement Coordination and Project Management to engage stakeholders and ensure transparent decision-making.

Location
Miami, FL

Dates
2015 - 2022

Budget
HBC Fee: $33,660

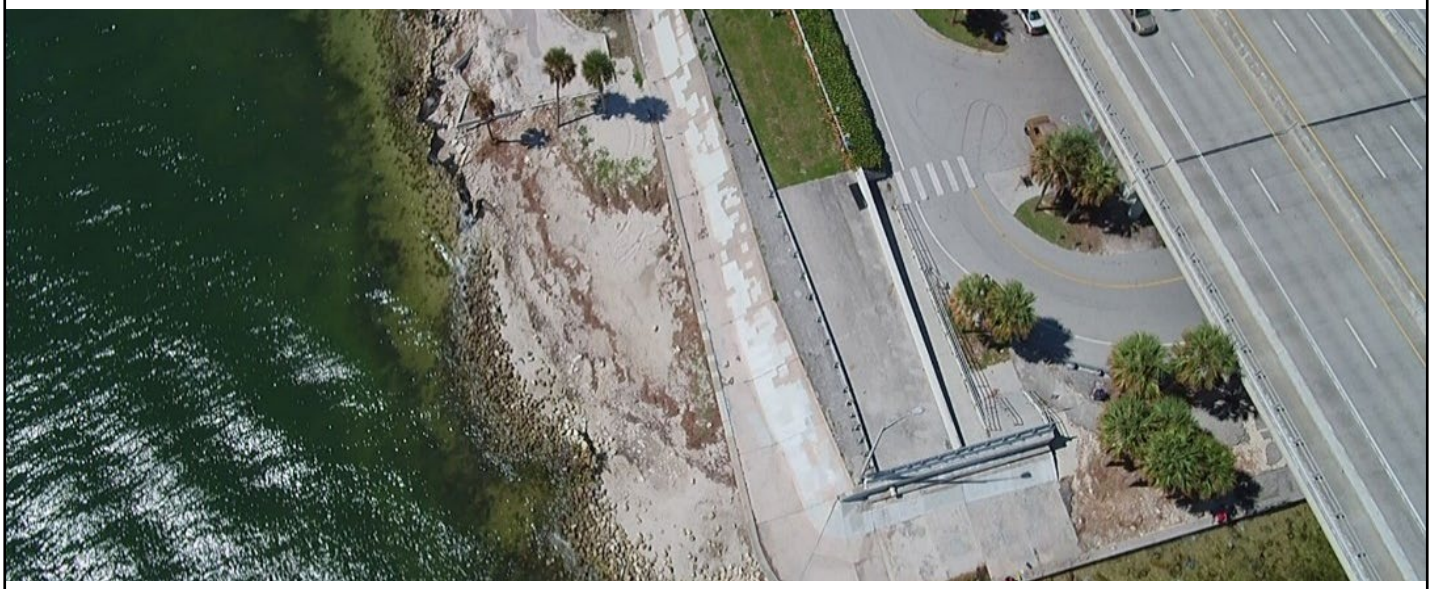
Reference
Yanek Fernandez, PE
(305) 375-3016
yanek.fernandez
@miamidade.gov

Key Components
Traffic study, data collection, forecasting, simulation, public involvement, design evaluation.

Relevance to the Scope
1. Traffic Feasibility Study for Rickenbacker Causeway Lane Reconfiguration

Rickenbacker Causeway Lane Reduction Feasibility Study

Miami-Dade County Department of Transportation and Public Works



The Rickenbacker Causeway is a vital link between the Miami Metropolitan Area and the Village of Key Biscayne, functioning as a regional arterial facility that supports a wide range of users. Beyond serving as a major commuter route, the causeway plays a critical role as a recreational corridor and an essential hurricane evacuation route for the area. Given its significance, any modifications to its lane configuration must be carefully assessed to ensure that the transportation needs of all users are met efficiently and safely.

HBC led a traffic study to evaluate the feasibility of reducing the number of lanes along the Rickenbacker Causeway from three to two lanes while maintaining safe and effective traffic flow.

The study incorporated multiple key elements, including:

- Data Collection to gather accurate traffic volumes, travel patterns, and user behaviors.
- Traffic Forecasting, Analysis, and Simulation to assess current and future traffic operations
- Evaluation of Special Events and Hurricane Evacuation Routes to ensure the feasibility of lane reduction under varying conditions
- Public Involvement Coordination and Project Management to engage stakeholders and ensure transparent decision-making.

Location
Miami, FL

Dates
2015 - 2022

Budget
HBC Fee: $33,660

Reference
Yanek Fernandez, PE
(305) 375-3016
yanek.fernandez
@miamidade.gov

Key Components
Traffic study, data collection, forecasting, simulation, public involvement, design evaluation.

Relevance to the Scope
1. Traffic Feasibility Study for Rickenbacker Causeway Lane Reconfiguration

Design Build Services for the Central District Wastewater Treatment Plant (CDWWTP) Oxygen Production Facility

Miami-Dade Water & Sewer Department



As part of Miami-Dade County's infrastructure modernization efforts, HBC played a key role in the design-build project for the new Oxygen Production Facility at the Central District Wastewater Treatment Plant (CDWWTP). This facility was designed to replace aging oxygen production systems with state-of-the-art Vacuum Pressure Swing Adsorption (VPSA) technology, ensuring reliable and continuous oxygen production to support wastewater treatment operations. The project enhanced environmental compliance and supported sustainable growth for the region while meeting stringent EPA Consent Decree requirements.

HBC was responsible for the civil engineering design, construction management, project control, scheduling, and coordination across multiple disciplines, ensuring seamless project execution.

Key elements included:

- Site Development & Civil Engineering – Designed and executed site layout, clearing and grubbing, pavement design, and civil/site dimension control.
- Drainage & Stormwater Management – Developed a swale and exfiltration trench system to mitigate stormwater runoff and ensure compliance with water quality and quantity regulations.

Location
Miami, FL

Dates
03/2019 - 06/2022

Budget
HBC Fee: $150K
Construction Cost: $58M

Reference
Warren Howard
(954) 300-6479
warren.howard@aecom.com

Key Components
Site development, drainage and stormwater management, structural coordination, electrical and mechanical coordination, construction engineering, project scheduling and compliance.

- Structural, Electrical, and Mechanical Coordination – Ensured the adequacy of designs across multiple disciplines, including structural, process mechanical, electrical, instrumentation, plumbing, HVAC, and fire protection.
- Construction Engineering & Documentation – Oversaw contractor payment validation, processed Requests for Information (RFIs), managed submittals, and ensured regulatory compliance.
- Project Scheduling & Compliance – Closely monitored the construction schedule to meet EPA deadlines, leveraging HBC's expertise in Proliance Project Management Software to track progress and ensure timely completion.

This project significantly improved operational efficiency at the CDWWTP, replacing outdated oxygen production units with a modern, sustainable system. By ensuring redundant oxygen production, the facility now operates with increased reliability while reducing energy consumption. HBC's expertise in multi-disciplinary project coordination and environmental compliance was instrumental in delivering this essential infrastructure upgrade on schedule and within budget.

Relevance to the Scope

1. Design-Build Support for Advanced Oxygen Production Facility at CDWWTP
2. Civil, Drainage, and Site Development Engineering Design
3. Multidisciplinary Coordination Across Structural, Mechanical, and Electrical Systems
4. Construction Management, Documentation, and Regulatory Compliance
5. EPA Consent Decree Compliance through Schedule and Quality Control Leadership



HBC



Agenda Item Report

Subject:	Consideration and approval for the purchase of police vehicles from Cocoa Ford Inc. - Sponsored by Chief DeCoursey RESOLUTION NO: 2026-023 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE PURCHASE OF NEW POLICE VEHICLES FROM COCOA FORD INC. THROUGH A COOPERATIVE PURCHASING AGREEMENT; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Daniel DeCoursey, Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	The Police Department requests approval to purchase new patrol vehicles from Cocoa Ford Inc. to replace aging units that have exceeded their service life. The acquisition will support operational readiness, reduce maintenance costs, and ensure officer safety. Pricing was obtained through an approved cooperative purchasing contract, ensuring compliance with procurement requirements and competitive pricing.
Staff Recommendations:	Approve the purchase of police vehicles from Cocoa Ford Inc. in an amount not to exceed $325,000 and authorize the Town Manager (or designee) to execute all necessary documents.
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-023
Final ITB Doc 25-0217-B-HD Feb.2025
Cooperative contract (Cocoa Ford)
5 UNITS-QUOTE

RESOLUTION NO. 2026-023

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE PURCHASE OF NEW POLICE VEHICLES FROM COCOA FORD INC. THROUGH A COOPERATIVE PURCHASING AGREEMENT; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park Police Department has identified the need to acquire new police vehicles to support current and future operational demands; and

WHEREAS, the Town of Pembroke Park is eligible to utilize cooperative purchasing agreements that provide competitively bid pricing and ensure compliance with the Town's procurement requirements; and

WHEREAS, Cocoa Ford Inc. is an authorized vendor offering vehicles that meet the Town's required police specifications; and

WHEREAS, the use of a cooperative purchasing agreement allows the Town to obtain favorable pricing, streamline procurement, and ensure timely acquisition of the needed vehicles; and

WHEREAS, funds for this purchase, in an amount not to exceed $325,000, are available in the appropriate Police Department budget for the current fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Manager, or designee, is authorized to execute all necessary documents, purchase orders, and related agreements required to complete the acquisition.

Section 3: The Town Commission hereby approves the purchase of new police vehicles from Cocoa Ford Inc., utilizing a Cooperative Purchasing Contract in an amount not to exceed $325,000.

Section 4: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 5: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 6: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA

PROCUREMENT & DISTRIBUTION SERVICES
2700 Judge Fran Jamieson Way
Viera, FL 62940

INVITATION TO BID
SCOPE OF WORK AND SPECIAL TERMS &CONDITIONS

24-0217-B-HD, (CO-OP) MOTOR VEHICLE DISCOUNT BID

ALL PROPOSALS DUE BY: Tuesday, January 21, 2025 BY 2:00 PM ET
NOTE: PROPOSALS RECEIVED AFTER THE DUE DATE AND TIME WILL NOT BE ACCEPTED.

PRE-PROPOSAL MEETING: WEDNESDAY, DECEMBER 11, 2024

PROCUREMENT CONTACT: HEIDI DOTSON, SENIOR PROCUREMENT AGENT
PHONE: (321) 633-1000 EXT: 11107
EMAIL: DOTSON.HEIDI@BREVARDSCHOOLS.ORG

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/brevardschools

1. Introduction

1.1. Summary

The purpose of this Invitation to Bid (ITB) is to solicit competitive sealed Discount Bids to furnish **New Motor Vehicles** on an as needed basis for the use of The School Board of Brevard County, Florida (School Board), Lead Entity, for the Brevard County Public Entity Purchasing Cooperative. (Co-Op)

1.2. Contact Information

Deadline for Questions

The deadline to submit questions related to this solicitation is 3:00 pm on Wednesday, December 18, 2024.

Questions regarding this solicitation are to be submitted directly through the OpenGov Question & Answer portal. Any questions submitted after the date and time specified may not be considered.

Procurement Contact

Do not contact any District employee or official regarding this solicitation except the procurement agent listed below:
Heidi Dotson
Senior Procurement Agent
dotson.heidi@brevardschools.org
(321) 633-1000 Ext: 11107

Requesting Department

OPS-Transportation Services/9640

1.3. Timeline

Release Project Date:	December 2, 2024
Pre-Proposal Meeting (Non-Mandatory):	December 11, 2024, 10:00am ESF Brevard Public Schools, Facilities Conference Room 804B, 2700 Judge Fran Jamieson Way, Viera, Florida 32940
Question Submission Deadline:	December 18, 2024, 3:00pm
Proposal Submission Deadline:	January 21, 2025, 2:00pm

2. Brevard County Public Entity Purchasing Cooperative



2.1. Background

This solicitation represents a cooperative procurement for the Brevard County Public Entity Purchasing Cooperative.

Local Governmental entities within the Brevard County area, currently consisting of 13-members, have entered into an Interlocal Agreement to create a Cooperative Purchasing group within our geographical area. The Brevard County Public Purchasing Cooperative was formed in an effort to develop cooperative relationships among its participants for the purpose of seeking responses to solicitations which may result in lower costs to group participants on commonly used commodities, better quality of products and lower administrative costs.

2.2. Cooperative Participants

Brevard County Board of County Commissioners
Brevard County School Board
Canaveral Port Authority
City of Cape Canaveral
City of Cocoa
City of Cocoa Beach
City of Indian Harbour Beach
City of Melbourne
City of Melbourne Beach
City of Palm Bay
City of Rockledge
City of Satellite Beach
City of Titusville

2.3. Cooperative Procurement Operational Procedures

A. All questions concerning this procurement should be addressed to the issuing agency, hereinafter referred to as the "Lead Entity". All responses are to be returned in accordance with the instructions contained within the project portal.

B. The solicitation specifications, terms and conditions shall be the controlling document. Each participating governmental entity will be responsible for awarding the contract, issuing its own purchase orders, and for order placement. Each entity will require separate billings, be responsible for payment to the Contractor(s) awarded this contract and issue its own tax exemption certificates as required by the Contractor.

C. Invoicing instructions and delivery locations will be in accordance with the respective entity requirements.

D. Any reference in the documents to a single entity or location will, in fact, be understood as referring to all participating entities referenced in the documents and cover letter unless specifically noted otherwise.

E. The Contractor(s) shall furnish the Lead Entity a detailed Summary of Sales semi-annually during the contract period. Sales Summary shall include Agency name, contract number(s), contractor's name, the total of each commodity sold during the reporting period and the total dollar amount of purchases by commodity.

F. Municipalities and other governmental entities which are not members of the Brevard County Public Entity Purchasing Cooperative may utilize any contract awarded by the Brevard County Public Entity Purchasing Cooperative. Public Entity Purchasing Cooperative members may participate in their contract for new usage, during the contract term, or in any contract extension term, if approved by the lead entity.

G. None of the participating governmental entities shall be deemed or construed to be a party to any contract executed by and between any other governmental entity and the Contractor(s) as a result of this procurement action.

3. Scope of Work

3.1. PURPOSE

The purpose of this Invitation to Bid (ITB) is to solicit competitive sealed Bids to furnish (CO-OP) Motor Vehicle Discount Bid to be used as noted by The School Board of Brevard County, Florida.

3.2. SCOPE OF GOODS AND/OR SERVICES

This Specification establishes the minimum requirements for this solicitation, listed and described in the body of these specifications, to be used as noted, by The School Board of Brevard County.

The intent of this bid is to secure firm fixed discounts and select multiple Bidders to provide New Motor Vehicles from the Bidders available inventory, including units in-transit from the manufacturer and factory orders, to be purchased on an as needed basis. Awarded Bidders (Contractor) shall provide Motor Vehicles and applicable options in accordance with the scope contained herein. The performance of Awarded Bidders shall be in accordance with the terms of the specifications and at the quality standards of service set forth herein.

The Motor Vehicles offered under the Contract shall be classified under the following Groups and Sub-Groups:

Group 1: Sedans and Hatchbacks
- Sub-Group A: Sedans
- Sub-Group B: Hatchbacks

Group 2: Minivans and Vans
- Sub-Group A: Minivans
- Sub-Group B: Vans
- Sub-Group C: Cutaways/Chassis Cabs

Group 3: Sport Utility Vehicles
- Sub-Group A: Crossover Sport Utility Vehicles
- Sub-Group B: Traditional Sport Utility Vehicles

Group 4: Light Duty Trucks
- Sub-Group A: Mid-Size Pickup Trucks
- Sub-Group B: Full-Size Pickup Trucks

Group 5: Medium Duty Trucks
- Sub-Group A: Pickup Trucks
- Sub-Group B: Chassis Cabs

Group 6: Law Enforcement Vehicles
- Sub-Group A: Police Pursuit Vehicles
- Sub-Group B: Special Service Vehicles
- Sub-Group C: Transport Vans
- Sub-Group D: Non-Specialized Vehicles for Law Enforcement
- Sub-Group E: Motorcycles

This ITB is intended to include all Vehicle Model Trim Levels, Engine Types, Transmissions, Van Capacities, Truck Cab types, Wheel Base, Special Packages, Vehicle Specifications and Equipment Groups for the Makes and Models listed in Attachment “C”, Bid Sheet. The Cost Plus Percentage will be applied for all Models within Make/Model line.

3.3. Minimum Specifications and Standards

The Contractor shall ensure all Motor Vehicles and Options offered under this Contract comply with the following:

1. Designed, constructed, equipped, assembled, and installed to be fully suitable for the intended use, purpose, and service pursuant to this Scope of Work;

2. New and unused (except as specified in the Transportation and Delivery section of this Scope of Work), for the Manufacturer's latest Model year available, of current or recent production, and of the latest available design and construction;

3. Include all features, equipment, and components installed by Manufacturer or Dealer according to the Manufacturer's current procedures and requirements for the applicable Manufacturer's Motor Vehicles;

4. Free of damage, defect, and rust which may affect appearance, operability, functionality, or serviceability;

5. Motor Vehicles and Options ordered by the Customer are fully compatible with each other;

6. Comply with current legal, customary, reasonable, and professional standards of the Motor Vehicle and transportation equipment manufacturing industry;

7. Comply with current mandatory and applicable federal and State of Florida Motor Vehicles standards and requirements including, but not limited to, all legal, safety, and environmental standards and requirements.

8. Comply with current Florida Statue 1006.22 Acceptable and Prohibited Vehicles for the Transportation of Students when applicable. (Attachment "A") To be determined at the time of order at the sole discretion of the School Board or Customer.

3.4. Advertising and Marketing

No Dealer's advertising and identification (name, logos, etc.) is permitted on any Commodity offered under this Contract. The Manufacturer's advertising and identification (brand, name, model, logos, etc.) is permitted on any Commodity provided under this Contract if such advertising and identification is a Manufacturer's practice. The School Board reserves the right to, in their sole discretion, determine what advertising and identification is considered unacceptable under this Contract.

3.5. Luxury, Performance, or Sport Motor Vehicles or Options

Unless otherwise indicated in Attachment C, Bid Sheet (Group 1 – 6), no luxury, performance, or sport Motor Vehicles or Options shall be permitted under this Contract. The School Board and the Contract Manager shall determine what is considered luxury, performance, or sport which includes, but is not limited to:

A. Coupes (unless specified in Group 1), two-seaters, supercars, cabriolets, convertibles (soft top or hardtop), roadsters, grand-tourers, and signature or specialty editions.

B. Leather upholstery (seats or interior), sunroofs, moon roofs, and non-standard navigation systems.

C. Luxury Makes, i.e., Cadillac, BMW, Mercedes, etc.

3.6. Installation

When installation is required, the Contractor shall be responsible for ensuring the installation of the Options in the required locations at no additional charge, as specified in the Charges and Fees section. Options shall be assembled and installed by the Manufacturer, Dealer, or approved installer. All materials used in the installation shall be new and unused and shall be free of defects that would diminish the appearance or render it structurally or operationally unsound. Installation includes the furnishing of any materials required to install or replace the parts in the proper location. The Contractor shall protect the installation site from damage and shall repair any damages caused during installation. If any alteration, dismantling, excavation, etc., is required to achieve installation, the Contractor shall promptly restore the structure or site to its original condition. The Contractor shall perform installation work so as to cause the least inconvenience and interference with Customers and with proper consideration of others on the installation site. Upon completion of the installation, the location and surrounding area of work shall be left clean and in a neat and unobstructed condition, with everything in satisfactory repair and order.

A. **Body Transfer and 3rd Party Body Installations**

In the event the Customer chooses to purchase or special order a cab and chassis, or cutaway van separately, the Contractor must comply with section 319.21, Florida Statutes, perform Manufacturer required pre-delivery inspection, and ensure all proper tag and title documents are present during the inspection and delivery pursuant to Florida license requirements. The Contractor shall inform the Customer, upon receipt of the order, of any additional charges for installation of aftermarket Options only. The School Board reserves the right to reject an installation charge if, within the School Board's sole discretion, the proposed installation charge does not align with market prices. The Manufacturer must certify that it conforms to all Federal Motor Vehicle Safety Standards (FMVSS). The facilitation of a body transfer or 3rd party body installations must be included in the Motor Vehicle's price; however, an additional cost may occur for installation by the Contractor or body upfitter. The installation cost may vary due to the body configuration; however, the installation price shall be included on the Price Quote Form (PQF) from the Contractor.

3.7. Warranty Repairs and Adjustments

All warranty repairs and adjustments are covered throughout the Contract term at no additional cost to the School Board. The Manufacturer shall be responsible for warranty and recall services performed, regardless of whether the Contractor actually performed the service. Nothing in this section requires or allows the Contractor to require the Customer to return the Motor Vehicle to the Contractor for warranty repairs and adjustments. The Customer shall be able to return the Motor Vehicle to any location authorized by the Manufacturer to perform warranty repairs and adjustments at no additional cost to the Customer.

a. **Extended Warranty**

This Contract does not include "extended warranty" service agreements. However, the Contractor may offer Customers "extended warranty" service agreements for the maintenance and repair of

Commodities after the initial warranty expires, but not as a term of this Contract. The School Board, in its sole discretion will accept or decline this additional service agreement. If accepted, the "extended warranty" shall be listed as a separate line item on the invoice.

3.8. Federal and State Standards

All requirements herein are in full and complete compliance with all federal and State of Florida laws, standards, and regulations applicable to the type and class of Commodities and contractual services being provided. This includes but is not limited to: Federal Motor Vehicle Safety Standards ("FMVSS"), Occupational Safety and Health Administration ("OSHA"), Environmental Protection Agency ("EPA") Standards, and State of Florida laws, requirements, and regulations that apply to the type and class of Commodities and contractual services being provided. It is the intent of the School Board that the Contractor(s) comply with all applicable federal and State of Florida regulations regarding the Commodities and contractual services' safety and environmental requirements, including any legislation or regulations which become effective during the term of the Contract and shall become a part of the Contract. The Contractor(s) shall meet or exceed any such requirements of the laws and regulations applicable to the type and class of Commodities and contractual services provided. If a conflict exists, the Contractor, regardless of whether it is the Manufacturer or Dealer, shall contact the School Boards' Contract Manager in writing no later than 24 hours after identification of the conflict.

3.9. Warranty

The Manufacturer's warranty shall cover all Commodities and contractual services offered under the Contract. The Manufacturer's warranty is required to provide coverage against defective material, workmanship, and failure to perform. The Manufacturer's warranty coverage shall be identical to or exceed those normally provided for the Commodities and contractual services specified herein that are sold to any Federal, state, or local governments. The Manufacturer's warranty shall be in effect for a minimum term of three (3) years from the Customer's acceptance, as specified in the "Inspection and Acceptance" section. Should the Manufacturer's warranty conflict with any requirements, terms, or conditions of the Contract, the Contract requirements, terms, and conditions shall prevail. Customers shall contact the Dealer or Manufacturer regarding the Manufacturer warranty terms and conditions.

3.10. Recalls

In the event there is a recall of any of the Motor Vehicle or Options, the Contractor shall provide reasonable assistance to the School Board in developing a recall strategy and shall cooperate with the School Board and the Customers in monitoring the recall operation and in preparing such reports as may be required. Each Contractor shall immediately notify and provide copies to the School Board of any communications, whether relating to recalls or otherwise, with any Customer. The Contractor shall ensure that defective Motor Vehicle and Options are rectified, replaced, and destroyed in compliance with all applicable laws, rules or regulations and the School Board's reasonable instructions. All Contractor efforts related to recalls shall be at Contractor's own expense.

3.11. Manufacturer's Last Order Date and Production Schedule Changes

The Contractor shall provide notification of a Manufacturer's Last Order Date by email to the School Board's Contract Manager no later than 30 calendar days prior to the effective date of the Manufacturer's Last Order Date. When available, the Contractor shall immediately provide copies of the Manufacturer's notice of the Manufacturer's Last Order Date to the School Board's Contract Manager.

The Contractor shall notify the School Board's Contract Manager in writing of any production schedule changes associated with the Customer's order within one Business Day of receiving the order.

3.12. Model Additions, Replacements, and Deletions

A new Model may be added to Attachment C, Bid Sheet (Group 1 – 6) at the request of the Contractor if all of the following conditions are met:

- The Model did not exist at the time of the original procurement;
- The Model is produced under a Brand for which the Contractor was awarded;
- The Model meets or exceeds the Contract requirements, specifications, terms and conditions;
- The Model falls under a Sub-Group (or Group, for Groups that do not include Sub-Groups) for which the Contractor was awarded; and

The Motor Vehicle, OEM Options, and Non-OEM Options Cost Plus Percentage offered by the Contractor is less than or equal to the highest Motor Vehicle, OEM Options, and Non-OEM Options Cost Plus Percentage offered for all Models in the same Sub-Group (or Group, for Groups that do not include Sub-Groups) for which the Contractor was awarded.

An existing Model may be replaced by a newer Model in Attachment C, Bid Sheet (Group 1 – 6) at the request of the Contractor if all of the following conditions are met:

- The new Model did not exist at the time of the original procurement;
- The new Model is produced under the same Brand as the existing Model;
- The Model meets or exceeds the Contract requirements, specifications, terms and conditions;
- The Manufacturer's intent is to replace the existing Model with the new Model; and
- The Motor Vehicle, OEM Options, and Non-OEM Options Cost Plus Percentage offered by the Contractor for the new Model is less than or equal to the Motor Vehicle, OEM Options, and Non-OEM Options Cost Plus Percentage for the existing Model being replaced.

An existing Model may be deleted from Attachment C, Bid Sheet (Group 1 – 6) at the request of the Contractor if the Manufacturer discontinues production of the Model.

The School Board reserves the right to delete Models, from this Contract by removing them from Attachment C, Bid Sheet (Group 1 – 6). Models may be removed at the sole discretion of the School Board.

The School Board reserves the exclusive right to approve or deny any addition, deletion, replacement, or other request under this section and to establish its effective date. Requests will be reviewed separately and accepted or rejected on an individual basis.

3.13. Price Quote Form (PQF)

1. Customers shall submit a PQF to all Contractors awarded for a specific Model. If the Model is available or in-transit, the Contractor shall provide Customers a completed PQF for Motor Vehicles and Options purchased under this Contract and all charges, including labor and installation, shall be itemized separately. The maximum pricing permitted shall not exceed the sum of the Cost and applied Cost Plus Percentage for the awarded Model and Options. Customers may opt to Factory Order specific vehicles when it is in the best interest of the Customer to do so. The Customer and Contractor may negotiate a lower price.

2. Upon Customer request, the completed PQF shall be provided by the Contractor and returned to the Customer within two (2) Business Days for in stock or in transit vehicles or within five (5) days for any factory ordered vehicle. The Contractor will provide the price available at the time of the PQF and consider Options or other additions to meet the Model and Options requested. The Contractor is responsible for communicating any rebates and factory incentives and removing all non-eligible and unacceptable charges and fees under the Contract from the PQF.

3. At the time of quote, the PQF must be accompanied by documentation showing Cost and the added Cost Plus Percentage for the Customer. Upon delivery, the Contractor must provide documentation showing Cost and the added Cost Plus Percentage for the Customer. At a minimum, the Contractor shall provide documentation reflecting the actual price the Contractor paid (Factory Invoice) for the Model and applicable Options from the Manufacturer including any delivery fees. Any price changes that occur must be approved by the Customer.

4. Any manufacturer incentives available at the time of delivery will be applied to reduce the vehicle price or payment due. Bidder shall list the incentive(s) and the expiration date of the current incentive program(s) on the PQF for each vehicle bid during the term of the contracted purchase.

5. The Factory Order number(s) shall be provided to the Customer contact listed on the PQF within 5 days of receiving the Customer order for all Factory Ordered Vehicles. Failure by the Contractor to provide the Customer the Factory Order number(s) within five Business Days from the date the Contractor received the Customer's order will be considered acceptance of the order by default, which, if necessary, shall require the provision of the Motor Vehicle(s) and Options which meets the requirements, terms, and conditions herein and shall not be higher than the Cost Plus Percentage provided in Attachment C, Bid Sheet (Group 1 – 6).

6. If the awarded Motor Vehicle(s) and Options are not available or cannot be delivered within the contractually required timeframe, the Contractor must provide a comparable Motor Vehicle(s) and Options of equal or better value which meets or exceeds the requirements, terms, and conditions herein. The Contractor's proposed substitution is subject to prior approval by the Customer and the School Board.

3.14. Acceptance of Order

The Contractor shall deliver the awarded Motor Vehicle(s) and Options listed on the Customer's order in accordance with the prices, Cost Plus Percentages, requirements, terms, and conditions of the Contract and the Customer's order.

3.15. Transportation and Delivery

The final price to the Customer shall include all charges for packing, handling, freight, distribution, and delivery. Transportation and Delivery of Motor Vehicles and Options shall be Free on Board (FOB) Destination to any location within Brevard County, Florida as follows:

A. Motor Vehicles and Options not in bidders' stock that are a special Factory Order from the Manufacturer at the time of order must be delivered within 120 calendar days, and only based on industry delays, not to exceed 180 calendar days, after receipt of Customer's order, unless otherwise agreed to by the Customer. For any delivery not made within the 180 calendar day timeframe, due to industry delays, the School Board's Contract Manager must be notified immediately by the Contractor and given a copy of the Customer's order. The Contractor must provide the School Board's Contract Manager any requested information and a timeframe for completion of the order.

B. Motor Vehicles and Options in stock must be delivered within 10 calendar days after receipt of the Customer's order unless an Option requires a post Manufacturer or Dealer installation. These Options shall be delivered within 30 calendar days after receipt of the order.

C. Motor Vehicles and Options that are in transit must be delivered within 30 calendar days after receipt of the Customer's order unless an Option requires a post Manufacturer or Dealer installation. These Options shall be delivered within 60 calendar days after receipt of the order.

The preferred vehicle delivery location will be the School Board's Transportation Services Central Bus compound at 2091 West. King St., Building 4, Cocoa, FL 32926.

Delivery of Motor Vehicles and Options is defined as the receipt by the Customer and delivered to the Customer's place of business or designated location, or if the Customer chooses, at the Contractor's place of business. The Contractor shall provide Customers a minimum of 24 hours' written notice prior to delivery. Deliveries will be received only between 8:00 a.m. and 3:00 p.m. on Business Days and on the Customer's local time unless previously arranged and approved by the Customer in writing.

Deliveries of Motor Vehicles and Options can be made by either private or common carrier transport; or where delivery may be accomplished by driving the self-propelled vehicle with less than 250 odometer miles at delivery, the self-propelled vehicle may, with the Customer's prior approval, be driven to the delivery location. The Contractor must make every effort to minimize the number of odometer miles at delivery. At the Customer's option, vehicles with more than 250 odometer miles at delivery may be rejected, or $0.60 per mile in excess of 250 odometer miles may be deducted from the invoice and payment owed to Contractor.

The Contractor must comply with the Manufacturer's break-in requirements and all applicable traffic and safety laws. All Motor Vehicles delivered by the Contractor to the Customer shall contain no less than a quarter (¼) tank of fuel as indicated by the fuel gauge at the time of delivery and receipt by the Customer.

The Contractor will perform a Manufacturer's Pre-Delivery Inspection (PDI) and is responsible for delivering Motor Vehicles and Options that are properly serviced, clean, and in first class operating condition. Pre-Delivery service, at a minimum, shall include the following:

A. Complete lubrication of operating chassis, engine, and mechanisms with Manufacturer's recommended grades of lubricants;
B. Check and fill all fluid levels to ensure proper fill;
C. Adjust engine(s), motor(s), and drive(s) to proper operating condition;
D. Inflate tires (including any spares) to proper pressures;
E. Check to ensure proper operation of all gauges, lights, and mechanical and hydraulic features;
F. Clean equipment, if necessary, and remove all unnecessary tags, stickers, papers, etc.; and
G. Ensure that the Motor Vehicle is completely assembled, unless otherwise noted by the Customer, and thoroughly tested and ready for operation upon Delivery.

All Motor Vehicles shall be delivered with the following documents:

1. Manufacturer's Window Sticker shall be in the Glove Box.
2. Owner's Manual & Warranty Manual shall be in the Glove Box.
3. Manufacturer's PDI Form shall be in the Glove Box.

Prior to Delivery & Payment the following documents shall be emailed or overnighted to the End User Customer for review, signatures and payment request processing:

A. A copy of the Customer's purchase order, with included allowable charges;
B. Contractor's Attachment C, Bid Sheet (Group 1 – 6) and Completed PQF signed by end user.
C. Contractor's Bill of Sale (Buyers Order) detailing allowable charges;
D. Manufacturer's invoice(s) for each delivered Commodity, including individual Motor Vehicle, and Options, in the shipment;
E. Sales Tax Exemption Form, if applicable;
F. Temporary tag and 20-day extension tag, if applicable; and
G. DHSMV 82040, Application for Certificate of Title and Vehicle Registration, if applicable.
H. HSMV82993, Odometer Disclosure Statement and Acknowledgement.

Upon full payment, Contractor shall provide the End User Customer the MCO(s) if the Customer is processing the Tag & Title within 5-7 business days or the vehicle title via certified mail within 21 days of delivery.

As part of this legal contract, all forms must be completed and provided to the End User Customer. Deliveries that do not include all the applicable forms and publications, or that contain altered forms, or are not properly completed, may be refused unless the issues are properly addressed. Repeated failures by the Contractor to submit properly completed documentation, or the submission of altered forms, may result in default proceedings and contract termination, including termination of the contract.

3.16. Inspection and Acceptance

The Customer will inspect the Motor Vehicle and Options for any physical damage. The Contractor is obligated to correct any Customer identified errors or damage at no cost to the Customer.

Inspection and acceptance shall occur at the location of the Customer's place of business or designated location, or if the Customer chooses, at the Contractor's place of business.

Title and risk of loss or damage to all Motor Vehicles and Options shall be the responsibility of the Contractor until inspection and acceptance by the Customer. If a Motor Vehicle or Option requires service or adjustments, as required by the Customer, the Contractor shall either correct the issue or be responsible for reimbursing the Manufacturer's local service Dealer or others selected by the Customer to remedy the defect. The Contractor shall initiate such required service or adjustments within two (2) business days following notification by the Customer. The Commodity shall not be accepted until all service or adjustments are satisfactory, and the Commodity is re-delivered in acceptable condition. All costs of transportation and delivery incurred for initial delivery and any re-deliveries due to non-Customer error or damage are the responsibility of the Contractor.

The Customer shall notify the School Board of any Contract deviation that it cannot resolve with the Contractor. The School Board shall develop a corrective action plan related to the Contract deviation, which may include the Customer's permanent refusal to accept the Motor Vehicle or Option, in which case the Commodity shall remain the property of the Contractor, and the School Board shall not be liable for payment for any portion thereof.

3.17. Commodities Title and Registration

The Contractor shall title and register Motor Vehicles delivered under the Contract for the Customer in accordance with Florida Law, including Chapters 319 and 320, F.S. The Contractor shall provide any necessary form(s) that must be signed by the Customer at the time of delivery, and the Contractor shall obtain any necessary signature(s) and complete the titling and registration process for the Customer within the timeframe agreed to by the Customer and the Contractor.

In the event the Customer is permitted by law to obtain title and registration for the Motor Vehicle independent of the Contractor and chooses to obtain title and registration independent of the Contractor, the Customer shall notify the Contractor in writing of this decision no later than three 3 business days following award and acknowledgment of the PQF. However, the School Board shall then be obligated to title and register the Motor Vehicle, and the Contractor shall provide the Customer any documents necessary for the Customer to do so at the time of delivery.

The Contractor shall obtain special "County" plates from the county tax offices when registering Motor Vehicles for The School Board of Brevard, County, Florida. (See attached Exhibit "B" Sample Image) City agencies will require Florida "City" plates.

Customers may elect to transfer an existing license plate, or may choose to obtain a new license plate, for which additional fees may apply.

- The Contractor is not required to obtain new license plates for the Customer unless there is a notation on the PQF, and a new license plate fee is included on the Customer's order.

The Customer's order notation for a new license plate shall include the request for a new license plate, what type of license plate is required, and a Customer point of contact including the person's name, title, and telephone number should there be any questions.

Required registration and titling details are listed below. See the Sample DHSMV Form 82040 (Exhibit "A"). (attachments)

- Owner Name: School Board of Brevard County, FL
- Owner's Mailing Address (for School Board to receive the title): 2091 W. King Street, Cocoa, FL 32926.
- Owner's Residential Street Address: 2700 Judge Fran Jamieson Way, Viera, FL 32940.
- Owner DMV Customer Number: 96261454
- Consumer's Certificate of (Tax) Exemption Number: 85-80126217 45C-3

3.18. Charges and Fees

All pricing under this Contract shall include Base Vehicle Cost plus Bidder's Cost Plus Percentage* (not to exceed 4%) **and** the following fees at zero (0%) markup:

A. Administrative/Dealer Fee; (not to exceed $500.00)
B. *Registration, Tag, and Title; (if Dealer uses a tag service, list service fee as a separate charge)
C. *Tire and Battery Fee; (this is currently collected with the tag fees in the State of Florida)
D. *Delivery to any point within Brevard County, Florida;
E. Warranty; Factory Warranty shall be Free of Charge;
F. Extended Warranty only if requested by Customer;
G. Any other charges or fees necessary to deliver the Motor Vehicle or Options according to the requirements, specifications, terms, and conditions of this ITB, and
H. Installation of additional options if applicable. (except as specified in the Body Transfer and 3rd Party Body Installations section of the SOW)

***Base Vehicle Cost plus Bidder's Cost Plus Percentage shall in no case exceed the vehicle MSRP.**

***Customers have the right to process their own Registration, Tag, Title and License Plate Transfer. If this occurs, the Contractor shall credit the Customer for any applicable tag/title fees.**

***Customers have the right to pick up the Commodity at the Contractor's location. If this occurs, the Contractor shall credit the Customer for any applicable delivery/freight fees.**

The School Board of Brevard County, Florida is exempt from Federal and State Sales and Use Tax for Tangible Personal Property. Florida State Exemption Certificate No. 85-8012621745C-3.

A copy of the District's Tax Exempt Certificate is available upon request and on the District's website at www.Brevardschools.org.

Charges and fees in excess of those that existed on the date the Contract was entered into may be extended to Customers only if the amount of the increase is attributable to changes in market conditions. The amount of the charge or fee extended to Customers shall not exceed the difference between the amount of the charge or fee at the time of the request for School Board approval and the amount of the charge or fee that existed at the inception of the Contract. Prior to extending any such charge or fee to Customers, the Contractor must request the School Board's approval by submitting to the Contract Manager documentation and justification for extending the amount of the charge or fee to Customers; the Contractor must explain the changes in market conditions that resulted in the charge or fee, identify the entity that determines and will receive the charge or fee (e.g. Manufacturer), and provide the methodology used to determine the amount of the charge or fee extended to Customers.

The School Board reserves the exclusive right to approve or deny the increase of any charge or fee request. Any charge or fee request will be reviewed separately and accepted or rejected on an individual basis. After obtaining written approval from the School Board to extend a charge or fee to Customers, the approved amount of the charge or fee must be listed separately on the PQF; the Contractor shall provide documentation of the School Board approval with each PQF that includes the charge or fee.

The awarded Contractor's Cost Plus Percentages shall remain fixed for the initial three (3) year term and any subsequent renewal of this Contract.

3.19. Additional Definitions

Definitions contained in section 287.012, Florida Statutes (F.S.); Rule 60A-1.001, Florida Administrative Code (F.A.C.); Section 7, Definitions, as listed in this ITB 25-0217-B-HD; and the additional Definitions listed herein, are incorporated by reference. In the event of a conflict, the definitions listed in this section supersede the incorporated definitions for the purposes of this Scope of Work. All definitions apply in both their singular and plural sense.

Awarded Bidder - Contractor. A Vendor that enters into a Contract with the Department as a result of receiving an award from ITB No. 25-0217-B-HD. An Awarded Bidder can be a Manufacturer or Dealer.

Brand – A particular name under which a Motor Vehicle or Option is sold by a Manufacturer. Examples include, but are not limited to: Ford, GMC, Chevrolet, Nissan, Toyota, etc.

Business Day – Monday through Friday, from 8:00 AM to 3:00 PM, excluding holidays listed in the District Calendar.

Commodity – As defined in section 287.012, Florida Statutes.

Commodity Code – The numeric code for classifying Commodities and contractual services which meet specific requirements, specifications, terms, and conditions herein. The School Board has adopted the National Institute of Government Standard Products and Services Code (NIGP) for classifying Commodities and services.

Confidential Information – Information that is trade secret or otherwise confidential or exempt from disclosure under Florida or federal law.

Contract – The agreement between the School Board and the Contractor resulting from ITB No. 25-0217-B-HD

Contract Manager – The School Board's Director of Procurement & Distribution Services or designee shall serve as Contract Manager. The Contract Manager shall be responsible for addressing any concerns within the scope of the contract. Any changes to the resulting contract shall be done in writing and authorized by the School Board Chair or authorized designee.

Contractor – A Vendor that enters into a Contract with the School Board as a result of receiving an award from ITB No. 25-0217-B-HD. A Contractor can be a Manufacturer or Dealer.

Cost – The actual price the Contractor paid for the Model and applicable Options from the Manufacturer including any delivery fees. Any price changes that occur during the manufacturing, ordering, or delivery process must be approved by the School Board.

Cost Plus Percentage – The percentage the Contractor is allowed to charge above the Cost of the Model and applicable Options.

Customer – The School Board of Brevard County, Florida, its schools, departments and agencies. The term "Customer" used herein refers to any school, department, committee, authority, or another unit in the School Board using supplies or procuring contractual services as provided for by the Procurement Department of the School Board.

Dealer – A Manufacturer's certified dealer who has been authorized by the Manufacturer to market, sell, provide, and service the Models or Options from the Manufacturer. Dealers may be Contractor-owned and -controlled, (in whole or in part) or independently owned and controlled.

Free on Board (FOB) Destination – A shipping method as defined in section 672.319(1)(b), Florida Statutes.

Group – A series of Models with applicable Commodity Codes, which are described in this Scope of Work and Attachment C, Bid Sheet (Group 1 – 6). A Group may or may not include Sub-Groups.

Manufacturer – The original producer of a Motor Vehicle or Option, which may be sold under a Brand name. Examples include, but are not limited to: Ford Motor Company, General Motors (GM), Nissan Motor Corporation, Toyota Motor Corporation, etc.

Manufacturer's Suggested Retail Price (MSRP) – The Manufacturer's recommended retail selling price, list price, published price, or other usual and customary price that would be paid by a purchaser for specific Commodities or services without the benefit of the Contract.

Model – A particular name used to identify a collection of Motor Vehicles that are sold under the same Brand name and are similar in style and appearance. Examples include, but are not limited to, Ford F-150, GMC Sierra, Chevrolet Suburban, Nissan Titan, Toyota Corolla, etc.

Motor Vehicle – A specific vehicle that meets the definition of "Motor vehicle" contained in section 320.01(1), Florida Statutes. The term includes all Options that are attached to or provided with the

vehicle when it is manufactured. The Cost Plus Percentage shown in Attachment C, Cost Sheet (Group 1 – 6), shall apply to the Cost for the Motor Vehicle, regardless of whether any Options were specifically requested by the Customer or are considered “standard” or “optional” for the trim level ordered by the Customer.

Options – Options which meet the requirements, terms, and conditions herein, and may be installed to, uninstalled from, or provided with or separately from the Motor Vehicle by the Manufacturer or Dealer, as specified, ordered, legal, customary, reasonable, and prudent in the industry. Options include the following types:

- Non-Original Equipment Manufacturer (OEM) Option – A new and unused Option intended for the Motor Vehicle that is produced by a party other than the OEM. May also be referred to as an aftermarket Option.
- OEM Option - A new and unused Option intended for the Motor Vehicle that is produced by the OEM.

Sub-Group – A specific series of Models within a Group, which are described in this Scope of Work and Attachment C, Cost Sheet (Group 1 – 6). A Group may or may not include Sub-Groups.

4. General Terms and Conditions

4.1. GENERAL INFORMATION ABOUT THE DISTRICT

The District and its governing board were created pursuant to Section 4, Article IX of the Constitution of the State of Florida. The District is an independent taxing and reporting entity controlled and operated by District school officials in accordance with Chapter 1001, Florida Statutes. The Board consists of five elected officials responsible for the adoption of policies which govern the District’s schools and departments. The Superintendent of Schools is responsible for the administration and management of the schools and departments within the applicable parameters of state law, State Board of Education Rules, and School Board policies. The Superintendent is also specifically delegated the responsibility of maintaining a uniform system of records and accounts in the District per Florida Statutes as prescribed by the State Board of Education.

4.2. DISTRICT DEMOGRAPHICS

The District is coterminous with School Board. The District currently operates 85 traditional schools including 57 Elementary Schools, 12 Middle Schools, 5 Jr/Sr. High Schools and 11 High Schools, as well as 14 public charter schools and 11 alternative sites/special centers. The total full-time K-12 enrollment of public school students as of October 13, 2023 was 74,117. In 2019, according to the National Center of Education Statistics, the District was reported as the 11th largest school district in the State of Florida and the 50th largest school district in the United States, as ranked by student population. The District is the largest employer in Brevard County with approximately 8,000 employees.

4.3. POSTING OF SOLICITATION CONDITIONS/SPECIFICATIONS

This solicitation will be posted for review by interested parties on OpenGov web site Procurement Portal (opengov.com) and will remain posted up to and including the Due Date of this solicitation. In accordance with Section 120.57(3), Florida Statutes, with respect to a protest of the terms, conditions, and specifications contained in a solicitation, including any provisions governing the methods for ranking bids, proposals, or replies, awarding contracts, reserving rights of further negotiation, or modifying or amending any contract, the notice of protest shall be filed in writing within 72 hours after the posting of the solicitation. Failure to file a specification protest within the time prescribed in Section 120.57(3), Florida Statutes, will constitute a waiver of proceeding under Chapter 120, Florida Statutes.

4.4. CONE OF SILENCE

In accordance with Board Policy 6320, titled “Procurement and Contracting”, A “cone of silence” is hereby established for all competitive selection processes including Invitations to Bid (ITB), Request for Proposal (RFP), Invitations to Negotiate (ITN), and Request for Qualifications (RFQ) for the provision of commodities and contractual services. The cone of silence is designed to protect the integrity of the procurement process by shielding it from undue influences prior to the recommendation of contract award. This cone of silence shall be imposed on these procurements after advertisement of same. The cone of silence prohibits any communication regarding a competitive solicitation between: a potential vendor, service provider, bidder, lobbyist, or consultant and the staff of the District, including school principals and department directors; and a potential vendor, service provider, bidder, lobbyist, or consultant and any one (1) or more of the Board members or member-elects. The cone of silence commences after the competitive solicitation is publicly issued and terminates at the time the Board or Superintendent or designee acts on a written recommendation from the District’s Procurement and Distribution Services department regarding contract award. A potential vendor, service provider, bidder, lobbyist, or consultant shall direct any inquiries, suggestions or requests to the procurement representative listed within the solicitation. Violation of this policy by a particular bidder, proposer, respondent, and/or representative may, at the discretion of the District, result in rejection of said bidder, proposer, respondent, and/or representative's bid, proposal, or offer and may render any contract award to said bidder, proposer, or respondent voidable.

4.5. CLARIFICATION AND ADDENDA

A. It is incumbent upon each respondent to carefully examine all specifications, terms, and conditions contained herein. Any inquiries, suggestions, or requests concerning interpretation, clarification, or additional information shall be made in writing to the designated procurement representative listed within the solicitation named herein. The School Board will not be responsible for any oral representation(s) given by any employee, representative, or others. The issuance

of a written addendum is the only official method by which interpretation, clarification, or additional information can be given.

B. If it becomes necessary to revise or amend any part of this solicitation, notice may be obtained by accessing our web site. Respondents in their proposal shall acknowledge receipts of amendments. Each respondent shall ensure that they have received all addenda and amendments to this solicitation before submitting their proposal. Please check the web site at Procurement Portal (opengov.com) for any addenda. The District will not mail/fax/email addenda to prospective respondents.

4.6. PUBLIC OPENING

The solicitation proposals shall be opened at the date, time and place listed herein, or as amended in the form of an addenda. Only the names of the respondents submitting a proposal will be read aloud at the public opening. A list of the respondents submitting proposals will be posted to Procurement Portal (opengov.com) within 1-3 business days. In accordance with Section 119.071(1)(b), Florida Statutes, sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from Section 119.07(1), Florida Statutes, and Section 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until thirty (30) days after opening the bids, proposals, or final replies, whichever is earlier. If an agency rejects all bids, proposals, or replies submitted in response to a competitive solicitation and the agency concurrently provides notice of its intent to reissue the competitive solicitation, the rejected bids, proposals, or replies remain exempt from Section 119.07(1), Florida Statutes, and Section 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision concerning the reissued competitive solicitation or until the agency withdraws the reissued competitive solicitation. A bid, proposal, or reply is not exempt for longer than twelve (12) months after the initial agency notice rejecting all bids, proposals, or replies.

4.7. EXECUTION OF SOLICITATION

The proposal shall contain a manual or digital signature in the space(s) provided of a representative authorized to legally bind the respondent to the provisions therein. All spaces requesting information from the respondent shall be completed. Proposals shall be typed or printed in ink. Use of erasable ink or pencil is not permitted. Any correction made by the respondent to any entry must be initialed.

4.8. DISCLOSURE OF SOLICITATION CONTENT

A. All material submitted becomes the property of the District and may be returned only at the District's option. The District has the right to use any or all ideas presented in any reply to this solicitation. Selection or rejection of any proposal does not affect this right.

B. The District is governed by the Public Record Law, Chapter 119, Florida Statutes (F.S.). Only trade secrets as defined in Section 812.081(1)(c), F.S. or financial statements required by the School Board for road or public works projects as defined in 119.071(1)(c), F.S. (hereinafter "Confidential Materials"), may be exempt from disclosure. If a respondent submits Confidential Materials, the information must be segregated, accompanied by an executed Non-Disclosure Agreement for Confidential Materials and each pertinent page must be clearly labeled "confidential" or "trade secret." The District will not disclose such Confidential Materials, subject to the conditions detailed within the agreement, which is attached to this solicitation. When such segregated and labeled materials are received with an executed agreement, the District shall execute the Agreement and send the respondent a "Receipt for Trade Secret Information." RETURN THE NON-DISCLOSURE AGREEMENT ONLY IF CONFIDENTIAL MATERIALS ARE BEING INCLUDED IN THE SOLICITATION. PLEASE READ THE SECTION IN THE SOLICITATION DOCUMENT TO DETERMINE IF THIS APPLIES. THE CONFIDENTIAL MATERIALS WILL ONLY BE HANDED OUT TO THE SELECTION COMMITTEE ON THE DAY OF THE EVALUATION, THEREFORE, THE EVALUATION OF THIS MATERIAL WILL BE LIMITED TO THAT TIME ONLY.

4.9. INCURRED EXPENSES

This solicitation does not commit the School Board to award a contract nor shall the District be responsible for any cost or expense which may be incurred by any respondent in preparing and submitting a proposal, or any cost or expense incurred by any respondent prior to the execution of a purchase order or contract agreement.

4.10. PRICING

Unless otherwise specified, prices offered shall remain firm for a period of at least sixty (60) days; all pricing of goods shall include FOB DESTINATION, all packing, handling, shipping charges and delivery to any point(s) within the District to a secure area or inside delivery; all prices of services shall include all expenses necessary to provide the service at the location specified.

4.11. MEETS SPECIFICATIONS

The respondent represents that their proposal to this solicitation shall meet or exceed the minimum requirements specified.

4.12. BRAND NAME OR EQUAL

If items requested by this solicitation have been identified in the specifications by a Brand Name "OR EQUAL" description, such identification is intended to be descriptive and not restrictive and is to indicate the quality and characteristics of products that will be

acceptable. Proposals offering “equal” products will be considered for award if such products are clearly identified in the offer and are determined by the District to meet fully the salient characteristic requirements listed in the specifications. Unless the respondent clearly indicates in its proposal that it is proposing an “equal” product, the proposal shall be considered as offering the same brand name product referenced in the specifications. If the respondent proposes to furnish an “equal” product, the brand name of the product to be furnished shall be clearly identified. The evaluation of proposals and the determination as to equality of the product offered shall be the responsibility of the District and will be based on information furnished by the respondent. Procurement & Distribution Services is not responsible for locating or securing any information which is not identified in the proposal and reasonably available to Procurement & Distribution Services. To insure that sufficient information is available the respondent shall furnish as part of the proposal all descriptive material necessary for Procurement & Distribution Services to determine whether the product offered meets the salient characteristics required by the specifications and establish exactly what the respondent proposes to furnish and what the District would be binding itself to purchase by making an award.

4.13. SAMPLES

When required, samples of products shall be furnished with proposal to the District at no charge. Samples may be tested and will not be returned to the respondent. The result of any and all testing shall be made available upon written request.

4.14. SILENCE OF SPECIFICATIONS

The apparent silence of these specifications or any supplemental specifications as to details or the omission from same of any detailed description concerning any point, shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size, and design are to be used. All workmanship shall be first quality. All interpretations of specifications shall be made upon the basis of this statement.

4.15. LITERATURE

Upon request, the respondent shall furnish literature reasonably related to the products or services offered, for example, user manuals, price schedules, catalogs, descriptive brochures, etc.

4.16. TRAINING

Unless otherwise specified respondent may be required at the convenience of and at no expense to the District to provide training to District personnel in the operation and maintenance of any item purchased as a result of this solicitation.

4.17. SAFETY WARRANTY

Any successful respondent, including dealers, distributors, and/or manufacturers, shall be responsible for having complied with all Federal, State, and local standards, regulations, and laws concerning the product or service specified, and the use thereof,

applicable and effective on the date of manufacture or use or date in service including safety and environmental standards as apply to both private industry and governmental agencies.

4.18. WARRANTY

The respondent agrees that, unless otherwise specified, the product and/or service furnished as a result of this solicitation and award thereof shall be covered by the most favorable commercial warranty the respondent gives to any customer for comparable quantities of such products and/or services and that the right and remedies provided herein are in addition to and do not limit any rights afforded to the School Board by any other provision of the solicitation. Respondent warrants the services furnished under an awarded contract shall be free of defective material and workmanship, and shall otherwise perform in accordance with required performance criteria, for a period of one (1) year from the date of acceptance. Equipment provided must include the manufacturer's warranty, the successful respondent shall fully guarantee all items furnished hereunder against defect in material and workmanship for the manufacturer's normal period of time from date of acceptance by the District. Should any defect in material or workmanship appear, excepting ordinary wear and tear, during the warranty period, the successful respondent shall repair or replace same at no cost to the District immediately upon written notice from the District. All warranty paperwork shall be included with Deliverables prior to acceptance by the District.

4.19. ACCEPTANCE

Products purchased as a result of this solicitation may be tested for compliance with specifications. Items delivered not conforming to specifications may be rejected and returned at respondent's expense. Those items and items not delivered by the delivery date specified in an accepted proposal and/or via a purchase order may be purchased on the open market. Any increase in cost may be charged against the respondent.

4.20. OTHER AGENCIES

A. All respondents awarded contracts from this solicitation may, upon mutual agreement with the successful respondent(s), permit any school board, community college, state university, municipality or other governmental entity, to include public charter schools to participate in the contract under the same prices, terms, and conditions.

B. Further, it is understood that each entity will issue its own purchase order to the successful respondent(s).

4.21. COLLUSION

The School Board of Brevard County, Florida reserves the right to disqualify proposals upon evidence of collusion with intent to defraud, or other illegal practices to include circumventing or manipulating the process in a manner that conflicts with applicable law,

upon the part of the respondent(s), respondent's employees or agents, the District's Professional Consultant(s), or Consultant's agents, or any District employee(s) who may, or may not, be involved in the development of specifications and/or firm schedules. Multiple proposals from an individual, partnership, corporation, association (formal or informal) or respondent under the same or different names shall not be considered. Reasonable grounds for believing that a respondent has interest in multiple proposals for the same work shall be cause for rejection of all proposals in which such respondent is believed to have an interest. Any and/or all proposals shall be rejected if there is any reason to believe that collusion exists among one or more of the respondents, the District's Professional Consultant(s), or District employees. Respondents involved in developing a specification or respondents with knowledge of specifications prior to an advertisement shall be disqualified from participating in the solicitation process.

4.22. MINIMUM SPECIFICATIONS

The specifications listed in the Scope of Services are the minimum required performance specifications for this solicitation. They are not intended to limit competition nor specify any particular respondent, but to ensure that the District receives quality services.

4.23. FORCE MAJEURE

The District and the respondent will exercise every reasonable effort to meet their respective obligations as outlined in this solicitation and the ensuing contract, but shall not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law or regulation, acts of God, acts or omissions of the other party, government acts or omissions, fires, strikes, national disasters, wars, riots, transportation problems and/or any other cause whatsoever beyond the reasonable control of the parties. Any such cause will extend the performance of the delayed obligation to the extent of the delay so incurred. Force Majeure will include epidemics and quarantine restrictions as acts of God and governmental law and regulation.

4.24. RESPONDENT'S PERSONNEL

The respondent shall be responsible for ensuring that its employees, agents, and subcontractors comply with all applicable laws and regulations and meet all federal, state, and local requirements related to their employment and position.

The respondent certifies that it does not and will not during the performance of the contract employ illegal alien workers or otherwise violate the provisions of the federal Immigration Reform and Control Act of 1986, as amended.

During the performance of the contract, the respondent agrees to the following:

The respondent shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, handicap, or national origin, except when such condition is a bona fide occupational qualification reasonably necessary for the normal operations of the respondent. The respondent agrees to post in conspicuous places,

visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

The respondent, in all solicitations or advertisements for employees placed by or on behalf of the respondent, shall state that such respondent is an Equal Opportunity Employer.

Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

The respondent shall include the provisions of the foregoing paragraphs above in every subcontract or purchase order so that the provisions will be binding upon each respondent.

The respondent and any subcontractor shall pay all employees working on this contract not less than minimum wage specified in the Fair Labor Standards Act (29 CFR 510-794) as amended.

Any information concerning the District, its products, services, personnel, policies or any other aspect of its business learned by the respondent or personnel furnished by the respondent in the course of providing services pursuant to an agreement, shall be held in confidence and shall not be disclosed by the respondent or any employee or agents of the respondent or personnel furnished by the respondent, without the prior written consent of the District.

4.25. KEY PERSONNEL

Respondent's Key Personnel (if any) shall be identified in the proposal, and may include employees, agents, subcontractors, or other personnel of the respondent. The respondent agrees that in the event it becomes necessary for the respondent to change Key Personnel while performing Services under an awarded contract, substitution of Key Personnel shall take place only upon the District's prior written consent. Failure to notify the District prior to the change of Key Personnel, or a substantial change in Key Personnel as determined by the District, may be sufficient cause for Termination.

4.26. TERMS & CONDITIONS

The terms and conditions contained in this solicitation shall apply to all Purchase Orders issued under this solicitation unless the District specifically details other terms on the Purchase Order. The District and the respondent should take care to ensure that project specific changes to these terms are as explicit as possible. All inconsistencies will be resolved in the best interests of the District.

4.27. ADVERTISING

The successful respondent shall not publicly disseminate any information concerning the resulting contract without prior written approval from the District, including, but not limited to mentioning the contract in a press release or other promotional material, identifying the

District, Individual Departments, District Personnel, as a reference, or otherwise linking the District's name and either a description of the contract or the name of the District, its departments, or employees, in any material published, either in print or electronically, to any entity that is not a party to the contract, except potential or actual authorized subcontractors, distributors, dealers, resellers, or service representatives.

4.28. SECURITY AND CONFIDENTIALITY

The successful respondent shall comply fully with all security procedures of the District in performance of the contract. The successful respondent or its agents, distributors, resellers, subcontractors, officers or employees in the course of performing contract work, including, but not limited to, security procedures, business operations information, or commercial proprietary information in the possession of the District. The successful respondent shall not be required to keep confidential information or material that is publicly available through no fault of the successful respondent, material that the successful respondent developed independently without relying on the District's confidential information or material that is otherwise obtainable under Florida law as a public record. To insure confidentiality, the successful respondent shall take appropriate steps as to its personnel, agents, and subcontractors. The warranties of this paragraph shall survive the contract.

4.29. TOBACCO

The School Board prohibits the use of tobacco products on school grounds, in school buildings and facilities, on school property, or at school-related or school-sponsored events. Refer to Board Policy 3215 - Tobacco Use.

4.30. SCHOOL SECURITY

Respondent acknowledges and understands that the goods or services contemplated under this solicitation that are delivered to or performed on school grounds, which may at various times be occupied by students, teachers, parents, and school administrators. Accordingly, in order to secure the schools, protect students and staff, and otherwise comply with applicable law, the respondent (successful respondent) agrees to the following provisions and agrees that the failure of the respondent to comply with any of these provisions may result in the termination of a resulting contract by the District:

A. **Unauthorized Aliens.** The District considers the employment of unauthorized aliens by the successful respondent, or any of successful respondent's sub-contractors, a violation of the Immigration and Naturalization Act. The successful respondent shall certify that no unauthorized aliens are working on the project site at any time. If it is determined that an unauthorized alien is performing services, the successful respondent shall immediately take all steps necessary to remove such unauthorized alien from the property and the project.

B. **Possession of Firearms.** Possession of firearms is not permitted on District property. No person who has a firearm in his/her vehicle may park his/her vehicle

on District property. If any employee/independent contractor of the successful respondent, or any of its sub-contractors, is found to have brought a firearm(s) on to District property, said employee/independent contractor shall be immediately removed and terminated from the project by the successful respondent. If a sub-contractor fails to terminate said employee/independent respondent, the successful respondent shall terminate its agreement with the sub-contractor. If the successful respondent fails to terminate said employee/independent contractor or fails to terminate the agreement with a sub-contractor who fails to terminate said employee/independent contractor, the District may terminate any awarded contract. “Firearm” means any weapon (including a starter gun or antique firearm) which will, is designed to, or may readily be converted to expel a projectile by the action of an explosive; the frame or receiver of any such weapon; any destructive devise, or any machine gun. Powder actuated construction nailers and fasteners are excluded from this definition.

C. **Criminal Acts.** Employment on the project by the successful respondent, or any of its sub-contractors, of any employee, or independent contractor, with any prior convictions of any crimes against children, crimes of violence, or crimes of moral turpitude will not be tolerated. If it is determined that any person with such criminal history is on the project site, the successful respondent agrees to take all steps necessary to remove such person from the project. The District shall have the right to terminate an awarded contract if the successful respondent does not comply with this provision.

D. **Possession/Use/Under the Influence of Mind Altering Substances.** Possession/use and/or being under the influence of any illegal mind altering substances, such as, but not limited to alcohol and/or substances delineated in Chapter 893, Florida Statutes, by the successful respondent’s employee/independent contractor or its sub- contractor’s employees/independent contractors, will not be tolerated on District property. If any employee/independent contractor is found to have brought and/or used or is under the influence of any illegal mind altering substances as described above on District property, said employee/independent contractor shall be removed and terminated from the project by the successful respondent. If a sub-contractor fails to terminate said employee/independent contractor, the agreement with the sub-contractor for the project shall be terminated by the successful respondent. If the successful respondent fails to terminate said employee/independent contractor of fails to terminate the agreement with the sub-contractor or fails to terminate the agreement with the sub- contractor who fails to terminate said employee/independent contractor, the District may terminate an awarded contract.

E. **Compliance with the Jessica Lunsford Act.** Florida Statutes require that all persons or entities entering into contracts with the School Boards/School Districts/Charter Schools who may have personnel who will be on school grounds when students may be present, or who will have contact with students shall comply with the Level 2 screening requirements of the Florida Statutes and School Board policies. The required Level 2 screening includes fingerprinting that must be conducted by the District. Any individual who fails to meet the screening requirements shall not be allowed on school grounds. Failure to comply with the screening requirements will be considered a material default of an awarded contract. The cost of this Level 2 screening shall be borne by the successful respondent.

4.31. FERPA

To the extent services provided hereunder pertain to the access to student information, Respondent shall adhere to all standards included in the Family Educational Rights and Privacy Act (FERPA) and Sections 1001.41 and 1002.22, Florida Statutes (the Protection of Pupil Privacy Acts), and other applicable laws and regulations as they relate to the release of student information.

4.32. PAYMENT TERMS

A. The District will remit full payment on all undisputed invoices within forty-five (45) days from receipt by the appropriate person(s) (to be designated at time of contract) of the invoice(s) or receipt of all products or services ordered.

B. Pursuant to Chapter 218, Florida Statutes, the District will pay interest not to exceed one percent (1%) per month on all undisputed invoices not paid within forty-five (45) days after receipt of the entire order of the commodity or service, and a properly completed invoice, whichever is later.

C. The District has the capabilities of Electronic Fund Transfer (EFT). List discounts, if any, for payments through Electronic Funds Transfer (EFT).

D. By submitting a proposal to the District, the respondent expressly agrees that if awarded a contract, the District may withhold from any payment, monies owed by the respondent to the District for any legal obligation between the respondent and the District.

E. The District shall pay such invoices pursuant to the provisions of the Local Government Prompt Payment Act (Sections 218.70 – 218.80, Florida Statutes.)

4.33. CONFLICT OF INTEREST FORM

All respondents shall complete the attached disclosure form of any potential conflict of interest that the respondent may have due to ownership, other clients, contracts, or interest associated with this project.

4.34. LICENSES AND CERTIFICATES

A. The District reserves the right to require proof that the respondent is an established business and is abiding by the ordinances, regulation, and the laws the State of Florida, such as but not limited to: Business Tax Receipts, business licenses, Florida sales tax registration, Federal Employers Identification Number, AND;

B. Each respondent and personnel who will be performing services on behalf of the respondent for the District are to be properly licensed to do business in its area of expertise in the State of Florida. Each respondent shall submit, with its proposal a copy of, and maintain the appropriate licenses and certificates during the term of the contract and any extensions. Failure to maintain these requirements shall be cause for immediate termination of an awarded contract.

4.35. TAXES

The School Board of Brevard County, Florida is exempt from Federal and State Sales and Use Tax for Tangible Personal Property. Florida State Exemption Certificate No. 85-8012621745C-3. A copy of the District's Tax Exempt Certificate is available upon request and on the District's website at www.Brevardschools.org. Respondents doing business with the District shall not be exempted from paying sales tax to their suppliers for materials to fulfill contractual obligations with the District, nor shall any respondent be authorized to use the District's Tax Exemption Number in securing such materials.

4.36. AMERICANS WITH DISABILITIES ACT OF 1990

Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations to attend public openings or meetings sponsored by the School Board of Brevard County, shall contact Procurement & Distribution Services at 321-633-1000, at least five (5) days prior to the scheduled opening or meeting.

4.37. PATENTS, COPYRIGHT, AND ROYALTIES

The respondent, without exception, shall indemnify and save harmless the School Board, its officers, agents and employees from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, registered, patented, or unpatented invention, process, or article manufactured or used in the provision of goods and/or services, including use by the District. If the respondent uses any design, device, or materials covered by letters, patent, copyright, or registration, it is mutually agreed and understood without exception that the quoted price shall include all royalties or costs arising from the use of such design, device, or materials in any way involved. The District reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or

otherwise use, and to authorize other to use, for District purposes: (a) The copyright in any work developed under a grant, subgrant, or contract under a grant or subgrant; and (b) Any rights of copyright to which a grantee, sub grantee or contractor purchases ownership with grant support. 7 CFR 3016.36(i) (9) The District reserves a royalty- free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize other to use, for District purposes patent rights with respect to any discovery or invention which arises or is developed in the course of or under such contract. 7 CFR 3016.36(i) (8).

4.38. PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES

In accordance with Section 287.135, Florida Statutes, "A company that, at the time of submitting a proposal for a new contract or renewal of an existing contract, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services of $1 million or more." Section 215.473, Florida Statutes, defines a company to include "all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations that exists for the purpose of making profit." By submitting a proposal to this solicitation, a respondent certifies that it and those related entities of respondent as defined above by Florida law are not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes. Any respondent awarded a contract as a result of this solicitation shall be required to recertify at each renewal of the contract that that it and its related entities are not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. The District may terminate any contract resulting from this solicitation if respondent or a related entity as defined above is found to have submitted a false certification or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Notwithstanding the preceding, the District reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists to be eligible for, propose on, submit a proposal for, or enter into or renew a contract, should the District determine that the conditions set forth in Section 287.135(4), Florida Statutes, are met.

4.39. FLORIDA DEPARTMENT OF STATE, DIVISION OF CORPORATIONS REGISTRATION REQUIREMENTS

Respondents who are required to be registered with the Florida Department of State, Division of Corporations or who are incorporated within the State of Florida must furnish their Florida document number, and a screen shot of their "active" status. All registered respondents must have an active status in order to be eligible to do business with the District. Respondents doing business under a fictitious name, on page 1, must submit

their offer using the company's complete registered legal name; example: ABC, Inc. d/b/a XYZ Company. To register with the State of Florida, visit: www.Sunbiz.org.

4.40. PUBLIC RECORD

The District is governed by the Public Records Law, Chapter 119, Florida Statutes. Pursuant to Chapter 119, Florida Statutes, only trade secrets as defined in Section 812.081, Florida Statutes, and Section 119.071(1)(c), Florida Statutes, shall be exempt from disclosure. The Florida Legislature enacted Section 119.0701, Florida Statutes, which requires that all contractors comply with Florida's public record laws with respect to services performed on behalf of the District. Specifically, the statute requires that contractors:

A. Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that a public agency would provide the records and at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

E. The failure of the successful Respondent to comply with the provisions set forth in this Article, if applicable, shall constitute a default and material breach of the resulting contract, which may result in immediate termination, with no penalty to the District.

F. IF THE RESPONDENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RESPONDENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 321-633-1000 ext. 11453. RECORDSREQUEST@BREVARDSCHOOLS.ORG. THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA, 2700 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940.

4.41. GOVERNING LAWS AND VENUE

All legal proceedings brought in connection with an awarded contract shall only be brought in a state or federal court located in the State of Florida. Venue in state court shall be in Brevard County, Florida. Venue in federal court shall be in the United States District Court, Middle District of Florida, Orlando Division. Each respondent agrees to submit to the personal jurisdiction of these courts for any lawsuits filed there against such party arising under or in connection with an awarded contract. In the event that a legal proceeding is brought for the enforcement of any term of the contract, or any right arising there from, the parties expressly waive their respective rights to have such action tried by jury trial and hereby consent to the use of non-jury trial for the adjudication of such suit. All questions concerning the validity, operation, interpretation, construction, and enforcement of any terms, covenants, or conditions of an awarded contract shall in all respects be governed by and determined in accordance with the laws of the State of Florida without giving effect to the choice of law principles thereof and unless otherwise preempted by federal law.

4.42. COMPLIANCE WITH LAWS AND REGULATIONS

Respondent shall be responsible to know and to apply all applicable federal and state laws, all local laws, ordinances, rules, regulations, and all orders and decrees of bodies or tribunals having jurisdiction or authority which in any manner affect the work, or which in any way affect the conduct of the work. Respondent shall always observe and comply with all such laws, ordinances, rules, regulations, orders, and decrees. Respondent shall protect and indemnify the School Board and all its officers, agents, servants, or employees against any claim or liability arising from or based on the violation of any such law, ordinance, rule, regulation, order, or decree caused or committed by respondent, its representatives, subcontractors, subconsultants, professional associates, agents, servants, or employees. Additionally, respondent shall obtain and maintain at its own expense all licenses and permits to conduct business pursuant to an awarded contract from the Federal Government, State of Florida, Brevard County, or municipalities when legally required and maintain same in full force and effect during the term of the contract.

4.43. INDEMNIFICATION OF SCHOOL BOARD

To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless SCHOOL BOARD, and its employees (“Indemnitees”) from and against all claims, liabilities, damages, losses, and costs including, but not limited to, reasonable costs, and attorneys’ fees at the pre-trial, trial, and appellate levels, arising out of, resulting from, or incidental to CONTRACTOR’s performance under this Agreement or to the extent caused by negligence, recklessness, or intentional wrongful conduct of CONTRACTOR or other persons employed or utilized by CONTRACTOR in the performance of this Agreement. The remedy provided to the Indemnitees by this indemnification is in addition to and not in lieu of any other remedy available under this Agreement or otherwise. CONTRACTOR’s available insurance under this Agreement, or otherwise, will not diminish or limit this indemnification obligation in any way. The remedy provided to the

Indemnitees by this indemnification survives this Agreement. The provisions of this Section specifically survive the termination of this Agreement. The provisions of this Section are intended to require the CONTRACTOR to furnish the greatest amount of indemnification allowed under Florida law. If any indemnification requirement in this Agreement violates any law, the Parties agree the provision requires the greatest level of indemnification by the CONTRACTOR to the Indemnitees allowable under Florida law. CONTRACTOR acknowledges that indemnification by the SCHOOL BOARD may be unenforceable under Florida law and that the SCHOOL BOARD does not waive any legal defense based on the unenforceability of such indemnification position. This indemnification shall not apply to any claims, suits, actions, damages, losses, expenses, and/or a cause of action, arising from BPS's sole gross negligence or intentional misconduct. The agreement to indemnify, as outlined in this section, includes an obligation for Contractor to indemnify BPS for liability for any negligence on the part of BPS until/unless both Contractor and BPS agree that BPS was solely negligent. If the question of "solely negligent" should arise, a court agreeable to both Parties may be engaged to settle this dispute.

Nothing in this Agreement shall be deemed to affect the rights, privileges, or be deemed a waiver of, or limitation of, BPS's sovereign immunity protection and limitations of liability pursuant to Section 768.28, F.S. Any indemnity or assumption of liability by BPS hereunder shall be subject to BPS's rights to sovereign immunity and any other limitations of liability provided BPS pursuant to Florida law.

4.44. WAIVER OF TRIAL BY JURY

Respondent and the District hereby expressly waive any rights either may have to a trial by jury of any civil litigation related to an awarded contract for any litigation related to or arising from this solicitation and resulting contract.

4.45. PREVAILING GUIDELINES

For purposes of this solicitation and evaluation of proposals hereto the following shall apply: unit prices shall prevail over extended prices; written matter shall prevail over typed matter; numbers spelled in word form shall prevail over Arabic numerals ("one" over "1"). When not inconsistent with context words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

4.46. CLARIFICATION/CORRECTION OF ENTRY

The District reserves the right to allow for the clarification of questionable entries and the correction of OBVIOUS MISTAKES.

4.47. MINOR IRREGULARITIES

The District reserves the right to waive minor irregularities in proposals, providing such action is in the best interest of the District. Minor irregularities are defined as those that have no adverse effect on the District's best interests, and will not affect the outcome of

the selection process by giving the respondent an advantage or benefit not enjoyed by other respondents.

4.48. ADDITIONAL TERMS & CONDITIONS

The District reserves the right to reject proposals containing terms or conditions contradictory to those requested in the solicitation specifications.

4.49. DISCOUNTS

All discounts except those for prompt payment shall be considered in determining the lowest net cost for evaluation purposes.

4.50. DEVIATIONS

All proposals must clearly and with specific detail, note all deviations to the exact requirements imposed upon the respondent by the specifications. Such deviations must be stated upon the Proposal Form, otherwise the District will consider the subject proposals as being made in strict compliance with said specifications to respondents; the respondent being held therefore accountable and responsible. Respondents are hereby advised that the District will only consider proposals that meet the exact requirements imposed by the specifications; except, however, said proposals may not be subject to such rejection where, at the sole discretion of the District, the stated deviation is considered to be equal or better than the imposed requirement and where said deviation does not destroy the competitive character of the solicitation process by affecting the amount of the proposal such that an advantage or benefit is gained to the detriment of the other respondents.

4.51. AWARD

The District reserves the right to award the contract to the respondent(s) that the District deems to offer the best overall proposal(s). The District is therefore not bound to accept a proposal on the basis of lowest price. In addition, the District, at its sole discretion, reserves the right to cancel this solicitation, to reject any and all proposals, to waive any and all informalities and/or irregularities, or to re-advertise with either the identical or revised specifications, if it is deemed to be in the best interest of the District to do so. The School Board also reserves the right to make multiple awards, based on experience and qualifications if it is deemed to be in the District's best interest. The District reserves the right to further negotiate any proposal, including price, with the highest rated respondent. If an agreement cannot be reached with the highest rated respondent, the District reserves the right to negotiate and recommend award to the next highest respondent or subsequent respondents until an agreement is reached.

4.52. PROTESTS

Solicitation or contract award protests shall be resolved under procedures set forth in this policy and in conformity with the requirements of F.S. 120.57(3) and the Uniform Rules at F.A.C. Chapters 28-106 and -110, and Board Policy 6320, Section Titled "Protests Arising from Solicitation or Contract Award Process".

4.53. WARRANTY OF AUTHORITY / SERVICE AGREEMENT

Each person signing the contract warrants that he or she is duly authorized to do so and to bind the respective party to the contract.

4.54. CONTENT OF INVITATION/RESPONSE

The contents of this solicitation, all terms, conditions, specifications, and requirements included herein and the accepted and awarded proposal thereto may be incorporated into an agreement to purchase and become legally binding. Any terms, conditions, specifications, and/or requirements specific to the item or service requested herein shall supersede the requirements of the “GENERAL TERMS AND CONDITIONS.”

4.55. UNIFORM COMMERCIAL CODE

The Uniform Commercial Code (Chapter 672, Florida Statutes) shall prevail as the basis for contractual obligations between the successful respondent and the School Board of Brevard County for any terms and conditions not specifically stated in this solicitation.

4.56. CONTRACT/RESPONDENT RELATIONSHIP

A. The District reserves the right to award one or more contracts to provide the required services as deemed to be in the best interest of the District.

B. Any successful respondent shall provide the services required herein strictly under a contractual relationship with the District and is not, nor shall be, construed to be an agent or employee of the School Board. As an independent contractor, the successful respondent shall pay any and all applicable taxes required by law; shall comply with all pertinent Federal, State, and local statutes including, but not limited to, the Fair Labor Standards Act, The Americans with Disabilities Act, the Federal Civil Rights Act, and any and all relevant employment laws. The respondent shall be responsible for all income tax, FICA, and any other withholdings from its employees or sub-contractor's wages or salaries. Benefits for same shall be the responsibility of the respondent including, but not limited to, health and life insurance, mandatory social security, retirement, liability/risk coverage, and worker's and unemployment compensation. The respondent shall hire, compensate, supervise, and terminate members of its work force and shall direct and control the manner in which work is performed including conditions under which individuals will be assigned duties, how individuals will report, and the hours individuals will perform.

C. The respondent shall not be provided special space, facilities, or equipment by the District to perform any of the duties required by the contract nor shall the District pay for any business, travel, or training expenses or any other contract performance expenses not specifically set forth in the specifications.

D. The respondent shall not be exclusively bound to the District and may provide professional services to other private and public entities as long as it is not in direct conflict and does not provide a conflict of interest with the services to be performed for the District.

4.57. VIOLATIONS

Any violation of any of the stipulations, terms, and/or conditions listed and/or included herein may result in the respondent being removed from the District's contractor list and the respondent being disqualified from doing business with the District for a period of time to be determined on a case-by-case basis.

4.58. RIGHT TO REQUIRE PERFORMANCE

A. The failure of the District at any time to require performance by the respondent of any provision hereof shall in no way affect the right of the District thereafter to enforce same, nor shall waiver by the District of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

B. In the event of failure of the respondent to deliver services in accordance with the contract terms and conditions, the District, after due written notice, may procure the services from other sources and hold the respondent responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the District may have.

4.59. SUSPENSION OF WORK

The District's Authorized Representative may in its sole discretion suspend any or all activities under the contract, at any time, when in the best interest of the District to do so. The District's Authorized Representative shall provide the successful respondent written notice outlining the particulars of suspension, including the length of time the contract shall be suspended (i.e.: 90 days). Examples of the reason for suspension include, but are not limited to; budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, the successful respondent shall comply with the notice and shall not accept any purchase orders during the specified time of suspension. Within ninety days, or any longer period agreed to by the successful respondent, the District's Authorized Representative shall either (1) issue a notice authorizing resumption of work, at which time activity shall resume, or (2) terminate the contract. Suspension of work shall not entitle the respondent to any additional compensation.

4.60. MODIFICATIONS DUE TO PUBLIC WELFARE OR CHANGE IN LAW

The District shall have the power to make changes in the awarded contract as the result of changes in law and/or rules of the District to impose new rules and regulations on the respondent under the contract relative to the scope and methods of providing services as

shall from time-to-time be necessary and desirable for the public welfare. The District shall give the respondent notice of any proposed change and an opportunity to be heard concerning those matters. The scope and method of providing services as referenced herein shall also be liberally construed to include, but is not limited to the manner, procedures, operations and obligations, financial or otherwise, of the respondent. In the event any future change in Federal, State or County law or rules of the School Board materially alters the obligations of the respondent, or the benefits to the District, then the contract shall be amended consistent therewith. Should these amendments materially alter the obligations of the respondent, then the respondent or the District shall be entitled to an adjustment in the rates and charges established under the contract. Nothing contained in the contract shall require any party to perform any act or function contrary to law. The District and respondent agree to enter into good faith negotiations regarding modifications to the contract which may be required in order to implement changes in the interest of the public welfare or due to change in law. When such modifications are made to the contract, the District and the respondent shall negotiate in good faith, a reasonable and appropriate adjustment for any changes in services or other obligations required of the respondent directly and demonstrably due to any modification in the contract under this clause.

4.61. CHANGES IN SCOPE OF WORK/SERVICE

A. The District may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the respondent that the scope of the project or of the respondent's services has been changed, requiring changes to the amount of compensation to the respondent or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the District's Representative (the District's Director of Procurement & Distribution Services) and the respondent.

B. If the respondent believes that any particular work is not within the scope of services of the contract, is a material change, or will otherwise require more compensation to the respondent, the respondent must immediately notify the District's Representative in writing of this belief. If the District's Representative believes that the particular work is within the scope of the contract as written, the respondent will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope. The respondent must assert its right to an adjustment under this clause within thirty (30) days from the date of receipt of the written order.

C. The District reserves the right to negotiate with the successful respondent(s) without completing the competitive solicitation process for materials, products,

and/or services similar in nature to those specified within this solicitation for which requirements were not known when the solicitation was released.

4.62. SCHOOL BOARD RULES, POLICIES AND PROCEDURES

The rules, policies, and procedures of the Superintendent and the School Board are binding on the parties. Specifically, the respondent is bound to understand the limitations on the staff of the District with whom the respondent or its consultants, subcontractors and agents/employees may deal. Personnel of the District are unauthorized to change the scope of work or to authorize any modification to the contract unless there is a specific policy, procedure or rule of the Superintendent or School Board that expressly confer such authority. All procedures, rules and policies concerning change orders are binding upon the respondent and the respondent is presumed to have read and understood all applicable policies, procedures and rules of the Superintendent and School Board.

4.63. UNUSUAL COSTS

The respondent may petition the District at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the costs of operation that could not reasonably be foreseen by a prudent operator and which, by all reasonable expectations, will continue for at least one year. The respondent's request shall contain substantial proof and justification to support the need for the rate adjustment. The District may request from the respondent, and the respondent shall provide, such further information as may be reasonably necessary in making its determination. The District shall approve or deny the request, in whole or in part, within sixty (60) days of receipt of the request and all other additional information required by the District. Any price redetermination shall be solely based upon the documentation provided and the District reserves the right to rescind any price relief granted should the circumstances change and prices go down.

4.64. ASSIGNMENT

The respondent shall not sell, assign or transfer any of its rights, duties or obligations under the awarded contract, or under any purchase order issued pursuant to the contract, without the prior written consent of the District. In the event of any assignment, the respondent remains secondarily liable for the performance of the contract, unless the District expressly waives such secondary liability. The District may assign the contract with prior written notice to respondent of its intent to do so. For the purpose of the awarded contract, "assignment" means any voluntary, involuntary, direct or indirect assignment, sale, or other transfer by respondent or its owner(s), of any interest in this Agreement, more than ten percent (10%) of the ownership interest in respondent, or one of a series of transfers that in the aggregate constitute the transfer of more than ten percent (10%) of the ownership interest in respondent. The term includes, without limitation: (1) transfer of ownership of capital stock or any partnership interest; (2) merger, consolidation, or issuance of additional securities representing more than ten percent (10%) of the ownership interest in respondent; (3) sale of common stock of respondent pursuant to a private placement or registered public offering, which transfers more than ten percent

(10%) of the ownership interest in respondent; (4) transfer of any interest in respondent in a divorce proceeding or otherwise by operation of law; or (5) transfer of more than ten percent (10%) of the ownership interest in respondent in the event of the death of an owner, by will, declaration of or transfer in trust, or under the laws of intestate succession.

4.65. FUNDING OUT/TERMINATION/CANCELLATION

A. Florida School Laws prohibit school boards from creating obligations on anticipation of budgeted revenues from one fiscal year to another without year-to-year extension provisions in the agreements.

B. It is necessary that fiscal funding out provisions be included in all awarded contracts in which the terms are for periods longer than one (1) year.

C. Therefore, the following funding out provisions is an integral part of this proposal and must be agreed to by all respondents:
The School Board may, during the contract period, terminate or discontinue the services covered in this proposal at the end of the School Board's then current fiscal year upon ninety (90) days' prior written notice to the successful respondent.

Such written notice will state:

1. That the lack of appropriated funds is the reason for termination, and
2. "This written notification will thereafter release the District of all further obligations in anyway related to the services covered herein."
3. The Funding Out statement must be included as part of any agreement. No agreement will be considered that does not include this provision for "funding out".

4.66. AVAILABILITY OF FUNDS

The obligations of the District under this award are subject to the availability of funds lawfully appropriated for its purpose by the State of Florida and the School Board. All purchases are contingent upon available District funding.

4.67. RESPONDENT PERFORMANCE

The District's project personnel shall monitor the respondent's performance. A 'Report of Unsatisfactory Product or Service' form (attached) shall be utilized to document unsatisfactory performance during the term of this contract. The report may become an important part of the respondent's history. The report and process will assist Procurement & Distribution Services to determine whether there is a continuing pattern of problems which may need to be addressed through termination of contract and/or suspension of the respondent from submitting future proposals.

4.68. TERMINATION / CANCELLATION OF CONTRACT

The District reserves the right to cancel the contract without cause with a minimum thirty (30) days' written notice. Termination or cancellation of the contract will not relieve the respondent of any obligations for any deliverables entered into prior to the termination of the contract (i.e., reports, statements of accounts, etc., required and not received). Termination or cancellation of the contract will not relieve the respondent of any obligations or liabilities resulting from any acts committed by the respondent prior to the termination of the contract. The respondent may cancel the resulting contract with one hundred twenty (120) days' written notice to the Director of Procurement & Distribution Services. Failure to provide proper notice to the District may result in the respondent being barred from future business with the District.

4.69. TERMINATION FOR SCHOOL BOARD'S CONVENIENCE

The performance of work under the awarded contract may be terminated in accordance with this clause in whole, or from the time in part, whenever the School Board representative shall determine that such termination is in the best interest of the District. Any such termination shall be effected by the delivery to the respondent of a Notice of Termination specifying the extent to which performance of work under the contract is terminated, and the date upon which such termination becomes effective. Upon such termination for convenience, respondent shall be entitled to payment, in accordance with the payment provisions, for services rendered up to the termination date and the District shall have no other obligations to respondent. Respondent shall be obligated to continue performance of contract services, in accordance with the contract, until the termination date and shall have no further obligation to perform services after the termination date.

4.70. TERMINATION FOR DEFAULT

The District's Contract Administrator shall notify, in writing, the respondent of deficiencies or default in the performance of its duties under the awarded contract. Three separate documented instances of deficiency or failure to perform in accordance with the specifications contained herein shall constitute cause for termination for default, unless specifically specified to the contrary elsewhere within this solicitation. It shall be at the District's discretion whether to exercise the right to terminate. Respondent shall not be found in default for events arising due to acts of God.

4.71. AUTHORITY TO DEBAR OR SUSPEND

In accordance with Board Policy 6320, titled "Procurement and Contracting", the Director of Procurement and Distribution Services shall have the authority to debar a person/corporation, for cause, from consideration or award of further agreements. The debarment shall be for a period commensurate with the seriousness of the cause, generally not to exceed three (3) years. If suspension precedes a debarment, the suspension period shall not be considered in determining the debarment period. When the offense is willful or blatant, a longer term of debarment may be imposed, up to an indefinite period. The term "debar" or "debarment" means to remove a vendor from

consideration of award in a competitive solicitation for District work and may include termination of existing contracts for cause.

4.72. CLAIM NOTICE

The respondent shall immediately report in writing to the District's designated representative or agent any incident that might reasonably be expected to result in any claim under any of the coverage mentioned herein. The respondent agrees to cooperate with the District in promptly releasing reasonable information periodically as to the disposition of any claims, including a resume of claims experience relating to all respondent operations at the District project site.

4.73. WAIVER OF CLAIMS

Once this contract expires, terminated or final payment has been requested and made, the successful respondent shall have no more than thirty (30) calendar days to present or file any claims against the District concerning this contract. After that period, the District will consider the respondent to have waived any right to claims against the District concerning an awarded contract.

4.74. RECORDS & RIGHT TO AUDIT

The respondent shall maintain such financial records and other records as may be prescribed by the District or by applicable federal and state laws, rules, and regulations. The respondent shall retain these records for a period of five (5) years after final payment, or until they are audited by the District, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the District, its designees, or other entities authorized by law.

4.75. E-VERIFY

E-Verify. Under Section 448.095, Fla. Stat., Contractor shall use the U.S. Agency of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the employment eligibility of all employees hired during the term of this Agreement. Contractor shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement. Contractor must provide evidence of compliance with 448.095, Fla. Stat.—Evidence may consist of, but is not limited to, providing notice of Contractor's E-Verify number. Failure to comply with this provision is a material breach of the Agreement, and BPS may choose to terminate the Agreement at its sole discretion. Contractor may be liable for all costs associated with BPS securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs (if necessary).

4.76. USE OF COERCION FOR LABOR AND SERVICES

Section 787.06(13), Florida Statutes requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of

perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. The School Board of Brevard County, Florida is a governmental entity for purposes of this statute.

4.77. FEDERAL TERMS AND CONDITIONS

For any solicitation or agreement that involves, receives, or utilizes Federal funding, the Federal Terms and Conditions shall be considered a part of the solicitation and resulting award, or agreement and the Contractor accepts and acknowledges that it is and will continue to be in compliance with said terms and conditions for the term of the agreement.

4.78. POLITICAL & IDEALOGICAL INTERESTS

Respondents are hereby notified that, pursuant to Section 1010.04(5), Florida Statutes, the School Board of Brevard County will not request or consider documentation of a respondent's social, political, or ideological interests in determining whether the vendor is a responsible vendor.

4.79. NON-ACADEMIC $1MM

Effective July 1, 2016, per SB350, it states "Each bid specification for nonacademic commodities and contractual services must include a statement indicating that the procurement agreements and state term contracts available under s. 287.056 have been reviewed" Buyer shall:

- Check the State website for procurement agreements and determine if they are well suited for our needs and provide an economic advantage:

http://www.dms.myflorida.com/business_operations/state_purchasing/state_contracts_and_agreements

4.80. EQUAL EMPLOYMENT OPPORTUNITY (WHERE APPLICABLE)

Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

4.81. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (WHERE APPLICABLE)

All contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute

the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

4.82. CLEAN AIR AND WATER POLLUTION ACTS (WHERE APPLICABLE)

Contracts and sub grants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

4.83. BYRD ANTI-LOBBYING AMENDMENT (WHERE APPLICABLE)

Respondents that bid for an award of $100,000 or more must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

4.84. FUNDING AGREEMENT (RIGHTS TO INVENTIONS) (WHERE APPLICABLE)

Rights to Inventions made under a contract or agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR § 401.2 (a) and the recipient or sub recipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or sub recipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

4.85. ENERGY POLICY AND CONSERVATION ACT (WHERE APPLICABLE)

Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).

4.86. RECOVERED MATERIALS (WHERE APPLICABLE)

A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

5. Special Terms and Conditions

5.1. Award Term

The School Board's goal is to promote partnership relationships within the policies and procedures of public procurement. Pursuant toward that end, the successful Bidder(s) shall be awarded a contract for an initial three (3) year term with up to one (1) optional two (2) year renewal period.

The award term recommendation will be that which is determined to be in the best interest of the School Board. Any renewal option shall be exercised only if all original contract terms, conditions, and prices remain the same. All renewals will be contingent upon mutual written agreement and, when applicable, approval of School Board.

5.2. Bid Closing Date

Submittals must be received by The School Board of Brevard County, Florida, Office of Procurement & Distribution Services through the District's eProcurement Portal (https://procurement.opengov.com/portal/brevardschools) no later than 2:00 pm**., local time, on Tuesday, January 21, 2025.** Bids received after this time will not be considered.

5.3. PRE-BID CONFERENCE

A pre-bid conference will be held by the Procurement & Distribution Services at the time and location detailed in the #Introduction section. All potential bidders are encouraged to attend and participate.

Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations to attend public Bid openings or meetings should contact the Procurement Department at 321-633-1000 x11645 at least five (5) days prior to the meeting date.

5.4. PUBLIC BID OPENING

A. The Bids will not be available for public records request until a notice of intended decision is issues or thirty (30) days after bid opening date, whichever is earlier. (Florida Statute 119.071 (1) (b)).

B. The Bidder List will be available #Project Portal at time of Bid opening.

C. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations to access the public Bidder List should contact the Procurement Department at 321-633-1000 x11645 after the Bid opening date.

D. Individuals that would like to hear the names of Bidders read aloud during the official Bid opening may access the electronic meeting via Microsoft Teams .at the following web address: Microsoft Teams MeetingMeeting ID: 286 550 834 617Passcode: aT9Gc36e

5.5. QUESTIONS CONCERNING BID

The question and answer module of OpenGov is being utilized for this solicitation. Timely questions concerning this solicitation shall be submitted in accordance with the deadline for questions: Wednesday, December 18, 2024 at 3:00 pm EST.

Consideration for modification or alteration of this solicitation shall be requested during the specified question period, before the applicable deadline. No oral interpretation of the meaning of the plans, specifications, or other documents shall be considered binding. The District shall be bound by information and statements only when such statements are executed by written addendum.

Answers for timely questions will be addressed in the OpenGov question and answer module or as an addenda to this solicitation depending on volume, participants are encouraged to subscribe as a follower and monitor all notifications. Beyond questions and answers, any and all modifications, clarifications, interpretations and supplemental instructions will be in the form of a written addendum which, if issued, will be available for download. All addenda and questions/answers so issued shall become part of the Solicitation Documents and receipt shall be acknowledged prior to respondent submission.

Untimely questions are unable to be submitted in the question and answer module, thereafter respondents raising critical concerns must email dotson.heidi@brevardschools.org. Critical clarifications may be made via addenda, however, untimely questions may not be considered.

5.6. BIDDER'S RESPONSIBILITY

The Bidder, by submitting a Bid represents that:

A. The Bidder has read and understands the Solicitation in its entirety and that the solicitation is made in accordance therewith, and;

B. The Bidder possesses the capabilities, resources, and personnel necessary to provide efficient and successful service to the School Board, and;

C. Before submitting a Bid, each Bidder shall make all investigations and examinations necessary to ascertain site and/or local conditions and requirements affecting the full performance of the contract and to verify any representations made by the School Board, upon which the Bidder will rely. If the Bidder receives an award because of its Bid Submittal, failure to have made such investigations and examinations will in no way relieve the Bidder from its obligations to comply in every detail with all provisions and requirements of the contract, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim by the Bidder for additional compensation or relief.

D. The Bidder will be held responsible for any and all discrepancies, errors, etc., in discounts or rebates which are discovered during the contract term or up to and including five (5) fiscal years following the School Board's annual audit including five (5) years thereafter.

5.7. DISCOUNT ADJUSTMENTS

Unless a change is deemed to be in the best interest of the School Board, there will be no discount adjustments allowed during the contract period. The discounts submitted on the Price Sheet shall remain firm throughout the contract period. Bidders are encouraged to consider this requirement when offering discounts.

5.8. ITEM DISCONTINUANCE

During the term of this contract, as items are discontinued and a replacement offered, the awarded Bidder must notify the Procurement Department with the new equipment specifications. If OPS-Transportation Services/9640 approved the newer/current model, documentation will be placed in the solicitation folder noting the newer/current model as the revised product model for the remainder of the contract term.

5.9. MODEL NUMBER CHANGES

During the term of this contract as items are updated with a newer/current model, the awarded Bidder must notify the Procurement Department with the new equipment specifications. If OPS-Transportation Services/9640 approved the newer/current model, documentation will be placed in the solicitation folder noting the newer/current model as the revised product model for the remainder of the contract term.

5.10. DAMAGED ITEMS

In the event an item or items is received, and it is later determined there is concealed damage when the item or items is unpacked, the item or items must be replaced by the awarded Bidder at no cost to the School Board.

5.11. METHOD OF ORDERING

Items shall be ordered via individual purchase orders or by Visa purchasing card on an "as needed" basis for the term of the contract. Invoices must be submitted against each individual purchase order.

5.12. ORDERS

Schools, departments and centers of the School Board will issue purchase orders or place order by Visa purchasing card directly to the awarded Bidder(s) for the purchase of (CO-OP) Motor Vehicle Discount Bid. The awarded Bidder(s) will be expected to honor these orders according to the discount terms and conditions listed in this solicitation. Each purchase order will be emailed or mailed to the awarded Bidder(s). The order should be reviewed for correct prices, catalog numbers, extensions, etc.

5.13. EXEMPT FROM THIS BID

Purchases shall not include items available at lower prices on other School Board bid awards or on Florida State Contracts. Items shall be ordered via individual purchase orders or Visa purchasing card

on an "as needed" basis for the term of the contract. Invoices must be submitted against each individual purchase order or receipts must be submitted for each purchase on Visa purchasing card.

5.14. SUBSTITUTES

Unapproved substitutes will not be allowed. If items are not available, the school or department noted on the purchase order must be contacted prior to shipment to determine if a substitute is acceptable.

5.15. NO DAMAGES FOR DELAY

Bidder is not entitled to any additional compensation or increase in the contract sum for direct, indirect, impact, or any other damages arising because of any hindrance or delays caused by the owner or any other cause whatsoever. Bidder's only remedy for delay, not caused or exacerbated by the Bidder, shall be an extension of time to complete the Bidder's scope of work. Any extension of time shall be granted at the sole discretion of the School Board, and if granted, shall be in the form of additional days added to the contract.

5.16. DELIVERY TERMS

All items must be delivered by the delivery time specified in the Scope of Work or Pricing section.

DELIVERY CHARGES

Bid price must include all delivery charges.

HOURS OF DELIVERY

Deliveries shall be made between the hours of 8:00 a.m. and 3:00 p.m. except on Saturdays, Sundays, or holidays when all school buildings and Distribution Services are closed.

NOTIFICATION OF DELIVERY

The School Board Representative must be notified at least twenty-four (24) hours in advance of delivery.
OPS-Transportation Services/9640
Telephone (321) 633-1000.

MINIMUM ORDERS

Items shall be ordered as needed. There shall be no minimum amount to be delivered at one time.

F.O.B. TERMS

All deliveries shall be Free on Board (F.O.B.) Destination, Freight Prepaid and Allowed; as defined by the National Institute of Governmental Purchasing, Inc. (https://www.nigp.org/dictionary-of-terms):

Free on Board (F.O.B.) Destination

The point at which a title changes hands from the supplier to the buyer at the destination of the shipment when the buyer signs for the goods. The supplier owns the goods in transit, assumes responsibility for carrier selection, and files any claims for damages incurred during this period. F.O.B. destination does not address the responsibility for the cost of transportation (freight charges), which must be specified with the inclusion of additional language.

Free on Board (F.O.B.) Destination, Freight Prepaid and Allowed

The point at which a title passes is at destination, and the seller pays the freight.

F.O.B. DESTINATION POINT

The F.O.B. destination point for this contract and for all purchases made under it shall be as specified by the using school/department of the School Board. Delivery will not be complete until the using school/department has accepted each item. Delivery to a common carrier shall not constitute delivery to the ordering school/department. All disputes shall be between the seller/Bidder and the carrier.

5.17. DEFINITION OF RESPONSIVE AND RESPONSIBLE FOR THIS BID

A. Each bid submittal shall be evaluated for conformance as responsive and responsible using the following criteria:

B. Proper submittal of ALL documentation as required by this solicitation. (Responsive)

C. The greatest benefits to the School Board as it pertains to: (Responsible)

1. Total Costs and Discounts Offered.
2. Delivery.
3. Past Performance. In order to evaluate past performance, all Bidders are required to submit:
    a. A list of references with the bid and;
    b. A list of relevant projects completed within the last three (3) years that are the same or similar to the magnitude of this ITB.

D. All technical specifications associated with this solicitation.

E. Demonstrated ability, capacity and/or resources to acquire and maintain required staffing and inventory.

F. Bidders are reminded that award may not necessarily be made to the lowest bid. Rather, award will be made to the lowest responsive, responsible, Bidder whose

bid represents the best overall value to the School Board when considering all evaluation factors.

5.18. CONTRACT

A. The contents of this solicitation and all provisions of the Bidder's Acknowledgement Form shall be considered a contract and become legally binding. A separate contract document, other than the purchase order(s), will not be issued.

B. The Director of Procurement & Distribution Services, Superintendent, and Board Chair are the sole Contracting Officers for the School Board, and only they or their designee are authorized to make changes to any contract.

C. The School Board shall be responsible for only those orders placed by the schools/departments on an authorized signed purchase order or Visa purchasing card. The School Board shall not be responsible for any order, change substitution or any other discrepancy on the purchase order or card charges. If there is any question about the authenticity of a purchase order, card charge or change order, the Bidder should promptly contact the Procurement Department.

D. The School Board hereby notifies interested parties that the purchasing agreements and state term contracts, available under s. 287.056 of the Department of Management Services will be reviewed for the subject of the award recommendation of this solicitation.

5.19. PAYMENT TERMS

A. Payment Terms are identified in the ITB General Terms & Conditions.

B. **INVOICING -** The awarded Bidder will be required to submit invoices and reference purchase order numbers on all requests for payment. All statements must reference valid School Board purchase order numbers. Invoices shall be mailed directly to the "bill to" as listed on the purchase order. A separate invoice must be received for each purchase order number. Payment for partial shipments shall not be made unless specified in the terms of this solicitation or a School Board purchase order. Invoices, which do not reference valid School Board purchase order numbers or which are erroneous (incorrect contract prices, minimum order charges, etc.) shall be returned to the Bidder for resolution of the discrepancies. It is the sole responsibility of the Bidder to reconcile the purchase order and the Bidder's invoice and to notify the Procurement representative of any discrepancies prior to billing. The School Board will only pay the dollar amounts authorized on the purchase order.

C. The Bidder represents and agrees that information submitted in support of its requests for payment is the basis of payment and is true and accurate to the best knowledge of the responsible signatory. A violation of this provision shall subject the violator to the provisions of Section 68.082, Florida Statutes, pertaining to false claims against the State, and/or Section 837.06, Florida Statutes, pertaining to false official statements.

D. **PARTIAL PAYMENT -** Partial payments in the full amount of the value of items received and accepted may be requested by the submission of a properly executed invoice with support documents if required.

E. **PAYMENT DISCOUNTS -** A bid price submitted indicating a discount if an invoice is paid within a certain number of days from the date of the invoice cannot be considered as a basis for the solicitation evaluation. All bid prices must be net and not contingent on terms.

5.20. SAFETY

The Bidder shall take the necessary precautions and bear the sole responsibility for the safety of the methods employed in performing the work. The Bidder shall at all times comply with the regulations set forth by federal, state, and local laws, rules, and regulations concerning "OSHA" and all applicable state labor laws, regulations, and standards. Bidder shall take all necessary precautions to ensure all materials provided do not include Asbestos. The Bidder shall indemnify and hold harmless the School Board from and against all liabilities, suits, damages, costs, and expenses (including attorney's fees and court costs) which may be imposed on the School Board because of the Bidder, sub-contractor, or supplier's failure to comply with the regulations.

5.21. BIDDER'S PERSONNEL

During the performance of the contract, the Bidder agrees to the following:

A. The Bidder shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, handicap or national origin, except when such condition is a bona fide occupational qualification reasonably necessary for the normal operations of the Bidder. The Bidder agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

B. The Bidder, in all solicitations or advertisements for employees placed by or on behalf of the Bidder, shall state that such Bidder is an Equal Opportunity Employer.

C. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

D. The Bidder shall include the provisions of the foregoing paragraphs A, B, and C, above, in every subcontract or purchase order so that the provisions will be binding upon each Bidder.

E. The Bidder and any sub-contractor shall pay all employees working on this contract not less than minimum wage specified in the Fair Labor Standards Act (29 CFR 510-794) as amended.

F. Any information concerning the School Board, its products, services, personnel, policies or any other aspect of its business learned by the Bidder or personnel furnished by the Bidder in the course of providing services pursuant to the Agreement, shall be held in confidence and shall not be disclosed by the Bidder or any employee or agents of the Bidder or personnel furnished by the Bidder, without the prior written consent of the School Board.

G. All employees assigned by the Bidder to the performance of work under this contract shall be physically able to do their assigned work. It shall be the Bidder’s responsibility to ensure that all employees meet the physical standards to perform the work assigned and are free from communicable diseases. This requirement also includes acceptable hygiene habits of Bidder’s employees.

H. The personnel employed by the Bidder shall be capable employees, age 18 years or above, qualified in this type of work.

I. It is the Bidder's responsibility to ensure that all employees are legally allowed to work in the United States in accordance with Immigration Policies.

J. The Bidder's employees shall be required to dress neatly, commensurate with the tasks being performed.

K. All School Board facilities are tobacco free. The School Board prohibits the use of tobacco in school buildings. Such prohibition also applies on school grounds, on school buses, and/or at any school-related event. Refer to Board Policies, 3215 - use of tobacco on school premises.

L. It is the Bidders responsibility to see that every employee on the Bidder's work force is provided and wears an Identification Badge or company shirt/uniform in order to maintain security at the school's facility. It shall be Bidder's responsibility to inform the School Board Representative(s) of all new employees promptly at time of employment. All visitors, including volunteers and Bidders, are to check in and out with the front office using the applicable software and must wear a badge indicating their visitor status. Refer to Board Policies, 9150 – School Visitors.

M. The Bidder shall require employees to be dressed in their appropriate work attire when reporting for duty.

N. The Bidder shall prohibit their employees from disturbing papers on desks, opening desk drawers or cabinets, or using telephone or office equipment provided for official use.

O. The Bidder shall require their employees to comply with the instructions pertaining to conduct and building regulations, issued by duly appointed officials, such as the building managers, guards, inspectors, etc.

P. The School Board's Representative(s) will determine how the Bidder will receive access to the facility.

Q. If keys are provided and lost, the Bidder will be responsible for any and all costs associated with replacement keys and re-keying of the facility.

R. When requested, the Bidder shall cooperate with any ongoing SCHOOL BOARD investigation involving economic loss or damage to SCHOOL BOARD buildings, or SCHOOL BOARD or personal property therein. The SCHOOL BOARD reserves the right to require any employee of the Bidder to submit to a polygraph test if the SCHOOL BOARD has a reasonable suspicion that the employee is or was involved in the incident or activity under investigation. The Bidder shall obtain a waiver from the employee authorizing the release to the SCHOOL BOARD of information acquired by the Bidder from the polygraph test. The SCHOOL BOARD, at its discretion, may require that the Bidder immediately remove the employee under investigation from working within SCHOOL BOARD buildings for the following reasons: 1) The employee's refusal to submit to a polygraph test in the above circumstances, or 2) an employee's refusal to sign the waiver referenced above or 3) an analysis of the polygraph test indicates that the employee is or was involved in the incident under investigation. If the test results show involvement on the part of the Bidder's employee, the Bidder will be obligated to cover the cost of the examination. If the test results indicate that the Bidder's employee was not involved in the incident, the SCHOOL BOARD will pay for the cost of the examination.

S. CONTROLLED SUBSTANCE OR ALCOHOL ABUSE ON SCHOOL BOARD PROPERTY: The Bidder(s) is hereby notified that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance or alcohol is prohibited on any School Board property, or at any school board activities. Violations may subject the Bidder and/or the Bidder's employee(s) to prosecution, fines, imprisonment and/or cancellation of this or any other contract(s) that this Bidder presently holds. The Bidder(s) are required by this School Board to take appropriate disciplinary action in such cases and/or require that the employee(s) satisfactory participation in a rehabilitation program.

T. Any Bidder's employee convicted of violating a criminal drug statute in the workplace must report the conviction to the employer within five (5) workdays. Bidders (Employers) are required to report such convictions to the School Board within ten (10) workdays of receiving this information.

U. The School Board is committed to the education and safety of its students and employees. To that end, any Bidder awarded a contract will be required to assure that the personnel assigned to the project, do not possess criminal records that would violate the School Board's standards for employment as set forth by the Florida Department of Education. Each Bidder must certify that the company and its employees are or will be in compliance with those standards for the project awarded.

V. The Bidder shall strictly prohibit interaction between their employees and the student(s).

W. Bidder's employees may not solicit, distribute or sell products while on School Board property.

X. Friends, visitors or family members of the Bidder's employees are not permitted in the work area.

Y. The Bidder shall adhere to all of the School Board's security standards.

5.22. BANKRUPTCY/INSOLVENCY

At the time of bid submittal, Bidder shall not be in the process of or engaged in any type of proceedings in insolvency or bankruptcy, either voluntary or involuntary, or receivership proceedings. If the Bidder is awarded a contract for six (6) months or longer, and files for bankruptcy, insolvency or receivership, the School Board may, at its option, terminate and cancel said contract, in which event all rights hereunder shall immediately cease and terminate.

5.23. NEW MATERIAL

Unless otherwise provided for in this specification, the Bidder represents and warrants that the goods, materials, supplies, or components offered to the School Board under this Bid solicitation are new, not used or reconditioned, and are not of such age or so deteriorated as to impair their usefulness or safety and that the goods, materials, supplies, or components offered are current production models of the respective manufacturer. If the Bidder believes that furnishing used or reconditioned goods, materials, supplies, or components will be in the School Board's interest, the Bidder shall so notify the School Board Buyer in writing no later than ten (10) working days prior to the date set for opening of Bids. The notice shall include the reasons for the request and any benefits that may

accrue to the School Board if the Buyer authorizes the bidding of used or reconditioned goods, materials, supplies, or components.

5.24. PREFERENCE TO FLORIDA BUSINESSES

Effective July 1, 2012, when a School Board is required to make purchases of personal property through competitive solicitation and the lowest responsible and responsive bid, proposal or reply is by a Bidder whose principal place of business is in a state or political subdivision which grants a preference by that state or political subdivision, then the School Board shall award an equal preference to the lowest responsible and responsive Bidder having a principal place of business within Florida. In a competitive solicitation in which the lowest bid is submitted by a Bidder whose principal place of business is located outside the state, and that state does not grant a preference in competitive solicitation to Bidders having a principal place of business in that state, the preference to the lowest responsible and responsive Bidder having a principal place of business in the State of Florida shall be 5 percent. F.S. 287.084(1)(a).

A Bidder whose principal place is outside this state must accompany any written bid, proposal or reply documents with a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that state to its own business entities whose principal places of business are in that foreign state in the letting of any or all public contracts. F.S. 287.084(2).

Please complete the form titled “Bidder’s Statement of Principal Place of Business” and include it with your submittal.

6. Federal Terms and Conditions

Contract Provisions for Non-Federal Entity Contracts Under Federal Awards (Appendix II to 2 CFR Part 200)

Any goods or services purchased under this solicitation may utilize, in whole or in part, Federal Grants funding. The following terms and conditions shall be considered a part of the solicitation and resulting award and the respondent accepts and acknowledges that it is and will continue to follow said terms and conditions for the term of the award. Should any conflict arise between the following terms and conditions with any other language included in this solicitation, the following shall take precedence.

6.1. VIOLATION OR BREACH OF CONTRACT TERMS

This section applies to contracts for more than the simplified acquisition threshold, currently set at $250,000. Contractors who violate or breach contract terms may be subject to administrative, contractual, or legal remedies, as well as sanctions and penalties as appropriate, in addition to remedies found in other sections of the contract.

6.2. TERMINATIONS FOR CAUSE AND CONVENIENCE

Terminations for cause and for convenience are addressed under the #General Terms and Conditions section of the project portal.

6.3. EQUAL EMPLOYMENT OPPORTUNITY

Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor. See C.F.R. Part 200, Appendix II, (C). The provisions may be found in the #Attachments tab of the project portal.

6.4. DAVIS-BACON ACT AND COPELAND "ANTI-KICKBACK ACT"

When required by Federal program legislation, this section applies to any contract in excess of $2,000 which is entered into for the actual construction, alteration and/or repair, including painting and decorating, of a public building or public work, or building or work financed in whole or in part from Federal funds. If applicable, the Contractor agrees to comply with the provisions of 29 CFR, Part 5.5(a) during the performance of this contract. The provisions may be found in the #Attachments tab of the project portal.

6.5. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

This section applies to any contract in excess of $100,000 that involves the employment of mechanics and laborers and is financed in whole or in part from Federal funds. If applicable, the Contractor agrees to comply with the provisions of 29 CFR, Part 5.5(b) during the performance of this contract. The provisions may be found in the #Attachments tab of the project portal.

6.6. RIGHTS TO INVENTIONS

This section applies if the Federal award meets the definition of a "funding agreement" under 37 CFR, Part 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR, Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

6.7. CLEAN AIR ACT AND FEDERAL WATER POLUTION CONTROL ACT

This section applies to any contract or subgrant in excess of $150,000 that is financed in whole or in part from Federal funds. Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Contractor must report violations to the District, the Federal awarding agency, and the Regional Office of the Environmental Protection Agency (EPA).

6.8. DRUG FREE WORKPLACE

Drug Free Workplace certification is required by the regulations implementing Sections 5151-5160 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 USC 701 et seq.), 7 CFR Part 3017, Subpart F, Section 3017-600, Purpose. The January 31, 1989, regulations were amended and published as Part II of the May 25, 1990 Federal Register (pages 21681-21691).

6.9. DEBARMENT AND SUSPENSION

Debarment and suspension are addressed under the #General Terms and Conditions section of the project portal.

6.10. BYRD ANTI-LOBBYING AMENDMENT

Contractors that apply or solicitation for an award exceeding $100,000 that is financed in whole or in part from Federal funds must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. The certification may be found in the #Attachments tab of the project portal.

6.11. PROCUREMENT OF RECOVERED MATERIALS

For contracts using Federal funding, Contractor and subcontractor agree to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and the regulatory provisions of 40 CFR, Part 247. In the performance of this contract and to the extent practicable, the Contractor and subcontractors are to procure items containing the highest percentage of recovered materials as designated by the Environmental Protection Agency (EPA) under 40 CFR, Part 247 whenever the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000.

6.12. ENERGY POLICY AND CONSERVATION ACT

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to energy efficiency as contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (45 U.S.C. 6201).

6.13. RECORDS RETENTION

Provisions for records retention are addressed under the #General Terms and Conditions of the District and exceed the requirements under 2 CFR, Part 200.333.

6.14. HOLD HARMLESS AND INDEMNIFICATION

Hold harmless and indemnification are addressed under the #General Terms and Conditions section of the project portal.

7. Insurance

All contractors will carry and maintain policies as described below. All required insurance must be from insurance carriers that have a rating of "A" or better and a financial size category of "VII" or higher according to the A. M. Best Company. Such certificates must contain a provision for notification to the School Board thirty (30) days in advance of any material change in coverage or cancellation. This is applicable to the procurement and delivery of products, goods, or services furnished to the School Board. The Certificate Holder shall be names as below:

The School Board of Brevard County, Florida

2700 Judge Fran Jamieson Way

Viera, FL 32940

7.1. Commercial General Liability Insurance:

All Contractors coming onto property owned or operated by BPS. "The School Board of Brevard County, Florida" shall be named as an additional insured to the insurance policy. If the School Board is not named as an additional insured, then the School Board reserves the right to terminate this Agreement.

Negligence including Bodily Injury and Property Damage	
Per Occurrence	$1,000,000
General Aggregate	$2,000,000

7.2. Product Liability and/or Completed Operations Insurance:

All Contractors whose work for BPS includes products or services that have the potential to cause property damage or bodily injury are required to carry this insurance to the limit listed below. This includes but is not limited to Contractors such as manufacturers of goods and medicines, general contractors, other construction industry tradespeople, caterers, food distributors, and retailers.

Negligence Including Bodily Injury and Property Damage	$1,000,000
Products - Completed Operations Aggregate	$2,000,000

7.3. Automobile Liability:

Any Contractor transporting district employees, delivering or transporting district owned equipment or property, or providing services or equipment where a reasonable person would believe that BPS is responsible for the work of the Contractor from portal to portal is required to carry this insurance to the limit listed below.

Negligence Including Bodily Injury and Property Damage	
Per Claim	$500,000
Combined Single Limit (each accident)	$1,000,000

7.4. Workers' Compensation/Employer's Liability:

All Contractors that have four (4) or more employees or that subcontract any portion of their work to another individual or company are required to have workers' compensation insurance to the limits listed below.

W.C. Limit Requires	Statutory Limits
E.L. Each Accident	$100,000
E.L. Disease - Each Employee	$100,000
E.L. Disease - Policy Limit	$500,000

8. Definitions

As used in this Bid, the following terms shall have the meanings set forth below:

8.1. Bidder:

That person or entity, including employees, servants, partners, principals, agents and assignees of the person or entity that has submitted a bid for the purpose of obtaining business with the School Board to provide the product and/or services set forth herein.

8.2. Contract Administrator:

The School Board's Director of Procurement & Distribution Services or designee shall serve as Contract Administrator. The Contract Administrator shall be responsible for addressing any concerns within the scope of the contract. Any changes to the resulting contract shall be done in writing and authorized by the School Board Chair or authorized designee.

8.3. Contract:

The document resulting from this solicitation between the School Board and the Bidder, including this solicitation, along with any written addenda and other written documents, which are expressly incorporated by reference.

8.4. Bidder's Project Manager:

The Project Manager has responsibility for administering this contract for the awarded Bidder(s) and will be designated prior to the issue of the resulting Price Agreement or Purchase Order.

8.5. Day:

The word “day” means each calendar day or accumulation of calendar days.

8.6. Director:

The Director is the Director of Procurement & Distribution Services for the School Board.

8.7. Exceptions to Bid:

An exception is defined as the Bidder’s inability or unwillingness to meet a term, condition, specification, or requirement in the manner specified in the bid.

8.8. Person to Persons:

An individual, firm, partnership, corporation, association, executor, administrator, trustee, or other legal entity, whether singular or plural, masculine or feminine, as the context may require.

8.9. School Board:

The word School Board refers to the elected officials of the School Board of Brevard County, Florida, its duly authorized representatives, and any school, department, or unit within the School Board.

8.10. School Board's Project Manager(s):

The Project Manager(s) have responsibility for the day-to-day administration of the resulting contract for the School Board and will be designated prior to award of the resulting purchase order.

8.11. Using Agency:

The term “using agency” used herein refers to any school, department, committee, authority, or another unit in the School Board using supplies or procuring contractual services as provided for in the Procurement Department of the School Board.

9. Submittal Instructions

9.1. Training Resources for Vendors

Screen Shots:

Instructions for the new eProcurement System: The following link will help you Get Started (https://opengov.my.site.com/support/s/article/c7a5affa-e073-4d5a-8d87-b6eadcf343a9) and will include vendor guides for using the system. Below are additional screen shots for support.

All Video Guides: OpenGov Procurement Vendor Training

1. New Supplier Account
2. Submit a Bid or Proposal
3. Updating Your Company Designation on a Solicitation
4. Vendor Selection of Category Codes
5. How To Subscribe To Organizations And Find Active RFPs & Bids
6. Login Process
7. How to Edit or Withdraw your Proposal after it's been Submitted
8. How to Submit a Question
9. Viewing Bid Results

A series of video guides can be accessed at this link for additional Vendor Training: **Video Trainings**

9.2. OpenGov Technical Support

Technical support for an eProcurement system plays a vital role in ensuring smooth operations. You can call or email technical support using the information below.

- **Phone**: (650) 336-7167
- **Email**: support@support.opengov.com
- **Issue Log**: https://opengov.my.site.com/support/s/contactsupport/incident
- **Live Chat**: Click on the circle blue icon at the bottom right of the screen.

9.3. Electronic Submission and Delivery Instructions

Parties interested in responding are required to submit electronically through the District's eProcurement Portal **prior to** 2:00 pm EST on Tuesday, January 21, 2025. Please upload all required documents as instructed in the section named Vendor Questionnaire electronically before the time and day listed in this solicitation. Responses must be received in the system prior to the deadline.

9.4. Withdrawal of Submission

Any Bidder or Proposer may withdraw their response via the District's ePocurement Portal **prior to** 2:00 pm EST on Tuesday, January 21, 2025.

9.5. Changes to the Solicitation Documents

The District reserves the right to change any part of these Instructions and Specifications any time prior to the solicitation opening. Any changes shall be in the form of addenda and will become a part of the solicitation documents and of the contract. A Respondent's failure to address the requirements of the addenda may result in the response not being considered. If the District determines that a time extension is required for the solicitation, the addenda will give the new submission date.

Addenda shall be acknowledged via the District's ePocurement Portal for the project (CO-OP) Motor Vehicle Discount Bid (24-0217-B-HD). Respondents can view a list of addenda released by the District by clicking on "Addenda & Notices." While drafting a response, there is a section for "Addenda Confirmation" where Respondents must acknowledge each addenda released.

9.6. Deadline for Questions

The deadline to submit questions related to this solicitation is by 3:00 pmWednesday, December 18, 2024.

Questions regarding this solicitation should be submitted directly through the District's eProcurement Portal Q&A function. Do not contact any District employee or official regarding this solicitation except Heidi Dotson, Senior Procurement Agent. Any questions submitted after the date and time specified may not be considered.

9.7. Follow these steps to submit your response electronically:

If you are already registered and need help logging in or retrieving your user information utilize the blue chat bubble visible on the lower right hand corner of the screen.

Click on the hyperlink for the District's ePocurement Portal to create your vendor profile.

Electronic Submission of Response

All Respondents are required to submit electronically via the District's eProcurement Portal. The electronic system will close submission exactly at the date and time set forth in this solicitation or as changed by addenda.

Respondents are responsible for submitting and having their response accepted before the closing time set forth in this solicitation or as changed by addenda. NOTE: It is the Proposer's sole responsibility to ensure their bid and document(s) are uploaded, transmitted, and arrive in time electronically. The District will have no responsibility for responses that do not arrive in a timely manner, no matter what the reason.

Upon closing of the Solicitation, Solicitation Results will be available on the eProcurement Portal.

In the case of a discrepancy between the electronic pricing schedule and any uploaded pricing schedule document, the electronic pricing will prevail.

Steps to Submit Your Electronic Proposal:

To submit an offer to the District, vendor must begin by clicking on the green DRAFT RESPONSE button.

https://procurement.opengov.com/portal/brevardschools/projects/131969

1. Acknowledge all Addenda

2. Answer all required vendor questions.

3. Upload all required document. Respondent may save their work and return.

4. Review your work and submit response when ready.

5. You will receive a confirmation email from OpenGov upon receipt of your submission.

6. Proposer may withdraw their submission at any time **prior to** 2:00 pm EST on Tuesday, January 21, 2025.

Note: If an addenda is issued after a response has been submitted, vendor must return to take steps below. Failure to do both steps may result in the response being deemed non-responsive.

1. Acknowledge the new addenda; and

2. Resubmit your response through the eProcurement Portal.

Do Not upload a Zip File: Unzip Your Files

Note: If your files are [zipped or] in a zip folder, you may need to unzip the files before uploading. The following instructions may be helpful to do so.

A. Open File Explorer, and find the zipped folder.

B. To unzip the entire folder, right-click to select Extract All, and then follow the instructions.

C. To unzip a single file or folder, double-click the zipped folder to open it. Then, drag or copy the item from the zipped folder to a new location.

9.8. Vendor Registration Instructions & Customer Service information

Click here to register onto the District's eProcurement Portal hosted by OpenGov.

If you are already registered and need help logging in or retrieving your user information simply click on the blue chat bubble on the lower right hand corner of your screen or contact OpenGov at procurement-support@opengov.com for help at any time.

Customer Service

For assistance with e-bidding or uploading documents: Contact OpenGov via the blue chat bubble on the lower right hand corner of your screen or email at procurement-support@opengov.com.

Monday through Friday 5am - 5pm PST, except statutory holidays-- response time is typically less than ten minutes.

10. Bid Submission

For upload items, electronic files must be in a common format accessible by software programs the District uses. Those common formats are generally described as Microsoft Word (.doc or .docx), Microsoft Excel (.xls or .xlsx), Microsoft Power Point (.ppt or pptx), or Adobe Portable Document Format (.pdf.). Respondents will not secure, password protect or lock uploaded files; the District must be able to open and view the contents of the file. Respondents will not disable or restrict the ability of the District to print the contents of an uploaded file. Scanned documents or images must be of sufficient quality, no less than 150 dpi, to allow for reading or interpreting the words, drawings, images or sketches.

10.1. ITB Bid Acknowledgement and Standard Terms & Conditions *
Please download the below documents, complete, and upload.

- ITB_Bid_Acknowledgement_and...

*Response required

10.2. References*
Please download the below documents, complete, and upload.

- References_Form.pdf

*Response required

10.3. Certified Business Program*
Does the bidder have an official business certification as issued by the State of Florida Office of Supplier Diversity or other government agency?

☐ Yes
☐ No

*Response required

When equals "Yes"

*10.3.1. Certified Business Program Reciprocity Affidavit**
Please download the below documents, complete, and upload with copies of applicable certifications.

- Certified_Business_Program_...

*Response required

10.4. Is the Bidder's Principal Place of Business Florida?*
☐ Yes
☐ No

*Response required

When equals "No"

*10.4.1. Bidder's Statement of Principal Place of Business**
Please download the below documents, complete, and upload.

- Bidder's_Statement_of_Princ...

*Response required

10.5. Use of Coercion for Labor and Services*
Respondent shall confirm they do not engage in or permit the use of coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Download the below document, complete, and upload.

- Human_Trafficking_Affidavit...

*Response required

10.6. Attachment "C" Bid Sheet (Group 1-6)*
Please download the below documents, complete, and upload.

- Attachment_C-Bid_Sheet_25-0...

*Response required

10.7. IRS Form W-9*

Please upload current completed and signed Form W-9

*Response required

10.8. Contractor's Proof of Insurance (COI)*
Please provide Certificate of Insurance listing required coverages per ITB requirements

*Response required

10.9. Contractor's Vendor Application*
Please download the below vendor application, complete, sign, and upload. This will be used to add a vendor file to our VMS after award.

- Vendor_Application_10.1.24_...

*Response required

10.10. Local Business Tax Receipts*
Upload copies of current Local Business Tax Receipts

☐ Yes
☐ No

*Response required

10.11. Permanent Business Jurisdiction*
Provide the State and County or City where the permanent business location resides.

*Response required

10.12. Is the Bidder exempt from Local Business Tax Receipts?*
☐ Yes
☐ No

*Response required

When equals "Yes"

*10.12.1. Reason of Exemption**
Upload documentation from above listed jurisdiction stating reason for exemption.

*Response required

10.13. Does the above listed jurisdiction issue business tax receipts?*
☐ Yes
☐ No

*Response required

When equals "Yes"

*10.13.1. Local Business Tax Receipt**
Provide a copy of the Local Business Tax Receipt.

*Response required

10.14. Certification Regarding Lobbying for Contracts, Grants, Loans, and Cooperative Agreements*

The following certification and disclosure regarding payments to influence certain federal transactions are required to be made per the provisions contained in 31 U.S.C 1352, the “Byrd Anti-Lobbying Amendment.”

Complete and upload the following:

- Certificate_Regarding_Lobby...

*Response required

10.15. Disclosure of Lobbying Activities*

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352.

Complete and upload the following:

- Disclosure_of_Lobbying_Acti...

*Response required

10.16. Non-Collusive Affidavit*

Complete and upload the following:

- Non-Collusion_Affidavit.pdf

*Response required

10.17. Do you accept electronic funds transfer (ETF)?*

☐ Yes

☐ No

*Response required

When equals "Yes"

*10.17.1. If yes, does your firm offer a discount? **

Enter Percentage

*Response required

10.18. Do you accept Purchase/Payment by Visa card?*

☐ Yes

☐ No

*Response required

When equals "Yes"

*10.18.1. Purchase/Payment by Visa Card**

Please confirm that by accepting payment via Visa Card, no additional transaction or processing fees shall be added to the price. All fees must be included in the submitted response pricing.

☐ Please confirm

*Response required

10.19. Confidential Materials Acknowledgement

*10.19.1. This Acknowledgement is valid as of the date of the submittal of a response to the solicitation.**

☐ There ARE NOT Confidential Materials included as part of the Respondent's submittal to this solicitation.
☐ There ARE Confidential Materials included as part of the Respondent's submittal to this solicitation.
*Response required

*10.19.2. Brevard County Public Entity Purchasing Cooperative**

Please acknowledge awareness and understanding that this solicitation represents a cooperative procurement for the Brevard County Public Entity Purchasing Cooperative, as outlined in that section of the project portal.

☐ Please confirm

*Response required

AGREEMENT
BETWEEN THE TOWN OF PEMBROKE PARK
AND
COCOA FORD INC.

THIS AGREEMENT is entered into on_____, 2026 between the Town of Pembroke Park, a municipal corporation with principal offices located at 3150 SW 52nd Avenue, Pembroke Park, FL ("Town") and Cocoa Ford, Inc., a corporation authorized to do business in the State of Florida, with principal office located at 1360 King Street, Cocoa, FL 32922 ("Contractor"). The parties hereby agree to the following terms and conditions.

1. In return for valuable consideration, Contractor shall comply with the terms and conditions of the Brevard County Public Entity Purchasing Cooperative ("BCPC") Cooperative Purchasing Program: Invitation to Bid # 24-0217-B-HD ("Purchasing Contract") attached hereto as Exhibit A and the Contractor's proposal submitted to the Town (the "Proposal") attached hereto as Exhibit B. All terms and conditions of the contract documents set forth in Exhibit A, Exhibit B are incorporated herein as if set forth in full, except as modified by this Agreement. In the event of a conflict between this Agreement, Exhibit A and Exhibit B, this Agreement shall prevail, followed by Exhibit B.

2. Upon execution of this Agreement, all references made to BCPC, as the lead agency in the Purchasing Contract, shall be interpreted as pertaining to the Town of Pembroke Park, and all terms and conditions of Exhibit A shall be deemed as having been implemented for use within the Town. It is understood that wherever the words "agency name" or "agency board name" appear, they shall be read as "Town of Pembroke Park" and "Town of Pembroke Park Town Commission."

3. Term. The term of this Agreement shall be concurrent with the term set forth in Exhibit A.

4. Contract Sum and Payments:

   The price for the Product is as set forth in Exhibit B. All payments shall be governed by the Local Government Prompt Payment Act, F.S., Part VII, Chapter 218.

5. **Insurance: In addition to the insurance requirements stated in the Purchasing Agreement, Contractor shall obtain at Contractor's expense all necessary insurance in such form and amount as specified in the original bid document or as required by the Town's Risk Manager before beginning work under this Agreement including, but not limited to, Workers' Compensation, Commercial General Liability, and all other insurance as required by the Town. Contractor shall maintain such insurance in full force and effect during the life of this Agreement. Contractor shall provide to the Town's Risk and Safety Manager certificates of all insurances required under this section prior to beginning any work under this Agreement. The Contractor will ensure that all subcontractors comply with the above guidelines and will retain all necessary insurance in force throughout the term of this agreement. The following minimal insurance coverage shall be provided:**

a. Worker's Compensation Insurance: The Contractor shall procure and maintain for the life of this Agreement, Workers' Compensation. Insurance covering all employees with limits meeting all applicable state and federal laws. This coverage shall include Employer's Liability with limits meeting all applicable state and federal laws. This coverage must extend to any sub-Contractor that does not have their own Workers' Compensation and Employer's Liability Insurance. The policy must contain a waiver of subrogation in favor of the Town of Pembroke Park, executed by the insurance company. Sixty-(60) days notice of cancellation is required and must be provided to the Town of Pembroke Park via Certified Mail.

b. Comprehensive General Liability: The Contractor shall procure and maintain, for the life of this Agreement, Comprehensive General Liability Insurance. This coverage shall be on an "Occurrence" basis. Coverage shall include Premises and Operations; Independent Contractors' Products and Completed Operations and Contractual Liability. This policy shall provide coverage for death, personal injury or property damage that could arise directly or indirectly from the performance of this Agreement.

c. Business Automobile Liability: The Contractor shall procure and maintain, for the life of the Agreement, Business Automobile Liability Insurance.

d. The Minimum Limits of Coverage shall be $1,000,000 per occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability.

e. The Town must be named as an additional insured for General Liability coverage unless Owners and Contractors' Protective Coverage is also provided, or required. Sixty (60) days written notice must be provided to the Town via Certified Mail in the event of cancellation.

f. The minimum limits of coverage shall be $1,000,000 per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This coverage shall be an "Any Auto" type policy. The Town must be listed as an Additional Insured under the Policy. Sixty (60) days written notice must be provided to the Town via Certified Mail in the event of cancellation.

g. In the event that sub-contractors used by the Contractor do not have insurance, or do not meet the insurance limits, Contractor shall indemnify and hold harmless the Town for any claim in excess of the sub-Contractors' insurance coverage, arising out of negligent acts, errors or omissions of the sub-contractors.

h. Contractor shall not commence work under this Agreement until all insurance required as stated herein has been obtained and such insurance has been approved by the Town.

i. Contractor shall indemnify and hold the Town harmless for any damages resulting from failure of the Contractor to take out and maintain such insurance.

Contractor's Liability Insurance policies shall be endorsed to add the Town as an additional insured. Contractor shall be responsible for payment of all deductibles and self-insurance retentions on Contractor's Liability Insurance policies.

6. Indemnification:

   a. The Contractor shall indemnify and hold harmless the Town, its elected and appointed officials, employees, and agents from any and all claims, suits, actions, damages, liability, and expenses (including attorneys' fees) in connection with loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the Town or its elected or appointed officials and employees. The above provisions shall survive the termination of this Agreement and shall pertain to any occurrence during the term of this Agreement, even though the claim may be made after the termination hereof.

   b. Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Article shall survive indefinitely.

   c. The Contractor shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the foregoing indemnifications including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs.

   d. The Town and Contractor recognize that various provisions of this Agreement, including but not limited to this Section, provide for indemnification by the Contractor and requires a specific consideration be given there for. The Parties therefore agree that the sum of Ten Dollars and 00/100 ($10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by Contractor. Furthermore, the Town and Contractor understand and agree that the covenants and representations relating to this indemnification provision shall serve the term of this Agreement and continue in full force and effect as to the Town's and the Contractor's responsibility to indemnify.

   e. Town reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Contractor under the indemnification agreement.

   f. Nothing contained herein is intended nor shall it be construed to waive Town's rights and immunities under the common law or Florida Statute 768.28 as amended from time to time.

7. Assignment and Subcontracting:

   Contractor shall not transfer or assign the performance required by this Agreement without the prior consent of the Town. This Agreement, or any portion thereof, shall not be subcontracted without the prior written consent of the Town.

8. Termination:

   a. Termination for Convenience: This Agreement may be terminated by the Town for convenience, upon seven (7) days of written notice by the Town to the Contractor for such termination in which event the Contractor shall be paid its compensation for services performed to termination date, including services reasonably related to termination. In the event that the Contractor abandons this Agreement or causes it to be terminated, Contractor shall indemnify the Town against loss pertaining to this termination.

   b. Default by Contractor: In addition to all other remedies available to the Town, this Agreement shall be subject to cancellation by the Town for cause, should the Contractor neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) days after receipt by Contractor of written notice of such neglect or failure.

9. Public Records

   A. Public Records: CONTRACTOR shall comply with The Florida Public Records Act as follows:

   1. Keep and maintain public records in the CONTRACTOR's possession or control in connection with the CONTRACTOR's performance under this Agreement that ordinarily and necessarily would be required by the Town in order to perform the service.

   2. Upon request by Town's records custodian, provide Town with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

   3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement.

   4. Upon completion of this Agreement or in the event of termination of this Agreement by either party, any and all public records relating to this Agreement in the possession of CONTRACTOR shall be delivered by CONTRACTOR to Town, at no cost to Town, within seven days. All records stored electronically by CONTRACTOR shall be delivered to TOWN in a format that is compatible with Town's information technology systems. Once the public records have been

delivered to Town upon completion or termination of this Agreement, CONTRACTOR shall destroy any and all duplicate public records that are exempt or confidential and exempt from public record disclosure requirements.

5. CONTRACTOR'S failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the Town.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-966-4600, TOWNCLERK@TPPFL.GOV OR BY MAIL: TOWN OF PEMBROKE PARK, 3150 SW 52nd AVENUE, PEMBROKE PARK, FL 33023.

10. Agreement Subject to Funding

This agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the Town Commission of the Town of Pembroke Park in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding.

14. Governing law and venue:

This Agreement shall be governed by the laws of the State of Florida as now and hereafter in force. The venue for actions arising out of this agreement is fixed in Broward County, Florida.

15. Signatory Authority:

The Contractor shall provide the Town with copies of requisite documentation evidencing that the signatory for Contractor has the authority to enter into this Agreement.

16. Severability; Waiver of Provisions

Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provisions in any other jurisdiction. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

17. No Construction Against Drafting Party:

Each party to this Agreement expressly recognizes that this Agreement results from the negotiation process in which each party was represented by counsel and contributed to the drafting of this Agreement. Given this fact, no legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise

accrue to the benefit of any party to the Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

18. Notice:

Any notice, demand, communication, or request required or permitted hereunder shall be in writing and delivered in person; sent by U.S. Certified Mail, U.S. Express Mail, air or ground courier services or by messenger service, addressed to the party for whom it is intended at the following addresses.

TOWN

Geoffrey Jacobs, Mayor
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
gjacobs@tppfl.gov

With a copy to Town Attorney at the following address:

Jacob G. Horowitz, Esq.
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, FL 33308
jhorowitz@gorencherof.com

CONTRACTOR

Cocoa Ford Inc.
1360 King Street
Cocoa, FL 32922
Telephone No. (321) 471-3809

Scrutinized Companies:

a. CONTRACTOR certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Town may immediately terminate this Agreement at its sole option if the CONTRACTOR or its subcontractors are found to have submitted a false certification; or if the CONTRACTOR, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, the CONTRACTOR certifies that it and its subcontractors are also not on the Scrutinized Companies

with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Town may immediately terminate this Agreement at its sole option if the CONTRACTOR , its affiliates, or its subcontractors are found to have submitted a false certification; or if the CONTRACTOR, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. The CONTRACTOR agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

d. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

19. E-Verify. CONTRACTOR certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statues, as may be amended from time to time and briefly described herein below.

20.1 Definitions for this Section:

20.1.1 "Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Contractor" includes, but is not limited to, CONTRACTOR or consultant.

20.1.2 "Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

20.1.3"E-Verify system" means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

20.2 Registration Requirement; Termination:

Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

20.2.1 All persons employed by a Contractor to perform employment duties within Florida during the term of the contract;

20.2.2 All persons (including subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Town of Pembroke

Park. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Pembroke Park; and

20.2.3 The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

IN WITNESS OF THE FOREGOING, the parties have hereunto set their hands and seals on the dates written below.

TOWN OF PEMBROKE PARK, a Florida municipal corporation

BY: _____
Geoffrey Jacobs, Mayor

ATTEST:

BY: _____
Cynthia Garcia-Lima, Town Clerk

APPROVED AS TO LEGAL FORM:

BY: _____
Jacob G. Horowitz, Esq.
Town Attorney

WITNESSED BY:

_____

_____
Print name

_____

_____
Print name

COCOA FORD, INC.

BY: _____
Name: _____
Title: _____

STATE OF _____)
COUNTY OF_____)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared _____, as _____ of Cocoa Ford, Inc., and acknowledged that he has executed the foregoing instrument for the use and purposes mentioned in it and that the instrument is the act and deed of_____, as _____ of Cocoa Ford, Inc., and who is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County aforesaid

this ____ day of _____, 2025.

_____
NOTARY PUBLIC

_____
Print or Type Name

My Commission Expires:

EXHIBIT A

BREVARD COUNTY ENTITY PURCHASING COOPERATIVE

(BCPC ITB # 24-0217-B-HD)

EXHIBIT B

Proposal

COCOA FORD INC.
1360 KING ST
COCOA FLORIDA 32922

QUOTE

Tuesday, March 3, 2026
DATE

PURCHASER'S NAME

Pembroke Park Police Department

STREET ADDRESS

3150 SW 52 Avenue

CITY	STATE	ZIP	BUS PHONE
Pembroke Park	FL	33023	9542184792

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☐ TRUCK ☑ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
2026	FORD	EXPLORER	PIU			
VIN NO.	TBD	**MILES**		**SALES REP**	KANE ROBBINS	

PRICE BREVARD 24-0217-B-HD $44967.00 per unit	5 UNITS	$224,835.00	*TRADE-IN INFORMATION*	
3.3 V6 NON TURBO			MAKE OF USED VEHICLE	
FVS UPFIT $18968.55 per unit	5 Units	$94,842.75	YEAR	
Window Tint $399.00 per units	5 Units	$1,995.00	MODEL	
			VEHICLE IDENT. NO.	
			MILEAGE	
			TRADE VALUE	
SUBTOTAL		$321,672.75	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE		$0.00	ORDERING FIN	
DOCUMENTATION FEE		$0.00	END USER FIN	
FLORDIA SALES TAX	6% + 50	$0.00	SALES TYPE	
		$0.00	GPC DISCOUNT	
		$0.00	GPC REF #	
		$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE HARD PLATE			56M DISCOUNT	
EXTENDED SERVICE CONTRACT		$0.00	RETAIL REBATE #	
TOTAL PRICE		$321,672.75	**TAX EXEMPT #**	
CASH DOWN PAYMENT		$0.00		
REBATE		$0.00	**REGISTER TO :**	
TOTAL DOWN PAYMENT		$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY		**$321,672.75**		

Purchaser agrees that this Order includes all of terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any price agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby ***THIS ORDER IS NOT A BINDING CONTRACT. DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH TERMS. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY DEALERS;*** *AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS-NOT EXPRESSLY WARRANTED OR GUARANTEED." TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE. THERE WILL BE ADDED THE SUM OF $303.60 FOR DEALER COSTS AND OVERHEAD FOR ITEM RELATING TO PREPARING, HANDLING AND PROCESSING DOCUMENTS FOR THE MOTOR VEHICLE AND THE CLOSING OF THE TRANSACTION. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER-ADDED OPTIONS. WARRANTY AND SERVICE CONTRACTS, INSURANCE AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.*

ACCEPTED BY:
PURCHASER'S SIGNATURE
DATE 3/3/2026

ACCEPTED BY:
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 3/3/2026

Agenda Item Report

Subject:	Consideration and approval for Premier Sponsorship for the Broward League of Cities Annual Gala - Sponsored by Town Clerk Garcia-Lima RESOLUTION NO: 2026-024 A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE TOWN'S PARTICIPATION AS A PREMIER SPONSOR FOR THE BROWARD LEAGUE OF CITIES ANNUAL GALA; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	The Broward League of Cities will host its Annual Gala, an event that brings together municipal leaders, regional partners, and community stakeholders from across Broward County. The Town of Pembroke Park has the opportunity to participate as a Premier Sponsor, which provides the highest level of visibility and recognition at the event. This sponsorship supports the Town's ongoing commitment to regional collaboration, intergovernmental relations, and community engagement.
Staff Recommendations:	Approve the Town of Pembroke Park's participation as a **Premier Sponsor** for the Broward League of Cities Annual Gala and authorize the Town Manager, or designee, to execute all necessary sponsorship agreements and related documents.
Procurement:	
Financial Implications:	The Premier Sponsorship fee is $5,000.
Alternatives:	

ATTACHMENTS:

Resolution No: 2026-024

Save the Date
Municipal Friend-1

RESOLUTION NO. 2026-024

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE TOWN'S PARTICIPATION AS A PREMIER SPONSOR FOR THE BROWARD LEAGUE OF CITIES ANNUAL GALA; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Broward League of Cities will host its Annual Gala, an event that brings together municipal leaders, regional partners, and community stakeholders from across Broward County; and

WHEREAS, the Town of Pembroke Park recognizes the value of participating in regional events that promote intergovernmental collaboration, visibility, and community engagement; and

WHEREAS, the Town has been offered the opportunity to participate as a Premier Sponsor of the Broward League of Cities Annual Gala, which provides the highest level of recognition and promotional benefits; and

WHEREAS, the Premier Sponsorship cost is $5,000; and

WHEREAS, the Town Commission finds that participation as a Premier Sponsor serves a valid public purpose and is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and expressly made a part of this Resolution.

Section 2: The Town Manager, or designee, is authorized to execute all necessary documents, purchase orders, and related agreements required to complete the acquisition.

Section 3: The Town Commission hereby approves the Town of Pembroke Park's participation as a Premier Sponsor for the Broward League of Cities Annual Gala at a cost of $5,000.

Section 4: All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 5: If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 6: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2026.

_____
MAYOR GEOFFREY JACOBS

ATTEST:

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
JACOB G. HOROWITZ
Town Attorney

SAVE THE DATE

BROWARD LEAGUE OF CITIES

69TH ANNUAL DINNER

SATURDAY, MAY 30, 2026

6:30 PM

MARGARITAVILLE HOLLYWOOD BEACH RESORT

1111 N Ocean Dr, Hollywood, FL 33019

Invitation to follow

BROWARD LEAGUE OF CITIES

69th Annual Dinner

NE BROWARD

Margaritaville Hollywood Beach Resort

Saturday, May 30, 2026 | 6:30 PM

MUNICIPAL FRIEND LEVELS & BENEFITS

PRESIDENTIAL SPONSOR | $15,000

- Premium Reserved Table for 10
- Complimentary Valet Parking
- Full Page Ad in Event e-Program
- Prominent Screen Recognition at Event & on League Website
- Two Branded 6.5’ Pop Up Banners
- Pre & Post Social Media Recognition
- Signage Recognition at Event
- Verbal Recognition at Event
- Pre & Post Event Press Release Recognition

PARAMOUNT SPONSORS | $10,000

- Premium Reserved Table for 10
- Complimentary Valet Parking
- Full Page Ad in Event e-Program
- Prominent Screen Recognition at Event & on League Website
- One Branded 6.5’ Pop Up Banner
- Pre & Post Social Media Recognition
- Prominent Signage Recognition at Event
- Verbal Recognition at Event
- Pre & Post Event Press Release Recognition

PREMIER SPONSORS | $5,000

- Reserved Table for 10
- Complimentary Valet Parking
- Half Page Ad in Event e-Program
- Screen Recognition at Event & on League Website
- Signage Recognition at Event
- Verbal Recognition at Event
- Pre & Post Social Media Recognition
- Pre & Post Event Press Release Recognition

MINIMUM SPONSORS | $3,500

- 6 Dinner Tickets
- Complimentary Valet Parking
- City Listing in Event e-Program
- Signage Recognition at Event
- Pre & Post Social Media Recognition

BROWARD LEAGUE OF CITIES

69th Annual Dinner

NE BROWARD

Margaritaville Hollywood Beach Resort

Saturday, May 30, 2026 6:30 PM

Please complete and return to:

Broward League of Cities
115 South Andrews Avenue, Suite 122
Fort Lauderdale, Florida 33301

For additional information, contact 954.357.7370 or mltighe@browardleague.org.
All cancellations must be received by May 8, 2026

WE ARE PLEASED TO SUPPORT THE BROWARD LEAGUE OF CITIES 69TH ANNUAL DINNER AT THE FOLLOWING LEVEL:

____PRESIDENTIAL SPONSOR….$15,000
____PARAMOUNT SPONSOR…..$10,000
____PREMIER SPONSOR……..$5,000
____MINIMUM SPONSOR…….$3,500

City: _____

Contact:_____

Address:_____

City:_____State:_____Zip:_____

Phone:_____Email:_____

Agenda Item Report

Subject:	Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann ORDINANCE NO: 2026-005 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Finance Director, Finance & Budget Director
Dept/Group:	Finance
Recommendation for Counsel to consider:	
Background Information:	The Town Commission is requested to review and approve the proposed Capital Improvement Element (CIE). This plan outlines anticipated capital projects, priorities, and funding strategies for the next five fiscal years. Approval of this plan is required for submission to the Department of Commerce in compliance with applicable regulations and funding requirements. The Capital Improvement Element serves as a strategic roadmap for infrastructure improvements, facility upgrades, and other major capital investments. The plan includes estimated costs, timelines, and potential funding sources for each project. Submission to the Department of Commerce ensures eligibility for grants, funding programs, and compliance with state and federal guidelines. On January 14, the Commission approved by resolution the submittal of document to the State; however, the state advised this must be presented as ordinance instead of resolution.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance No: 2026-005
TPP Capital Improvements Element
2026-005 - Business Impact Statement - Capital Improvement Element - Second Reading

ORDINANCE NO. 2026-005

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Pembroke Park, Florida recognizes the importance of planning for future infrastructure and capital needs; and

WHEREAS, the proposed Capital Improvement Element (CIE), attached hereto as Exhibit "A" outlines anticipated projects, priorities, estimated costs, and funding strategies for the next five fiscal years; and

WHEREAS the Town Commission of the Town of Pembroke Park held a public hearing to allow for public participation concerning the preparation and review of the proposed updates to the CIE; and

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida, held a public hearing, according to Chapter 163 of the Florida Statutes, at which time the parties and interests and all other citizens and residents of Oakland Park so desiring to participate had an opportunity to be and were heard; and

WHEREAS, the Town Commission of the Town of Pembroke Park, Florida finds the adoption of the amendments to the CIE, attached hereto as Exhibit "A" to be in the best interests of the citizens and residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION

OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

SECTION 2. The Town Commission of the Town of Pembroke Park, Florida hereby approves and adopts the proposed updates to the Capital Improvement Elements of the Comprehensive Plan, attached and identified as Exhibit "A," as amended. The Commission further authorizes and directs the transmittal of the CIE to the Department of Commerce.

SECTION 3. If any clause, section, or other part of this Ordinance shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affect the validity of the other provisions of this Ordinance.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

SECTION 5. This Ordinance shall be effective upon its passage and adoption by the Town Commission of the Town of Pembroke Park, Florida.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS 20TH DAY OF FEBRUARY, 2026.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS 11TH DAY OF MARCH, 2026.

ATTEST:

_____
MAYOR GEOFFREY JACOBS

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

_____
JACOB G. HOROWITZ
Town Attorney

EXHIBIT A

Town of Pembroke Park

Capital Improvements Element

Goals, Objectives, and Policies Document

Adopted January 14, 2026

Capital Improvements Element

Goals, Objectives, and Policies

Capital Improvements Element (CIE) Adoption Document
Town of Pembroke Park

1. Introduction, Purpose and Policies

The goal of the Capital Improvements Element of the Town of Pembroke Park Comprehensive Plan is to identify, prioritize, and fund capital projects necessary to support existing and future development, maintain adopted Levels of Service (LOS), and ensure consistency with the Town's goals, objectives, and policies.

This Capital Improvement Element (CIE) for the Town of Pembroke Park assesses public facility and infrastructure requirements for the Town, and identifies specific level-of-service standards related to municipal services. Development must always demonstrate that the adopted level-of-service standard is maintained in order to receive approval.

Additionally, the CIE prioritizes the implementation of capital improvements projects based on public facility requirements, and specifies the funding required to pay for implementation. The entire Capital Improvements Element must be reviewed on an annual basis.

SECTION I: CAPITAL IMPROVEMENTS

OBJECTIVE 1.1:

The Town shall adopt, and annually amend, a balanced 5-year Capital Improvement Plan (CIP) prepared to be implemented in the Town's yearly budget with anticipated projected expenditures for the following four year period.

POLICY 1.1.1: The 5-year CIP shall be financially feasible and address all capital improvements identified in the comprehensive plan including existing and estimated deficiencies with estimated cost for replacement, renovation or substituted alternatives.

POLICY 1.1.2: All future building owners shall assist in paying their share of future anticipated impact on the Town's capital facilities and improvements.

POLICY 1.1.3: All Land Use decisions for public and private construction shall be based on the 5-year CIP which shall assure the Town's available and projected fiscal resources are allocated for construction of the necessary public facilities to meet LOS concurrent

with actual need for said services consistent with Chapter 163.3180 Florida Statutes as amended.

POLICY 1.1.4: The Town shall establish criteria to evaluate future capital improvement projects. Such criteria shall be directly related to the individual elements of the comprehensive plan and shall include consideration of:

a. The elimination of public hazards;

b. The elimination of existing capacity deficiencies;

c. Local budget impact and financial feasibility;

d. The accommodation of new development and redevelopment facility service demand;

e. Plans of State Agencies that provide public facilities within the Town's jurisdiction.

OBJECTIVE I.2

The Town shall approve development or redevelopment proposals that are consistent with existing services availability or coincides with budgeted provisions of additional services at the adopted Level of Service (LOS) standards; and that all future development bears their proportionate cost of new facility improvements required by the Town to maintain adopted levels of service and improvements.

POLICY 1.2.1: All development proposals and redevelopment proposals shall be reviewed cognizant of level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.

POLICY 1.2.2: The approval of proposed development or redevelopment projects shall be based on the project related service needs being concurrently available at the adopted level of service standards or that development orders and permits are conditioned on the availability of facilities to serve the proposed development.

POLICY 1.2.3: The recommended Level of Service (LOS) Standards for basic urban services within the Town are as follows:

FACILITY	LOS STANDARDS TO BE MAINTAINED
A. Sanitary Sewer Facilities	Average sewage generation rate is 258 gallons per capita per day
B. Solid Waste Facilities	Average solid waste generation rate is 8.9 pounds per residential unit
C. Drainage Facilities	1-in-100 year storm with attenuation (24 hour storm event) and treatment of the first 1" of run off on site
D. Potable Water Facilities	Average water consumption rate is 103 gallons per capita per day
E. Arterial / Collector Roadways**	See Below
F. Local Roadways	LOS "D"
G. Recreation Standard for Land	3 acres per 1,000 permanent population

[The Town is located in a Broward County Transportation Concurrency Management Area (TCMA). All new development is subject to payment of Transit Impact Fees to Broward County.]**

OBJECTIVE 1.3:

The Town shall utilize the Capital Improvements Element of the Comprehensive Plan as a means to correct existing deficiencies, replace obsolete or worn out facilities and limit public expenditures that subsidize private development in High Hazard Coastal Area.

As defined in Section 163.3178(2)(h), F.S., the Coastal High Hazard Area (CHHA) is the area below the elevation of the category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model

POLICY 1.3.1: The Town shall annually review the need for providing public facilities to serve developments approved before the adoption of this comprehensive plan and replacing existing capital improvements as required in the 5-year CIP.

POLICY 1.3.2: The Level of Service (LOS) Standards established in accordance with the other elements of the Comprehensive Plan and identifying in Objective

1.2 shall be maintained and available concurrently with the impact of all new development

OBJECTIVE 1.4: The annual budget shall demonstrate the Town's ability to provide needed facilities identified in the Comprehensive Plan Elements so that current and future public facility needs do not exceed the Town's available revenue sources.

POLICY 1.4.1: The annual budget adopted by the Town shall contain an annual capital budget that corresponds to the Capital Improvement Program and Schedule of Improvements included in the Comprehensive Plan

POLICY 1.4.2: The Town shall continue to encourage private developers to construct and donate to the Town capital improvements needed to mitigate impacts of new development in order to meet adopted level of service standards.

POLICY 1.4.3: The Town shall not incur any debt from financing capital improvements unless plans are adopted for borrowing funds and providing the necessary debt service within its capital improvement budget in accordance with Town Charter.

POLICY 1.4: The Town hereby certifies that the capital improvements identified in this element are financially feasible based on currently available revenue sources and projected revenues, consistent with Section 163.3177(3)(a)5, F.S.

OBJECTIVE 1.5: The Town shall insure that the land development regulations require that developers of proposed development and redevelopment projects participate in any facility improvement costs necessary to maintain LOS standards.

POLICY 1.5.1: Require the performance bonding of project related utility or transportation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

POLICY 1.5.2: Establish a preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.

OBJECTIVE 1.6: The Town shall consider the flood-related impacts of future development and redevelopment when prioritizing capital improvements.

POLICY 1.6.1: Capital improvement projects shall be evaluated for resilience to flooding and sea level rise consistent with Section 163.3178(2)(f), F.S.

POLICY 1.6.2: The Town shall coordinate with Broward County on regional resilience and adaptation planning efforts."

Public Infrastructure Element

Goals, Objectives, and Policies

SECTION II: PUBLIC INFRASTRUCTURE

SECTION II-A: SANITARY SEWER

GOAL II-A: Ensure efficient and economical sanitary sewage disposal.

OBJECTIVE 2-A.1:
Continue to coordinate with the City of Hollywood to ensure compliance with the Large Users Agreement pertaining to the capacity made available for sewage disposal to the Town.

POLICY 2-A.1.1: Provide and monitor metering of all sewage flows to the Hollywood treatment plant.

POLICY 2-A.1.2: Provide annual information to the City of Hollywood Utilities Department about Pembroke Park's projected and actual growth.

OBJECTIVE 2-A.2:
Complete the process begun in 1995 to phase out all septic tanks in the Town. Maintain and improve the Town's sewage collection system in order to maximize the use of the Town's existing infrastructure.

POLICY 2-A.2.1: Continue to establish a priority system for replacing / correcting existing collection lines, and a sewer maintenance and replacement schedule.

POLICY 2-A.2.2: Adopt regulations to require the adoption of a "special assessment district" for connection of all septic tanks to available sanitary sewer lines.

POLICY 2-A.2.3: Continue to extend sanitary sewer service to all areas of the Town where septic tanks are in use.

SECTION II-B: SOLID WASTE

GOAL 2-B: Secure the most efficient and economical solid waste disposal for residents and commercial establishments.

OBJECTIVE 2-B.1:
Continue to evaluate current waste collection practices and recommend methods to coordinate disposal carriers, increase current capacities or reduce per capita generation and address priorities, deficiencies and needs.

POLICY 2-B.1.1: Require the committee to report to the Commission its findings and recommendations within two years.

POLICY 2-B.1.2: Continue to enforce regulations to discourage litter and illegal dumping.

POLICY 2-B.1.3: Continue to enforce regulations to prohibit solid waste incinerators within the Town.

POLICY 2-B.1.4: Continue to enforce regulations to prohibit solid waste transfer stations within the Town.

OBJECTIVE 2-B.2:

The Town shall coordinate with Broward County to comply with programs to meet the State of Florida goal of recycling 75 percent of municipal solid waste by 2030.

POLICY 2-B.2.1: The Town shall continue to implement a comprehensive recycling program to be completed as follows:

a. Continue to collect recycling from all Mobile Home Parks.

b. Continue to collect recycling from apartment complexes as requested by owners.

POLICY 2-B.2.2: The Town will participate with Broward County in the development and use of a resource reduction and recovery system for non-diverted solid waste.

POLICY 2-B.2.3: The Town will coordinate and participate with local governments in programs designed to collect and dispose of small-volume hazardous wastes.

POLICY 2-B.2.4: The Town will coordinate and participate with local governments to find alternative methods for disposing of materials no longer acceptable at landfills according to the Solid Waste Act of 1988 (Section 403.70-.7221).

SECTION III-C DRAINAGE

GOAL III-C: Protect structures and roadways from the effects of 100 years storms.

OBJECTIVE 3-C.1:

The Town shall continue to use the Master Drainage Plan developed in 2000 and updated in 2001 and 2010 as a basis for selecting drainage projects that are ongoing.

POLICY 3-C.1.1: Continually review and enforce regulations pertaining to the Town's adopted Flood Prevention and Protection Ordinance.

OBJECTIVE 3-C.2:
The Town shall continue to complete drainage improvements in flood prone areas.

POLICY 3-C.2.1: The Town shall continue to utilize the Master Drainage Plan.

POLICY 3-C.2.2: The Town shall continue to utilize the adopted drainage standard that requires all commercial properties to hold a 25-year storm event on site. This shall continue to be enforced on all new developments and redevelopments. The first inch of rainfall shall be treated.

POLICY 3-C.2.3: The Town shall continue to encourage public facility and service providers to give priority to the elimination of any infrastructure deficiencies which would impede the rehabilitation or redevelopment of blighted areas.

POLICY 3-C.2.4: The Town shall continue to utilize the Master Plan developed in 2000 and Drainage Regulations updated in 2003 and 2014 to alleviate recurring critical flooding problems.

POLICY 3-C.2.5: The Town shall continue to coordinate with the requirement of the Broward County NPDES Permit.

OBJECTIVE 3-C.3:

The Town will continue to enforce wellfield protection regulations providing for the surveillance and enforcement of the existing and proposed wellfields within and adjacent to the municipal boundaries.

POLICY 3-C.3.1: Areas determined to be located within wellfield cones of influence will not be allowed to be constructed for new industrial of toxic storage purposes. All existing non-residential developments located in wellfield zone 3 shall be required to coordinate with Broward County the requirement of installing monitoring wells.

SECTION IV-D: GENERAL REQUIREMENTS

GOAL IV-D: Existing deficiencies will be corrected by undertaking the projects identified in thePembroke Park 5 year Capital Improvement Plan.

OBJECTIVE 4-D.1:
During the annual review process, the Commission shall rank proposed capital improvement projects as follows:

Level One – whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and structure.

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services or to developed areas lacking full service or promotes "in-fill" development.

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

OBJECTIVE 4-D.2:
Needed public facilities and improvements shall be coordinated and provided concurrent with projected growth and costs of the system shall be proportionately allocated based on the added benefits received by the Town's existing and future residents

POLICY 4-D.2.1: All improvements for replacements, expansion or increase in capacity of facilities shall be compatible with the adopted Level of Service standards for the facilities

POLICY 4-D.2.2: The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and demand generated by a development:

FACILITY	LOS STANDARDS TO BE MAINTAINED
A. Sanitary Sewer Faciltiies	Average sewage generation rate is 258 gallons per capita per day
B. Solid Waste Facilities	Average solid waste generation rate is 8.9 pounds per residential unit
C. Drainage Facilities	1 in 100 yearstorm with attenuation (24 hour storm event) and treatment of the first 1st run off on site
D. Potable Water Facilities	Average water consumption rate is 103 gallons per capita per day

In order to ensure that level of service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

POLICY 4-D.2.3: The Town shall continue to promote the availability of consistent information on existing and planned facilities and services provided by different governmental entities.

POLICY 4-D.2.4: The Town shall continue to utilize coordinated regulatory and programmatic approaches and financial incentives to promote compact, efficient urban growth patterns and redevelopment activities.

Recreation and Open Space Element

Goals, Objectives, and Policies

SECTION V: RECREATION AND OPEN SPACE

GOAL V: Plan and build recreational facilities that fulfill the needs and leisure-time desires of the various population groups in the Town.

OBJECTIVE 5.1:

Continue to require private development to pay their fair share of needed park facilities and maintenance.

POLICY 5.1.1: Continue to fund and maintain all existing park sites and operations.

POLICY 5.1.2: Maximize the public utilization of Behan Park located along SW 21st Street in the eastern part of the Town. Continue to enhance the passive linear park adjacent to Behan Park and that portion within the Bamboo Mobile Home Park east of Park Road (Howard P. Clark, Sr. Linear Walkway).

POLICY 5.1.3: The Town shall continue to evaluate the acquisition and improvements of potential park sites utilizing available funding for natural areas or other sources for active parks.

OBJECTIVE 5.2:

The Town hereby adopts the level of service for the Town, to consist of 3 acres of recreational space per 1,000 permanent residents.

POLICY 5.2.1: Ensure the protection of natural areas through public acquisition with emphasis on ecologically intact systems.

POLICY 5.2.2: The Town shall place passive recreational furniture, equipment and displays in all public passive parks such as: benches, tables, trails, interpretive displays and wildlife observation areas.

POLICY 5.2.3: The Town shall link all public parks, community centers, schools, etc. with greenways including native landscaping. The greenway corridors, shall provide access for handicap residents, bikes, pedestrians, and other non-motorized vehicles.

POLICY 5.2.4: All publicly owned parks less than 20 acres in size shall be defined as neighborhood parks. The public shall be able to walk and bike in neighborhood parks without encountering heavy vehicular traffic.

POLICY 5.2.5: The Town shall continue to promote active and passive recreational programs, as well as social programs for its residents, guests and workforce. This may include health fairs, holiday festivals and tourist related activities and programs.

POLICY 5.2.6: The Town shall continue to require new residential developments to mitigate the impacts of new residents by dedicating land, construction facilities, paying impact fees, or combinations thereof.

POLICY 5.2.7: The Town may elect to adopt regulations to govern activities within its parks (alcohol use / tobacco use / drug use / animals / hours of operation / etc.) and may require fees to utilize its facilities.

OBJECTIVE 5.3:
The Town's natural areas, environmental preserves and recreational facilities shall continue to be accessible by all motorized and non-motorized means.

POLICY 5.3.1: All parks, public recreation areas, natural areas, environmental preserves and other recreational facilities shall continue to be accessible to pedestrians and automobiles and provide access to handicapped residents.

Intergovernmental Coordination Element

Goals, Objectives, and Policies

SECTION VI: INTERGOVERNMENTAL COORDINATION

GOAL VI: Continue to coordinate to the maximum extent possible all regional issues with applicable governmental agencies and adjacent municipalities in order to achieve a compatible built and natural environment.

OBJECTIVE 6.1:

Coordinate the Town's adopted Comprehensive Plan with the plans of adjacent cities (West Park, Miramar, Hollywood, Hallandale Beach), Broward County, Miami-Dade County, the State Comprehensive Plan, the Broward County School Board (BCSB), State of Florida Department of Transportation (FDOT), South Florida Regional Planning Council (SFRPC), South Florida Water Management District (SFWMD) and the Broward County Department of Environmental Protection and Growth Management (DEPGM).

POLICY 6.1.1: The Town shall request the opportunity to review Comprehensive Plans and proposed amendments thereto of West Park, Miramar, Hollywood, Hallandale Beach, Broward County, Miami-Dade County and the Regional POLICY Plan prepared by the SFRPC to identify potential impacts to or conflicts with the Town's Comprehensive Plan.

POLICY 6.1.2: Upon identification of potential impacts to or conflicts with the Town's Comprehensive Plan arising from review of Comprehensive Plans or amendments pursuant to Policy 6.1.1 the Town shall consider adoption of amendments to the Town's Comprehensive Plan to address identified conflicts or impacts.

POLICY 6.1.3: The Town shall annually review the current short range and long range plans of the Broward County School Board, South Florida Water Management District, State of Florida Department of Transportation, and the Broward County Metropolitan Planning Organization to identify impacts to or conflicts with the Town's Comprehensive Plan.

POLICY 6.1.4: The Town shall utilize the SFRPC's informal mediation process to resolve conflicts with other local governments when agreed to by all affected parties.

POLICY 6.1.5: The Town shall identify the programs and activities of adjacent municipalities, Broward and Miami-Dade Counties, the SFRPC, FDOT, DEPGM and the SFWMD which are determined to impact the Town during the review of the plans contained within Policies 6.1.1 and 6.1.3. Upon identification of programs impacting the Town, the Town shall consider amendments to the Town's Comprehensive Plan addressing coordination with identified programs as appropriate. Said coordination may include but is not limited to interlocal agreements, joint work groups and coordinated activities.

OBJECTIVE 6.2:

Continue to monitor State Department of Transportation, South Florida Water Management District, County MPO and Regional Plans, studies and/or changes to the level of service standards that may affect the Town's future actions and policies pertaining to the maintenance of the adopted Level of Service Standards within the Town's boundaries.

POLICY 6.2.1: The Town Commission shall continue to review all correspondence pertaining to the Town Comprehensive Plan's effect on the comprehensive plans of adjacent municipalities.

POLICY 6.2.2: The Town shall continue to be active in the Broward County League of Cities in order to address regional issues and issues the Town or effecting other local government units and agencies providing service to the Town of Pembroke Park.

POLICY 6.2.3: The Town shall utilize the dispute resolution process of the South Florida Regional Planning Council when potential conflicts arise with adjacent municipalities.

POLICY 6.2.4: In accordance with State law and Broward County Charter, the Town herby elects to accept by reference the adopted Level of Service (LOS) of the applicable agencies having operational maintenance responsibility for public facilities located within the Town boundaries.

POLICY 6.2.5: The Town shall continue to coordinate with the Broward County Legislative Delegation relating to annexation issues which may affect southeastern Broward County including the Town of Pembroke Park.

POLICY 6.2.6: The Town shall coordinate and provide information to the providers of services and adjacent communities. Said coordination shall include, but is not limited to, review of population projections and estimates prepared by Broward County and included in the Broward County 10-Year Water Supply Facilities Work Plan to ensure consistency with Town estimates and projections.

POLICY 6.2.7: The Town shall coordinate with Broward County in the review of proposed amendments to Level of Service (LOS) standards for potable water which impact the Town to ensure that adequate capacity remains available to serve the existing and future needs of the Town.

POLICY 6.2.8: The Town shall participate in on-going collaborative efforts with the City of Hollywood and Broward County Water and Wastewater Services and other governments and agencies regarding water supply needs, long-term alternative water supply projects, sharing of information, establishing level of service standards and serving newly annexed areas, where applicable.

POLICY 6.2.9: The Town shall consider the impacts of proposed amendments to the Town's Comprehensive Plan upon existing development of adjacent municipalities, unincorporated areas, Miami-Dade County, the SFRPC's regional POLICY Plan and the State of Florida Comprehensive Plan prior to adoption of proposed amendments, in order to insure that all future development is compatible with neighboring municipalities.

POLICY 6.2.10: The Town shall continue to attend the monthly meetings of the League of Cities Technical Advisory Committee (TAC) or its equivalent to coordinate planning activities with adjacent municipalities, the Broward County School Board and other governmental units and agencies providing services but not having regulatory authority over the use of land in the Town, the County, the Region and/or State.

POLICY 6.2.11: The Town will consider amendment of its Comprehensive Plan to address issues affecting adjacent local governments the County, the Region and/or the State identified through coordination with the Technical Advisory Committee as per Policy 6.2.10.

POLICY 6.2.12: Where the Town's land development regulations require mailing of public notices for various land development applications, a copy of the notice will be mailed to neighboring jurisdictions for comments pertaining to the proposed action in relationship to their plans when those jurisdictions fall within the required notice area.

POLICY 6.2.13: The Town will review Special District Facility Reports prepared by the South Florida Water Management District (SFWMD) and the Broward County Solid Waste Disposal District (BCSWDD) pursuant to Chapter 189.415 F.S. and identify potential conflicts with the Town's adopted Comprehensive Plan.

POLICY 6.2.14: The Town will coordinate with the governing boards of the SFWMD and the BCSWDD in order to resolve issues identified in Policy 6.1.2.

POLICY 6.2.15: The Town will consider amending its Comprehensive Plan based upon the review of the plans and discussions identified in Policies 6.1.1 and 6.1.2.

OBJECTIVE 6.3:

The Town of Pembroke Park shall pursue the identification and implementation of joint planning areas for the purposes joint infrastructure service areas.

POLICY 6.3.1: The Town will coordinate with existing and future service providers that have no regulatory authority over the use of land within the Town including, but not limited to, the City of Hollywood, Broward County and the Broward County School Board to develop recommendations that address ways to improve existing and future coordination of the Town's concurrency management methodologies, systems and levels of service.

POLICY 6.3.2: The Town shall pursue and support the establishment of joint planning areas with adjacent municipalities, Broward County and agencies or other governmental units providing services including but not limited to the maintenance of sanitary sewer, potable water, roadway, drainage, public schools, solid waste and parks and recreations facilities in order to enhance, improve or increase the efficiency with which these facilities are currently provided.

POLICY 6.3.3: "Joint Planning Areas" described in Policy 6.3.2 shall be established through formal agreements among the necessary governmental bodies and shall include and not be limited to as many of the following planning considerations as possible:

A. Cooperative planning and review of land development activities within the areas covered by an agreement.

B. Specification of service delivery

C. Funding and cost-sharing issues with joint planning areas.

- Enforcement/Implementation

POLICY 6.3.4: The Town shall pursue coordination of activities with FDOT to address capacity and stormwater management issues and needs along state roadway, including I-95, Hallandale Beach Boulevard and Pembroke Road.

POLICY 6.3.5: The Town shall continue to coordinate with DNRP as necessary to comply with the requirements of the Broward County Joint Municipal National Pollutant Discharge Elimination System (NPDES) Permit.

POLICY 6.3.6: The Town shall continue to hold discussions with Broward County or other service providers relating to the provision of fire protection services within the Town and shall consider amendment of the Comprehensive Plan (if necessary) to reflect and future change to the existing method of fire protections.

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CAPITAL IMPROVEMENT PLAN

Fiscal Years 2025 - 2030

Town of Pembroke Park
Capital Improvement Plan (2025 - 2030)

	PROJECT NAME	PROJECT CATEGORY	BUDGET					FIVE-YEAR TOTAL	Grant Funded	Town Funded	Funding Needed	Total Project Cost
			FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30					
1	Town Hall Generator	Facilities Improvements	$1,800,000	$ -	$ -	$ -	$ -	$1,800,000	$400,000	$1,400,000	$ -	$1,813,653
2	Replacement of Town Hall AC/HV and System Upgrades	Facilities Improvements	$1,500,000	$ -	$ -	$ -	$ -	$1,500,000	$ -	$1,500,000	$ -	$1,517,896
3	Surtax Road Improvements Projects PPRK-010	Road & Street Improvements	$ -	$274,156	$ -	$ -	$ -	$274,156	$264,000	$10,156	$ -	$274,156
4	S.W. 30th Avenue Wastewater Project- Septic to Sewer	Sewer Improvements	$ -	$ -	$9,734,400	$ -	$ -	$9,734,400	$ -	$ -	$9,734,400	$9,734,400
5	Lift Station 14 Improvements	Sewer Improvements	$3,824,538	$ -	$ -	$ -	$ -	$3,824,538	$ -	$ -	$3,824,538	$3,824,538
6	Lift Station 17 Improvements	Sewer Improvements	$3,536,000	$ -	$ -	$ -	$ -	$3,536,000	$ -	$ -	$3,536,000	$3,536,000
7	Lift Station 19 Improvements	Sewer Improvements	$ -	$ -	$ -	$2,690,675	$ -	$2,690,675	$ -	$ -	$2,690,675	$2,690,675
8	Inflow and Infiltration Location and Repair	Sewer Improvements	$585,036	$ -	$ -	$ -	$ -	$585,036	$ -	$ -	$585,036	$585,036
9	Pipe Bursting	Sewer Improvements	$2,817,390	$ -	$ -	$ -	$ -	$2,817,390	$ -	$ -	$2,817,390	$2,817,390
10	SW 31st Avenue South	Stormwater Improvements	$ -	$ -	$744,000	$ -	$ -	$744,000	$ -	$ -	$744,000	$744,000
11	SW 25th St. Park Rd N. & S. Stormwater Improvements Project II	Stormwater Improvements	$1,527,000	$1,026,000	$513,000	$ -	$ -	$3,066,000	$513,000	$2,553,000	$1,760,213	$4,826,213
12	SW 36th Court	Stormwater Improvements	$444,000	$ -	$ -	$ -	$ -	$444,000	$ -	$ -	$444,000	$444,000
13	SW 55th Avenue	Stormwater Improvements	$ -	$ -	$1,036,000	$ -	$ -	$1,036,000	$ -	$ -	$1,036,000	$1,036,000
14	County Line Rd. Stormwater Connection	Stormwater Improvements	$ -	$ -	$862,500	$ -	$ -	$862,500	$ -	$ -	$862,500	$862,500
15	John P. Lyons Lane Stormwater Improvements	Stormwater Improvements	$2,200,000	$ -	$ -	$ -	$ -	$2,200,000	$ -	$2,200,000	$ -	$2,200,000
16	Preserve Lighting Project	Parks Improvements	$138,000	$ -	$ -	$ -	$ -	$138,000	$ -	$138,000	$ -	$138,000
17	Partheon at Preserve Park Amphitheater	Parks Improvements	$345,000	$ -	$ -	$ -	$ -	$345,000	$200,000	$145,000	$ -	$345,000
18	Splash Pad at Preserve Park	Parks Improvements	$517,500	$ -	$ -	$ -	$ -	$517,500	$200,000	$317,500	$ -	$517,500
			$19,234,464	**$1,300,156**	**$12,889,900**	**$2,690,675**	**$0**	**$36,115,195**	**$1,577,000**	**$8,263,656**	**$28,034,752**	**$37,906,957**

Town of Pembroke Park
Capital Improvement Plan (2025 - 2030) By Category

PROJECT CATEGORY	BUDGET					FIVE-YEAR TOTAL	Grant Funded	Town Funded	Funded Needed
	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30				
Facilities Improvements	$ 3,300,000	$ -	$ -	$ -	$ -	$ 3,300,000	$ 400,000	$ 2,900,000	$ 0
Road & Street Improvements	$ -	$ 274,156	$ -	$ -	$ -	$ 274,156	$ 264,000	$ 10,156	$ 0
Sewer Improvements	$ 10,762,964	$ -	$ 9,734,400	$ 2,690,675	$ -	$ 23,188,039	$ 0	$ 0	$ 23,188,039
Stormwater Improvements	$ 4,171,000	$ 1,026,000	$ 3,155,500	$ -	$ -	$ 8,352,500	$ 513,000	$ 4,753,000	$ 4,846,713
Parks Improvements	$ 1,000,500	$ 0	$ 0	$ -	$ -	$ 1,000,500	$ 400,000	$ 600,500	$ 0
	$ 19,234,464	**$ 1,300,156**	**$ 12,889,900**	**$ 2,690,675**	**$ 0**	**$ 36,115,195**	**$ 1,577,000**	**$ 8,263,656**	**$ 28,034,752**

Town of Pembroke Park
Capital Improvement Plan (2025 - 2030) By Fund

PROJECT Fund	BUDGET					FIVE-YEAR TOTAL	Grant Funded	Town Funded	Funded Needed
	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30				
General Fund	$4,300,500	$274,156	$ -	$ -	$ -	$4,574,656	$1,064,000	$3,510,656	$ -
Building Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sewer Fund	$10,762,964	$ -	$9,734,400	$2,690,675	$ -	$23,188,039	$ -	$ -	$23,188,039
Stormwater Fund	$4,171,000	$1,026,000	$3,155,500	$ -	$ -	$8,352,500	$513,000	$4,753,000	$4,846,713
	$19,234,464	**$1,300,156**	**$12,889,900**	**$2,690,675**	**$0**	**$36,115,195**	**$1,577,000**	**$8,263,656**	**$28,034,752**

CIP Request Form FY25 - FY30

Project Name:	Town Hall Generator				
Department:		Address:		Totals	$1,813,653
Account Number:		State		Request Type:	New Request
Project Category	Community Facilities				

Description:

General improvements to Town Hall will include a new, larger capacity, generator unit retrofit and installed in accordance with current Building Code requirements

Justification:

This generator unit is necessary to power the building in the event of a emergency or power outage.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Generator		1,813,653					1,813,653
								-
								-
								-
								-
								-
Total		**-**	**1,813,653**	**-**	**-**	**-**	**-**	**1,813,653**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
HMGP		22%	-	400,000	-	-	-	-	400,000
Gen Fund		78%		1,413,653					1,413,653
		0%							-
		0%							-
Total		100%	**-**	**1,813,653**	**-**	**-**	**-**	**-**	**1,813,653**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Replacement of Town Hall AC/HV and System Upgrades				
Department:	Public Services	Address:		Totals	$1,517,896
Account Number:		State		Request Type:	New Request
Project Category	Community Facilities				

Description:

General Improvements to Town Hall will include upgrades to the existing building security and camera system

Justification:

The existing own Hall AC/HV system is approaching disrepair with the scarcity of replacement parts due to the system's age. Repeated outage has become costly and uncomfortable to staff and the public who visit Town business.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	HVAC Replacement		1,517,896					1,517,896
								-
								-
								-
								-
								-
Total		**-**	**1,517,896**	**-**	**-**	**-**	**-**	**1,517,896**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Gen Fund		100%	-	1,517,896	-	-	-	-	1,517,896
		0%							-
		0%							-
		0%							-
Total		100%	**-**	**1,517,896**	**-**	**-**	**-**	**-**	**1,517,896**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Surtax Road Improvements Projects PPRK-010				
Department:	Roads & Streets	Address:		Totals	$274,156
Account Number:		State		Request Type:	New Request
Project Category	Roads & Streets Improvements				

Description:

This project constructs sidewalks along the targeted corridors

Justification:

Combined projects will consist of construction of water piping between S. W 52nd avenue and S.W. 56th avenue. 1.5 miles of complete street improvement including bike lanes, improved sidewalks with complete connectivity, adjustment to drainage, roadway resurfacing, streetlights, pavement marking and landscaping. Complete missing sections of sidewalk and bike paths S.W. 40th Ave Park Rd. and County Line Road.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	SW 52nd Ave			**91,385**				91,385
	County Line Road			**91,385**				91,385
	SW 40th Avenue			**91,386**				91,386
								-
								-
								-
Total		-	-	**274,156**	-	-	-	**274,156**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
MPO Surtax		96%	-	-	264,000	-	-	-	264,000
General Fund		4%			10,156				10,156
		0%							-
		0%							-
Total		0%	-		**274,156**	-	-	-	**274,156**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	S.W. 30th Avenue Wastewater Project- Septic to Sewer				
Department:	Sewer	Address:		Totals	$9,734,400
Account Number:		State		Request Type:	New Request
Project Category	Sewer and Wastewater				

Description:

This project includes the construction of a gravity sewer collection system and pumping station for the section of S.W. 30th Avenue north of Hallandale Beach Boulevard.

Justification:

The proposed gravity sewer and lift station design will be in conformance with new Broward County/DEP construction standards.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Gravity Sewer Collection Construction		9,734,400					9,734,400
								-
								-
								-
								-
Total		**-**	**9,734,400**	**-**	**-**	**-**	**-**	**9,734,400**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Sewer Trust Fund		100%	-	9,734,400	-	-	-	-	9,734,400
		0%							-
		0%							-
		0%							-
Total		100%	**-**	**9,734,400**	**-**	**-**	**-**	**-**	**9,734,400**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Waste Lift Station 14 Improvements				
Department:	Sewer	Address:		Totals	$3,824,538
Account Number:		State		Request Type:	New Request
Project Category	Sewer and Wastewater				

Description:

The design and construction plan for the replacement of this existing sanitary sewer pumping station and will be in conformance with new construction standards.

Justification:

Lift Station 14 serves Peninsula Assisted Living Facility, Dale Village Mobile Home Community, & Town Hall areas. Improvements are needed to assure good quality of life for Pembroke Parks residents.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Lift Station 14 Improvements		3,824,538					3,824,538
								-
								-
								-
								-
								-
Total			**3,824,538**					**3,824,538**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Sewer Trust Fund		100%		3,824,538					3,814,538
		0%							-
		0%							-
		0%							-
Total		100%		3,824,538				-	**3,824,538**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Waste Lift Station 17 Improvements				
Department:	Sewer	Address:		Totals	$3,536,000
Account Number:		State		Request Type:	New Request
Project Category	Sewer and Wastewater				

Description:

Contractual design, engineering and construction services to replace Lift Station No. 17, which serves the local Watkins elementary school and nearby homes.

Justification:

This critical infrastructure has exceeded its life span and is no longer viable or reliable and must be replaced. Proper operation of critical infrastructure prevents pollutants from entering surface waters, which also protects public health, life and safety of visitors, citizenry, and the business community.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Lift Station 17 Improvements		3,536,000					3,536,000
	Maintenance							-
								-
								-
								-
								-
Total		**-**	**3,536,000**	**-**	**-**	**-**	**-**	**3,536,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Sewer Trust Fund		100%	-	3,536,000	-	-	-	-	3,536,000
		0%							-
		0%							-
		0%							-
Total		100%	**-**	**3,536,000**	**-**	**-**	**-**	**-**	**3,536,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25- FY30

Project Name:	Waste Lift Station 19 Improvements				
Department:	Sewer	Address:		Totals	$2,690,675
Account Number:		State		Request Type:	New Request
Project Category	Sewer and Wastewater				

Description:

The design and construction is for the replacement of this existing sanitary sewer pumping stations, serves Coca Cola on Pembroke Road and will be in conformance with new construction standards.

Justification:

This critical infrastructure has exceeded its life span and is no longer viable or reliable and must be replaced. Proper operation of critical infrastructure prevents pollutants from entering surface waters, which also protects public health, life and safety of visitors, citizenry, and the business community.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Lift Station 17 Improvements					2,690,675		2,690,675
								-
								-
								-
								-
								-
Total		-	-	-	-	**2,690,675**		**2,690,675**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Sewer Trust Fund		100%	-		-	-	2,690,675	-	2,690,675
		0%							-
		0%							-
		0%							-
Total		100%	-	-	-	-	**2,690,675**	-	**2,690,675**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Inflow and Infiltration Location and Repair				
Department:	Sewer	Address:		Totals	$585,036
Account Number:		State		Request Type:	New Request
Project Category	Sewer and Wastewater				

Description:

This project will scope and repair all of the identified Lift Stations: Number 3,7, 22 and including analysis and repair.

Justification:

The net gain will reduce the overall cost for wastewater treatment from 3 party contractor because this system will reduce the amount of water requiring treatment.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Lift Station 14 Improvements		585,036					585,036
								-
								-
								-
								-
								-
Total		-	**585,036**	-	-	-	-	**585,036**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Sewer Trust Fund		100%	-	585,036	-	-	-	-	585,036
		0%							-
		0%							-
		0%							-
Total		100%	-	**585,036**	-	-	-	-	**585,036**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Pipe Bursting				
Department:	Public Works			Totals	$2,817,390
Account Number:		State	FL	Request Type:	New Request

Description:

Town is required to perform a pipe-bursting project along SW 52nd Avenue to increase sanitary sewer capacity and ensure adequate serviceability for current and future development in the surrounding area. As new development places additional demand on the wastewater collection system, the existing pipe size and condition are no longer sufficient to meet required service levels or regulatory standards. By utilizing pipe bursting to upsize the line, the Town can enhance conveyance capacity, reduce the risk of surcharging or backups, and support the planned growth corridor without significant roadway excavation or long-term disruption to the community. This improvement is a necessary component of the Town's infrastructure readiness strategy and is essential for ensuring reliable, compliant sewer service to the development area.

Justification:

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Pipe Bursting		2,817,390					2,817,390
								-
								-
								-
								-
								-
Total		-	**2,817,390**	-		-		**2,817,390**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
W&S		100%	-	2,817,390	-		-	-	**2,817,390**
		0%							-
		0%							-
		0%							-
Total		100%	-	**2,817,390**	-		-	-	**2,817,390**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	SW 31st Avenue South				
Department:	Public Works	Address:	SW 31st Ave/ North of Carolir	Totals	$744,000
Account Number:		State	FL	Request Type:	New Request

Description:

The recommendation is the addition of an exfiltration trench as well as the addition of catch basins throughout the project area. The overall flow of water is to be facilitated through the proposed main trunk line exfiltration trench system that is fully connected with pipes. These pipes will be connected to the proposed catch basin inlets as well as core drilled into the existing inlets. The lack of existing connectivity and underground storage currently results in ponding or flooding. The proposed improvements will connect the stormwater system to the system that is along Carolina Street and was designed to complement the permitted plans for John P. Lyons.

Justification:

This sub-basin consists of approximately 1.02 acres of existing industrial development adjacent to manufactured home developments with approximately 720 LF of roadway. The current stormwater system consists of sparsely scattered drainage inlets. Some of the inlets along this portion of road fall behind curbing which inhibits the flows to the structures causing further flooding.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	SW 31st Avenue South				744,000			744,000
								-
								-
								-
								-
								-
Total		-	-	-	**744,000**	-	-	**744,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Storm Wtr		100%	-		-	744,000	-	-	744,000
		0%							-
		0%							-
		0%							-
Total		100%	-	-	-	**744,000**	-	-	**744,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	SW 25th Street, Park RD N. & S. Stormwater Improvements Project II				
Department:		Address:		Totals	$4,826,213
Account Number:		State		Request Type:	New Request
Project Category	Stormwater				

Description:

Stormwater improvements include drainage structures, stormwater piping, an exfiltration water quality system, and a larger outfall located on Behan Lake.

Justification:

These improvements are a rehabilitation and upsizing of an existing drainage system.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Phase II - Improvements		1,527,000	1,026,000	513,000			**3,066,000**
								-
								-
								-
								-
Total		**-**	**3,066,000**	**1,026,000**	**513,000**	**-**	**-**	**3,066,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Stormwater Trust		32%	-	1,527,000	-	-	-	-	1,527,,000
Stormwater Trust		21%			1,026,000				1,026,000
CSLIP		11%				513,000			513,000
Unfunded		36%							1,760,213
Total		100%	**-**	**1,527,000**	**1,026,000**	**513,000**	**-**	**-**	**4,826,213**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	SW 36th Court				
Department:	Public Works	Address:	SW 36 Ct /W of SW 48th Ave	Totals	$444,000
Account Number:		State	FL	Request Type:	New Request

Description:

The recommendation is most of the existing swales be regraded and that new swales be constructed in flatter areas more susceptible to flooding. The cumulative length of the proposed swales is approximately 600 LF. The swales are to be designed with a minimum width of 4 feet and a minimum depth of 0.5 feet. KHA recommends the addition of exfiltration trench as well as the addition of catch basins throughout the project area. The overall flow of water is to be facilitated through the proposed main trunk line exfiltration trench system that is fully connected with pipes. These pipes will be connected to the proposed catch basin inlets and connected to the existing system along SW 48th Avenue. The lack of existing stormwater infrastructure and connectivity results in flooding and ponding.

Justification:

This sub-basin consists of approximately 1.69 acres of an existing detached single-family development with approximately 500 LF of roadway. There is currently an absence of any stormwater infrastructure along this portion of road.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	SW 36th Court		444,000					444,000
								-
								-
								-
								-
								-
Total			**444,000**	**-**	**-**	**-**		**444,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Storm Water		100%	-	444,000	-	-	-		444,000
		0%							-
		0%							-
		0%							-
Total		100%	**-**	**444,000**	**-**	**-**	**-**		**444,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	SW 55th Avenue				
Department:	Public Works	Address:	SW 55th Ave/N of Mc Tyre Pa	Totals	$1,036,000
Account Number:		State	FL	Request Type:	New Request

Description:

The recommendation is the addition of an exfiltration trench as well as the addition of catch basins throughout the project area. The overall flow of water to the existing outfall to the east of the development is to be facilitated through the proposed main trunk line exfiltration trench system that is fully connected with pipes. These pipes will be connected to the proposed catch basin inlets as well as core drilled into the existing inlets. The lack of existing connectivity and underground storage currently disrupts uninterrupted flow to the outfall resulting in ponding or flooding. The proposed improvements will connect and compliment the stormwater system at Infinity Azure home development, eventually reaching an outfall into the lake on site.

Justification:

Based on the hydrologic and hydraulic calculations for this project area, the existing drainage infrastructure does not discharge quickly enough to meet the desired performance criteria. Improvements to drainage infrastructure will be needed to address these inadequacies.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	SW 55th Avenue				1,036,000			1,036,000
								-
								-
								-
								-
								-
Total		-	-	-	**1,036,000**	-	-	**1,036,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Storm Water		100%	-		-	1,036,000	-	-	1,036,000
		0%							-
		0%							-
		0%							-
Total		100%	-	-	-	**1,036,000**	-	-	**1,036,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	County Line Rd. Stormwater Connection				
Department:	Stormwater	Address:		Totals	$862,500
Account Number:		State		Request Type:	New Request
Project Category	Stormwater				

Description:

Stormwater improvements include the construction of stormwater piping between S.W. 52nd Avenue and S.W. 56th Avenue

Justification:

Stormwater piping construction will convey stormwater west to discharge into the Broward County Neighborhood Improvement Stormwater Conveyance System located on S.W. 56th Avenue.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Construction				862,500			862,500
								-
								-
								-
								-
								-
Total		-	-	-	**862,500**	-	-	**862,500**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Stormwater Trust		100%	-	-	-	862,500	-	-	862,500
		0%							-
		0%							-
		0%							-
Total		100%	-	-	-	**862,500**	-	-	**862,500**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	John P. Lyons Lane Stormwater Improvements				
Department:	Public Works	Address:	3150 SW 52nd Ave	Totals	$2,200,000
Account Number:		State	FL	Request Type:	New Request
Project Category	Stormwater				

Description:

Stormwater improvements include drainage structures, an exfiltration water quality system, and regrading and paving of the street.

Justification:

Stormwater improvements include drainage structures, an exfiltration water quality system, a stormwater pumping station and force main, and regrading and paving of the street.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Construction		2,200,000					2,200,000
								-
								-
								-
								-
Total		**-**	**2,200,000**		**-**			**2,200,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Stormwater Trust		100%		2,200,000					**2,200,000**
		0%							
		0%							-
		0%							-
Total		100%		**2,200,000**		**-**	**-**		**2,200,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Preserve Lighting Project				
Department:	Parks & Recreation	Address:		Totals	$138,000
Account Number:		State		Request Type:	New Request
Project Category	Parks & Recreation				

Description:

This item is for engineering design services for the construction of lighting improvement and upgrades at the Preserve.

Justification:

New LED lighting fixtures needed throughout the Preserve, which will provide an additional measure of illumination and safety for residents.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Engineering		86,250					86,250
	Design Services		51,750					51,750
								-
								-
								-
								-
Total		**-**	**138,000**	**-**	**-**	**-**	**-**	**138,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
Gen Fund		100%	-	138,000	-	-	-	-	138,000
		0%							
		0%							
		0%							-
Total		100%	**-**	**138,000**	**-**	**-**	**-**	**-**	**138,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Partheon at Preserve Park Amphitheater				
Department:	Parks & Recreation	Address:		Totals	$345,000
Account Number:		State		Request Type:	New Request
Project Category	Parks & Recreation				

Description:

Justification:

The addition of a semicircular, open-air, covered structure with stage, extends the Preserve's "recreation only" park into a fully cultural & recreational epicenter within walking distance of all residential & commercial areas of Town. The structure's multiple usages include, concerts, theater, movie screenings and other performances and gatherings.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Amphitheater		345,000					345,000
								-
								-
								-
								-
								-
Total		**-**	**345,000**	**-**	**-**	**-**	**-**	**345,000**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
LWCF		87%	-	200,000	-	-	-	-	200,000
Gen Fund		13%		145,000					145,000
		0%							-
		0%							-
Total		100%	**-**	**345,000**	**-**	**-**	**-**	**-**	**345,000**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

CIP Request Form FY25 - FY30

Project Name:	Splash Pad at Preserve Park				
Department:	Parks & Recreation	Address:		Totals	$517,500
Account Number:		State		Request Type:	New Request
Project Category	Parks & Recreation				

Description:

A Splash Pad is an automated colorful area where water is dispersed through varied hoses and buckets with very little standing water, offering a safe environment in which children can play without the risk of drowning.

Justification:

Many design options and theming opportunities offer universal accessibility for all types of physical abilities. These options can help the Town tie into existing design elements, or create a new sense of place. Cost varies based on size, design, water accessories, etc.

Project Estimates:

Object Code	Description	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
	Splash Pad			517,500				517,500
								-
								-
								-
								-
								-
Total		-	-	**517,500**	-	-	-	**517,500**

Funding Source	Fund #	% Funding	Prior Years	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
LWCF		38%	-	-	200,000				200,000
Gen Fund		62%			317,500				317,500
		0%							-
		0%							-
Total		100%	-	-	**517,500**	-	-	-	**517,500**

Impact on Operating Budget:

Object Code	Description	Available $	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total Estimate
								-
								-
								-
								-
								-
Total		-	-	-	-	-	-	-

Budget Office Use Only

☐	Funded
☐	Not Funded
☐	Partially Funded
☐	Pending

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: March 11, 2026	Agenda Item No. 9.1

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

This ordinance adopts the 2026 annual update to the Capital Improvements Element (CIE) of the Town's Comprehensive Plan. The update outlines anticipated infrastructure projects, priorities, estimated costs, and funding strategies for the next five fiscal years and authorizes transmittal to the Department of Commerce.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

There are no direct compliance costs for businesses, as the ordinance does not impose new requirements, operational changes, or mandates.

b. New Charges/Fees on Businesses Impacted:
Not applicable. The ordinance does not impose any new charges, fees, or taxes on businesses.

c. Estimate of Regulatory Costs:

There are no new regulatory costs associated with this ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted: No businesses will be directly impacted by adoption of the ordinance.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Agenda Item Report

Subject:	Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed ORDINANCE NO: 2026-006 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jacob Horowitz, Town Attorney
Dept/Group:	Legal
Recommendation for Counsel to consider:	
Background Information:	**Purpose:** The Town Commission seeks to codify the creation of certain Town departments pursuant to Section 12 of the Town Charter and eliminate the Administrative Services Director position, which has been vacant for years. **Current Action:** Ordinance No. 2026-006 creates Section 2-56, "Establishment of Town Departments," under Article III of Chapter 2, and repeals Ordinance No. 18-06-01. **Departments Established:** • Human Resources • Information Technology • Building • Town Clerk's Office • Police • Finance • Administration • Public Works

	Reporting Structure: Department Directors will report directly to the Town Commission, except where operational independence is specified (e.g., Human Resources Director).
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance No: 2026-006
2026-006 - Business Impact Statement - Change of Town Departments - Second Reading
Commission appointment
Ord (Creation of Departments - Commission reports) Version 2 4896-5636-3669 1

ORDINANCE NO. 2026-006

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sec. 12 of the Town Charter authorizes the Town Commission to "designate or create such offices, departments or divisions, other than those provided [in the Charter] as may be necessary for the administration of the affairs of the City; to provide duties and powers of the officers and employees of such office, department or division; [to] provide for the appointment and fix the salary or compensation of such officers or employee;" and

WHEREAS, Sec. 15 of the Town Charter further designates certain positions as "Charter Officers" of the Town; and

WHEREAS, the Town Commission seeks to memorialize and codify those departments and positions in the Town, aside from the Charter Officers, who shall report directly to the Town Commission; and

WHEREAS, on June 29, 2018, the Town Commission adopted Ordinance No. 18-06-01, thereby creating the Administrative Services Director position, and establishing the duties and responsibilities thereof; and

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in <u>underlined</u> type are additions.

WHEREAS, the Administrative Services Director position has been vacant for years, and the Town Commission now seeks to repeal Ordinance No. 18-06-01 and eliminate the position; and

WHEREAS, the Town Commission finds that memorializing the departments and positions in the Town that report to the Town Commission and eliminating the Administrative Services Director position is in the best interests of the citizens and residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1. RECITALS ADOPTED. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. CHAPTER 2 OF TOWN CODE AMENDED. Article III, entitled "Officers and Employees," of Chapter 2 of the Town Code, entitled "Administration," is hereby amended by specifically creating Section 2-56, to be entitled "Establishment of Town Departments," as follows:

Sec. 2-56. Establishment of Town Departments

A) In addition to the departments that are established pursuant to Sec. 15 of the Town Charter, the Town Commission, accordance with Sec. 12 of the Town Charter, hereby establishes the following offices, departments or divisions, and finds that such offices, departments and divisions are necessary for the administration of the Town:

1) Human Resources Department
2) Information Technology Department
3) Building Department
4) Town Clerk's Office
5) Police Department
6) Finance Department
7) Administration
8) Public Works

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

B) In addition to the Charter Officers set forth in Sec. 15(B) of the Town Charter, the directors of each department established pursuant to this section shall report directly to the Town Commission. For purposes of this section, all Charter Officers and department directors shall be collectively referred to as "Department Directors."

C) Unless otherwise provided for in this section, direction to Department Directors shall be provided by the Town Manager in accordance with the Town Manager's duties and responsibilities as set forth in Sec. 2-94(g) of the Town's Code of Ordinances or by majority of the Town Commission pursuant to action taken at a public meeting.

D) Notwithstanding any provisions contained in this Code of Ordinances to the contrary, the Human Resources Director shall retain operational independence from the Town Manager and the Town Commission. The Human Resources Director's duties and responsibilities shall be set forth a job description approved by the Town Commission. The Human Resources Director is further charged with administering the Town's Manual of Personnel Policies, unless such policies expressly delegate certain authority to the Town Manager, and other policies that may be adopted by the Town Commission from time to time.

Section 3. ORDINANCE REPEALED AND CHAPTER 2 OF TOWN CODE AMENDED. Ordinance No. 18-06-01, adopted on June 29, 2018 is hereby repealed in its entirety. Article III, entitled "Officers and Employees," of Chapter 2 of the Town Code, entitled "Administration," is hereby amended by deleting Division 6, entitled "Administrative Services Director," and specifically deleting Section 2-96 through Sec. 2-99 as follows:

~~DIVISION 6. - ADMINISTRATIVE SERVICES DIRECTOR~~

~~Sec. 2-96. - Office created.~~

~~The position of Administrative Services Director for the Town of Pembroke Park is hereby created.~~

~~Sec. 2-97. - Appointment.~~

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

~~The Administrative Services Director shall be appointed and designated by the Town Commission by resolution, and shall serve in the office at the pleasure of the Town Commission.~~

~~Sec. 2-98. - Compensation.~~

~~The Administrative Services Director shall be paid such compensation as may be authorized by the Town Commission.~~

~~Sec. 2-99. - Duties and responsibilities.~~

~~The Administrative Services Director shall serve under the general supervision of the Town Manager and will provide support to the Town Manager by serving as a liaison on major projects; managing the oversight and effectiveness of including, but not limited to, the Administration, Clerk's Office, Code Enforcement, Finance and Budget, Human Resources, and Information Technology departments and other divisions as assigned; supervision and directing staff; and expediting resolution of certain matters.~~

~~The duties and responsibilities of the Administrative Services Director shall be as follows:~~

~~(a) To maintain regular contact with and keep the Town Commission and Town Manager apprised of situations and issues.~~

~~(b) To provide assistance to the Town Commission and Town Manager.~~

~~(c) To work with the Town Manager on matters concerning major departmental activities and community problems and recommend a course of action.~~

~~(d) To exercise general oversight of the operations of the Administrative Division of the Town.~~

~~(e)To actively participate in the development of the Town's strategic plan and strategies to achieve stated goals.~~

~~(f) To directly supervise departmental heads and staff, establishing goals, objectives and performance targets; preparing and administering reviews of individual and department performance.~~

~~(g) To coordinate and supervise the activities of department and division heads to ensure the efficient operation of the Town government as directed by the Town Commission.~~

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~~(h) Meet with department heads to discuss programs or inquiries, answer questions, address challenges and resolve issues which may arise in the course of daily business, including budget, personnel, customer service and intradepartmental issues.~~

~~(i) Promote an effective, responsive and value-based organizational culture.~~

~~(j) To attend all meetings of the Town Commission.~~

~~(k) To prepare the agenda for all meetings of the Town Commission including, but not limited to, special and workshop meetings.~~

~~(l) To perform such other duties as may be required of him or her by ordinance, resolution, or other direction of the Town Commission.~~

~~(m) To direct the activities of Town departments as assigned, and oversee the operations thereof.~~

~~(n) To work in conjunction with departmental heads to establish policies and practices.~~

~~(o) Conducting performance reviews, hiring new employees, and handling disciplinary measures.~~

~~(p) To direct and coordinate special projects and programs. To oversee the preparation of the annual budget and the administration thereof.~~

~~(q) Promote an effective, responsive and value-based organizational culture.~~

Section 4. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 5. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 7. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS 20th DAY OF FEBRUARY, 2026.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS 11TH DAY OF MARCH, 2026.

ATTEST:

_____
MAYOR GEOFFREY JACOBS

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

_____
JACOB G. HOROWITZ
Town Attorney

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: March 11, 2026	Agenda Item No. 9.2

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

This ordinance amends Chapter 2 of the Town's Code of Ordinances to establish specific Town departments and repeal Ordinance No. 18-06-01, which created the Administrative Services Director position. The ordinance formalizes the organizational structure and reporting relationships for department directors.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

There are no direct compliance costs for businesses, as the ordinance does not impose new requirements, operational changes, or mandates.

b. New Charges/Fees on Businesses Impacted:
Not applicable. The ordinance does not impose any new charges, fees, or taxes on businesses.

c. Estimate of Regulatory Costs:

There are no new regulatory costs associated with this ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted: No businesses will be directly impacted by adoption of the ordinance.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

From: Ashira Mohammed
To: Town Clerk
Subject: Commission appointment
Date: Wednesday, January 28, 2026 11:00:11 AM

—

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AFFIRMING AND CLARIFYING THE AUTHORITY, REPORTING STRUCTURE, AND OVERSIGHT OF CHARTER POSITIONS AND COMMISSION-APPOINTED DIRECTORS; REAFFIRMING THAT ALL EMPLOYMENT AUTHORITY RESTS SOLELY WITH THE TOWN COMMISSION ACTING COLLECTIVELY; DEFINING AND LIMITING THE ADMINISTRATIVE AUTHORITY OF THE TOWN MANAGER; ESTABLISHING A MANDATORY COMMISSION REVIEW PROCESS FOR ALLEGED MISCONDUCT; PROVIDING A NARROW AND CONTROLLED EMERGENCY PAID SUSPENSION EXCEPTION WITH AUTOMATIC COMMISSION OVERSIGHT; PROHIBITING THREATS, COERCION, AND RETALIATION; PROVIDING ENFORCEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

—

WHEREAS,

WHEREAS, the Town of Pembroke Park operates under a Commission-Manager form of government pursuant to its Town Charter; and

WHEREAS, the Town Commission is the governing body of the Town and is vested exclusively with the authority to appoint, evaluate, discipline, and remove Charter officers and Commission-appointed directors; and

WHEREAS, the Town Manager serves as the chief administrative officer and is authorized to conduct day-to-day administrative operations only within the limits of the Town Charter and lawful Commission policy; and

WHEREAS, no individual official, including the Town Manager, possesses unilateral authority to discipline, threaten, coerce, suspend, demote, reassign, or terminate Charter officers or Commission-appointed directors except as expressly authorized by formal action of the Town Commission; and

WHEREAS, the Town Commission finds that misuse of administrative authority—whether through threats, informal discipline, retaliation, or coercive practices—undermines lawful governance and exposes the Town to significant legal and operational risk; and

WHEREAS, the Town Commission further finds it necessary to allow for limited emergency action in rare circumstances involving serious misconduct, while ensuring immediate Commission oversight and control;

—

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

—

Section 1. Exclusive Commission Authority.

All Charter positions and Commission-appointed directors shall be appointed, evaluated, disciplined, and removed solely by the Town Commission acting collectively, through formal Commission action in accordance with the Town Charter and applicable law.

—

Section 2. Strict Limitation on Town Manager Authority.

The Town Manager shall conduct day-to-day administrative and operational functions strictly within the limits established by the Town Charter and Commission policy. Nothing in this Resolution shall be construed to authorize the Town Manager to independently discipline, threaten, intimidate, suspend, demote, reassign, evaluate for punitive purposes, or terminate any Charter officer or Commission-appointed director.

—

Section 3. Mandatory Commission Review of Alleged Misconduct.

In the event the Town Manager alleges misconduct, performance deficiencies, or policy violations by a Charter officer or Commission-appointed director:

a. The allegation shall be reduced to writing and submitted to the Town Commission through the Town Attorney or Human Resources Director;

b. No disciplinary or adverse employment action of any kind, including threats, written warnings, adverse evaluations, reassignments, or changes in duties or compensation, shall be initiated, threatened, or implied unless and until the Town Commission reviews the matter and provides formal direction;

c. The Town Commission shall determine whether:
1. An investigation is warranted;
2. Corrective or disciplinary action is appropriate; or
3. No action shall be taken; and

d. Any action taken in violation of this Section is declared unauthorized, improper, void, and of no legal effect.

—

Section 4. Limited Emergency Paid Suspension Authority.

Notwithstanding the foregoing, the Town Manager may impose a temporary paid administrative suspension of a Charter officer or Commission-appointed director only under the following narrow circumstances:

a. Emergency Defined.
An emergency suspension may be imposed only where the Town Manager has a good-faith, articulable belief, supported by specific facts, that the employee's continued presence presents an immediate and substantial risk to:
• Workplace safety;
• An ongoing criminal or serious misconduct investigation;
• Evidence preservation; or
• The Town's legal or ethical obligations, including but not limited to allegations of sexual misconduct, harassment, violence, or abuse of authority.

Mere allegations of insubordination, policy disagreement, performance concerns, or refusal to carry out directives reasonably believed to be unauthorized shall not constitute an emergency.

b. Immediate Written Notice.
Any emergency suspension shall:
1. Be paid;
2. Be expressly characterized as non-punitive;
3. Be documented in writing within twenty-four (24) hours, stating the specific factual basis; and
4. Be immediately transmitted to the Town Commission through the Town Attorney and Human Resources Director.

c. Automatic Commission Review and Expiration.
Any emergency suspension imposed by the Town Manager shall automatically expire unless reviewed and affirmed, modified, or lifted by the Town Commission at the next available Commission meeting or within seven (7) calendar days, whichever occurs first.

d. No Expansion or Circumvention.
An emergency suspension:
• Shall not be extended, converted, or repeated without express Commission approval;
• Shall not be used as leverage, retaliation, or coercion; and
• Shall not result in discipline, adverse evaluation, reassignment, or reduction in pay or benefits absent Commission action.

e. Void if Improper.
Any suspension imposed outside the strict confines of this Section is declared

unauthorized, improper, void, and of no effect, and may constitute grounds for disciplinary action against the official imposing it.

—

Section 5. Absolute Prohibition on Threats, Coercion, and Retaliation.

No individual official, including the Town Manager, shall threaten, coerce, retaliate against, or otherwise interfere with a Charter officer or Commission-appointed director for adhering to the Town Charter, lawful Commission directives, or professional and legal obligations.

—

Section 6. Enforcement.

Failure to comply with this Resolution by any individual official, including the Town Manager, shall constitute grounds for corrective or disciplinary action by the Town Commission, up to and including termination, subject to applicable law.

—

Section 7. Implementation.

The Town Attorney and Human Resources Director are directed to immediately align all personnel policies, supervisory practices, and procedures with this Resolution and the Town Charter.

—

Section 8. Severability.

If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions.

—

Section 9. Effective Date.

This Resolution shall take effect immediately upon adoption.

—

Sent from my iPhone

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sec. 12 of the Town Charter authorizes the Town Commission to "designate or create such offices, departments or divisions, other than those provided [in the Charter] as may be necessary for the administration of the affairs of the City; to provide duties and powers of the officers and employees of such office, department or division; [to] provide for the appointment and fix the salary or compensation of such officers or employee;" and

WHEREAS, Sec. 15 of the Town Charter further designates certain positions as "Charter Officers" of the Town; and

WHEREAS, the Town Commission seeks to memorialize and codify those departments and positions in the Town, aside from the Charter Officers, who shall report directly to the Town Commission; and

WHEREAS, on June 29, 2018, the Town Commission adopted Ordinance No. 18-06-01, thereby creating the Administrative Services Director position, and establishing the duties and responsibilities thereof; and

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in <u>underlined</u> type are additions.

WHEREAS, the Administrative Services Director position has been vacant for years, and the Town Commission now seeks to repeal Ordinance No. 18-06-01 and eliminate the position; and

WHEREAS, the Town Commission finds that memorializing the departments and positions in the Town that report to the Town Commission and eliminating the Administrative Services Director position is in the best interests of the citizens and residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1. RECITALS ADOPTED. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. CHAPTER 2 OF TOWN CODE AMENDED. Article III, entitled "Officers and Employees," of Chapter 2 of the Town Code, entitled "Administration," is hereby amended by specifically creating Section 2-56, to be entitled "Establishment of Town Departments," as follows:

Sec. 2-56. Establishment of Town Departments

A) In addition to the departments that are established pursuant to Sec. 15 of the Town Charter, the Town Commission, accordance with Sec. 12 of the Town Charter, hereby establishes the following offices, departments or divisions, and finds that such offices, departments and divisions are necessary for the administration of the Town:

1) Human Resources Department
2) Information Technology Department
3) Building Department
4) Town Clerk's Office
5) Police Department
6) Finance Department
7) Administration
8) Public Works

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

B) In addition to the Charter Officers set forth in Sec. 15(B) of the Town Charter, the directors of each department established pursuant to this section shall report directly to the Town Commission. For purposes of this section, all Charter Officers and department directors shall be collectively referred to as "Department Directors."

C) Unless otherwise provided for in this section, direction to Department Directors shall be provided by the Town Manager in accordance with the Town Manager's duties and responsibilities as set forth in Sec. 2-94(g) of the Town's Code of Ordinances or by majority of the Town Commission pursuant to action taken at a public meeting.

D) Notwithstanding any provisions contained in this Code of Ordinances to the contrary, the Human Resources Director shall retain operational independence from the Town Manager and the Town Commission. The Human Resources Director's duties and responsibilities shall be set forth a job description approved by the Town Commission. The Human Resources Director is further charged with administering the Town's Manual of Personnel Policies, unless such policies expressly delegate certain authority to the Town Manager, and other policies that may be adopted by the Town Commission from time to time.

Section 3. It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

Section 7. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 2026.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 2026.

ATTEST:

_____
MAYOR GEOFFREY JACOBS

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency:

_____
JACOB G. HOROWITZ
Town Attorney

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

Agenda Item Report

Subject:	Consideration of Alcohol License Ordinance Amendment - Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-008 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The proposed ordinance amends Chapter 3 of the Town's Code of Ordinances relating to alcoholic beverages. Key revisions include updated definitions to align with state law, modifications to extended hours licensing procedures, adjustments to proximity requirements for licensed establishments, and clarification of noise restrictions. The amendments aim to ensure consistency with Florida Statutes, provide flexibility for businesses, and maintain standards that protect public health, safety, and welfare. A detailed memorandum is attached for reference.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Ordinance No: 2026-008
24-Z-04 Staff Report

Statute 561.20
2026-008 - Alcohol Licensing - Regular Commission Meeting - 03.11.2026

ORDINANCE NO. 2026-008——

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 3, ENTITLED "ALCOHOLIC BEVERAGES;" AMENDING ARTICLE I ENTITLED "IN GENERAL;" AMENDING SECTION 3-1 DEFINITIONS; AMENDING SECTION 3-2.5 EXTENDED HOURS LICENSE; AMENDING SECTION 3-4 PROXIMITY TO LICENSED BUSINESS; REPEALING AND REPLACING SECTION 3-5 PROXIMITY TO LICENSED BUSINESSES TO CHURCHES, SCHOOLS; AMENDING SECTION 3-6 NOISE RESTRICTION IN ESTABLISHMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b), Florida Constitution, Chapter 166 Florida Statutes (Municipal Home Rules Powers Act); grants municipalities the power to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Title XXXIV, Florida Statutes (Alcoholic Beverages and Tobacco); establishes licensing of operations engaging in the sale of alcoholic beverages in the State,

WHEREAS, the Town has adopted Chapter 3 (Alcoholic Beverages) regulating the sale and on-premises consumption of alcoholic beverages within the Town,

WHEREAS, the Town Commission seeks to amend certain provisions of the Town's alcoholic beverages chapter to conform with state regulations, adopt state definitions, align Chapter provisions with the intention of the MXE district, and further define separation requirements; and

WHEREAS, the amendments included herein clarify the Town's current code and otherwise provide additional flexibility for applicable businesses, and ;

WHEREAS, the general purpose and intent of this ordinance is to provide proper regulations in the best interest of the health, safety, welfare, and aesthetics of the community and the proper administration of its government; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 3 entitled "ALCOHOLIC BEVERAGES" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

Sec. 3-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverages means distilled spirits and all beverages containing ~~more than~~ one-half of one (1) percent or more of alcohol by ~~weight~~ volume. The percentage of alcohol by volume shall be determined by measuring the volume of the standard ethyl alcohol in the beverage and comparing it with the volume of the remainder of the ingredients as though said remainder ingredients were distilled water.

Beer ~~means~~ shall have the same meaning as "beer" and "malt beverage" as provided in Section 563.01, F.S., as amended. ~~all malt beverages containing more than one (1) percent of alcohol by weight and not over fourteen (14) percent by weight.~~ ~~alcohol by volume~~.

Condo Bar means any condominium accommodation of which no fewer than 100 condominium units are wholly rentable to transients and which is licensed Chapter 509, Florida Statutes.

Consumption off the premises means selling of beers, wines, or alcoholic beverages of every kind

in the original unbroken containers to be taken by the purchaser off the premises where sold before being consumed.

Consumption on the premises means consumption of beer, wine or alcoholic beverages of any kind upon the premises where purchased, or the right to sell by the drink or bottle such beverages for consumption where purchased.

Convenience store means any place of business that is primarily engaged in the retail sale of groceries, or both groceries and gasoline, that is open for business at any time between the hours of 11 p.m. and 5 a.m., and that is licensed by the Division of Alcoholic Beverages and Tobacco.

Grocery store means any place of business that is primarily engaged in the retail sale of groceries such as vegetables, dairy, bakery, and other non-alcoholic retail products and is in excess of 5,000 square feet of floor space.

Hotel Bar means any hotel, motel, or motor court of not fewer than 100 guest rooms, or historic hotel or motel with fewer than 100 guest rooms, which derives at least 60 percent of its gross revenue from the rental of hotel or motel rooms and the sale of food and non-alcoholic beverages, and which is licensed as a public lodging establishment by the Division of Hotels and Restaurants.

Intoxicating beverages means ~~all liquors, wines and beers~~ only those alcoholic beverages containing more than ~~three and two-tenths (3.2)~~ four and seventh thousandths (4.007) of a percent of alcohol by ~~weight~~ volume.

Liquor means ~~and includes any kind and all distilled or rectified spirits, brandy, whiskey, rum, gin, cordials or similar distilled alcoholic beverages, including all dilutions and mixtures of one (1) or more of the foregoing.~~ that substance known as ethyl alcohol, ethanol, or spirits of wine in any form, including all dilutions and mixtures thereof from whatever source or by whatever

process produced.

Package store means vendors licensed to sell all alcoholic beverages, but in sealed containers only, and for consumption off the premises. The sealed package must not be broken, and the contents must not be consumed in or on the premises~~, under a package store license~~.

Restaurant, means a bona fide food service establishment that has a minimum of 2,000 square feet of service area, is equipped to serve meals to 120 persons at one time, has at least 120 physical seats available for patrons to use during operating hours, holds itself out as a restaurant, and derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages during the first 120-day operating period and the first 12-month operating period thereafter. The sale of beers, wines and liquor shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.

Vendor means all persons selling or keeping with the intention to sell, or dealing in, the beverages defined in this section. This does not include grocery or drug stores in excess of 5,000 square feet of floor space.

Wine means ~~the product of the normal alcoholic fermentation of the juice of fresh, sound, ripe fruit, with the usual cellar treatment and necessary additions to correct defects due to climatic saccharine and seasonal conditions, including champagne, sparkling and fortified wine of an alcoholic content not to exceed twenty-four (24) percent by volume. No other product shall be called "wine" unless designated by appropriate prefixes descriptive of the fruit or other product from which the same was predominantly produced or as artificial or imitation wine.~~ all beverages made from fresh fruits, berries, or grapes, either by natural fermentation or by natural fermentation with brandy added, in the manner required by the laws and regulations of the

United States, and includes all sparkling wines, champagnes, combination of the aforesaid beverages, sake, vermouths, and like products. Sugar, flavors, and coloring materials may be added to wine to make it conform to the consumer's taste, except that the ultimate flavor or the color of the product may not be altered to imitate a beverage other than wine or to change the character of the wine.

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Sec. 3-2.5. Extended hours license.

(a) Any vendor of alcoholic beverages operating as a restaurant ~~or restaurant bar~~ in the Town which is duly and regularly licensed by the State to prepare, sell and serve full course meals to the public and such vendor of alcoholic beverages is duly and regularly licensed by the State and the Town to sell and dispense alcoholic beverages, wine, or beer therein, may apply for an extended hours license for the sale of alcoholic beverages, wine, or beer between the hours of midnight and 6:00 a.m. The applicant for extended hours license shall complete an application form prepared by the Town and pay a nonrefundable application fee in the amount of one thousand five hundred dollars ($1,500.00) to defray the Town's cost of processing the application in addition to the license fee. No application shall be accepted by the Town unless the application form is fully completed and accompanied by the application fee.

The application shall be processed by the Town Staff and placed on the Planning and Zoning Board agenda for a public hearing and applicant shall be notified of the date and time of such public hearing. Following the public hearing, the Planning and Zoning Board shall make a recommendation to the Town Commission that they grant the license, deny the license, or grant the license subject to specific conditions. Upon such recommendation by the Planning and

Zoning Board, the application shall be placed on the Town Commission agenda for a public hearing, and the applicant shall be notified of the date and time of the Town Commission public hearing on such application. The Town Commission, after the public hearing may grant the license, deny the license or grant the license subject to specific conditions.

~~(b) For the purposes of this section, a restaurant bar means a bar operated in connection with a restaurant and by the same owner or management, and in a business zone area, which restaurant has all necessary equipment and supplies for and serves full course meals regularly and having accommodations at all times for the service of seventy-five (75) or more patrons and occupying more than two thousand (2,000) square feet of space inside a permanent building. The sale of beers, wines and liquor shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.~~

~~For the purposes of this section, a restaurant is defined as any food establishment where the principal business is to prepare, sell, and regularly serve full course meals to the public; where the establishment has adequate and sanitary kitchen and dining room equipment; and where the sale of alcoholic beverages shall be strictly incidental to the serving of food. The sale of any alcoholic beverages shall be prohibited except during the time the restaurant is actually engaged in and open to the public for the serving of full course meals.~~

(c) The specific criteria for the Planning and Zoning Board's evaluation of an application and for the Town Commission's determination in making a decision on the application may include, without being limited to, the following:

(1) The amount of off-street parking in relation to the demands created by the extra hours of operation, especially with regard to the adverse impact on adjacent residential areas of any illegal or hazardous parking.

(2) The amount and degree of law enforcement activities generated by the operation of any restaurant ~~or restaurant bar~~, both outside and inside the particular location, with particular emphasis on vandalism, noise, vehicular use by patrons and illegal activity of any kind of employees, patrons or others associated with the establishments.

(3) The adverse effects, if any, that the extended hours of operation will have on neighboring properties, especially with respect to the effects of noise, parking and glare from headlights or exterior lighting on nearby residential properties.

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Sec. 3-4. Proximity of licensed business.

No extended hour license ~~shall be issued~~ to sell any alcoholic or intoxicating beverages, except beer and wine, for consumption on or off the premises under provisions of this chapter shall be issued or renewed for ~~in~~ any place of business located within: ~~five hundred (500) feet by following the shortest route by pedestrian travel, measured from main entrance to main entrance of the place of business, in which there is already a retail vendor's license to sell such alcoholic or intoxicating beverages for consumption on or off the premises; nor shall such license be issued during the period in which the existing license is renewable at such location; provided, however, that the owner by vested right of a license to do business within the prohibited area may transfer the license to another location within the same prohibited area.~~

Proximity of Licensed Business	
Existing Use	**Minimum Separation***
Licensed Alcoholic Beverage Establishment	500 feet
Sexually Oriented Business	

Place of Worship	300 feet
School	
Child Care Facility	
*Separation is measured from the main entrance to main entrance of the establishments by the shortest route of ordinary pedestrian travel.	

Whenever a license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by law, the establishment of such church or school shall not be cause for the revocation of the license or prevent the subsequent renewal of same.

~~**Sec. 3-5. Proximity of licensed businesses to churches, schools.**~~

~~No license shall be issued under the provisions of this chapter to any person at any location within three hundred (300) feet from any established church or school, measured by following the shortest distance by pedestrian travel from main entrance to main entrance, except that in case of a school to the nearest point of the school grounds used as part of the school facilities. Whenever a license has been lawfully procured and thereafter a church or school is established within a distance otherwise prohibited by law, the establishment of such church or school shall not be cause for the revocation of the license or prevent the subsequent renewal of same.~~

Sec. 3-5 . Exceptions to Minimum Separation Requirement.

Vendors issued a licensed to sell alcoholic beverages by the Division of Alcoholic Beverages and Tobacco under applicable state law shall not be subject to the minimum separation requirements for after-hours licenses, as set forth in Sec. 3-4 as set forth below:

Exceptions to Minimum Separation Requirements		
Use & Criteria	**Licensed Alcoholic**	**Place of Worship,**

	Beverage Establishment and Sexually Oriented Business	**School, and Child Care Facility**
Vendors exempt by Section 561.20, F.S.	Exempt	Exempt
An establishment limited by its state beverage license for the distribution of alcoholic beverages to vendors and other distributors	Exempt	Exempt
Grocery or convenience store not exceeding 20% of the total display area for alcoholic products	Exempt	Exempt
A bowling alley that contains more than twelve (12) bowling lanes	Exempt	Exempt
A motion picture theater that contains more than 100 seats	Exempt	Exempt
A restaurant as defined by this Article	Exempt	Exempt
A condo bar or hotel bar	Exempt	Exempt
A lodge, benevolent club, or athletic club which limits on-premise consumption of alcoholic beverages to only lodge or club members	Exempt	Exempt
A use located on city owned property	Exempt	Exempt
Any licensed operation within the MXE district	Exempt	Exempt

Sec. 3-6. Noise restriction in establishments.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. Vendors within the MXE district are exempt from these noise restrictions, but remain subject to all other sections of

this code.

Section 3: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6: This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

GEOFFREY JACOBS
Mayor Commissioner

CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

Jacob G. Horowitz
Interim Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Town of Pembroke Park

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954.966.4600 • www.tppfl.gov

TO: Town Workshop Meeting

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: February 25, 2026

SUBJECT: 25-Z-04 / Alcoholic Beverage Amendment

APPLICANT: Town of Pembroke Park

REQUEST:

Amend various provisions of Chapter 3 titled "Alcoholic Beverages" of the Pembroke Park Code of Ordinances to comply with new State regulation, align Chapter provisions with the intention of the MXE district, and further define separation requirements between certain establishments.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this code amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-04 / Alcoholic Beverage Amendment

BACKGROUND

The Town Commission adopted Ordinance 1-62-1 on January 3rd, 1962, which established basic alcoholic beverage regulations for operations licensed by the State within the Town. On August 29th, 1962, the Town Commission adopted Ordinance 8-62-1 which contained a large portion of the currently existing provisions in Chapter 3. Subsequent amendments were made to the chapter, including:

- September 14th, 1977 – Ordinance 77-9-2 amended hours of operation and added sale prohibitions
- May 8th, 1996 – Ordinance 96-5-1 tied hours of operation to delivery and on-premises consumption
- April 8th, 1998 – Ordinance 98-4-1 created the extended hours license provision
- June 11th, 2014 – Ordinance 14-06-01 updated fees and administrative/procedure clarifications
- June 10th, 2020 – Ordinance 2020-003 updated fees

STUDY

Planning staff conducted a review of existing licensee locations and other municipal regulations on alcohol operations. The Town currently contains forty-three (43) alcohol operations with a State license, most located along Hallandale Beach Boulevard or within the M-1 zoning district.

Most of Chapter 3 has remained relatively the same when compared to the Ordinance adopted in 1962. The State Legislature, however, has slowly adopted newer definitions, regulations, and exemptions to their Alcohol Licensing laws. Multiple municipalities in the South Florida have already adopted new regulations that either exempt State-preempted uses, businesses that do not solely rely on alcohol sales to operate, or specific districts. Municipalities studied by staff include Pompano Beach, Palm Beach County, and Miami Beach. Furthermore, the recent establishment of the MXE district, which is focused on creating an entertainment-like atmosphere, relies on the attraction, retention, and success of businesses that may need an alcohol license to operate.

Planning staff have determined that it is in the best interest of the Town to update Chapter 3 to better align with State law and maintain compatibility and competitiveness with neighboring municipalities. Staff has also determined that the success of the MXE district, as envisioned by the Town, necessitates an exemption from distance requirements due to the district's small coverage.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Sec. 3-1	Amended existing and added new definitions to align with those of the State	Addition & Modification
Sec. 3-2.5	Moved definitions to Sec. 3-1	Modification
Sec. 3-4	Updated the minimum separation as follows: • 500 feet between an alcohol licensed business and another alcohol licensed business or sexually oriented business • 300 feet between an alcohol licensed business and a place of worship, school, or child care facility • Non-revocation clause	Modification
Sec. 3-5	Removal of existing section, as its regulation was moved to Sec. 3-4. New section list state and town exempted uses from the distance separation of Sec 3-4, including: • Grocery or Convenience Stores • Alcohol distributors • Bowling Alley • Movie theater • Restaurant (49% or less of sales are alcoholic beverages) • Condo Bar (time-share) or Hotel Bar • Lodge, benevolent club, or athletic club • City uses • Licensed operation in MXE	Repeal and Replacement
Sec. 3-6	Exempts MXE vendors from noise reduction regulation	Addition

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendments are consistent with the goals, objectives, and policies of the comprehensive plan. Specifically, the amendment aligns with the following:

GOAL I
Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2
The Town shall periodically review its current Land Development Regulations to:
(2) Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum:
(b) Regulates the use of land and water by adopting land development regulations consistent with this Comprehensive Plan and ensures the compatibility of adjacent land uses, protecting adjacent residential areas and mobile home parks, providing for open space and placing industrial uses along major arterial highways

POLICY #1.2.1.1
The Town shall periodically review, study, update as deemed necessary, enforce its land development regulations, including building permit and other site improvement reviews, to ensure land use compatibility between all residential and non-residential (commercial / industrial) land uses. This may include mandatory separations of certain land uses, limitations on the hours of operation, limitations on the intensity of operations, and other site specific limitations.

ATTACHMENTS
Exhibit A - Proposed Ordinance

561.20 Limitation upon number of licenses issued.—

(1) No license under s. 565.02(1)(a)-(f), inclusive, shall be issued so that the number of such licenses within the limits of the territory of any county exceeds one such license to each 7,500 residents within such county. Regardless of the number of quota licenses issued prior to October 1, 2000, on and after that date, a new license under s. 565.02(1)(a)-(f), inclusive, shall be issued for each population increase of 7,500 residents above the number of residents who resided in the county according to the April 1, 1999, Florida Estimate of Population as published by the Bureau of Economic and Business Research at the University of Florida, and thereafter, based on the last regular population estimate prepared pursuant to s. 186.901, for such county. Such population estimates shall be the basis for annual license issuance regardless of any local acts to the contrary. However, such limitation shall not prohibit the issuance of at least three licenses in any county that may approve the sale of intoxicating liquors in such county.

(2)(a) The limitation of the number of licenses as provided in this section does not prohibit the issuance of a special license to:

1. Any bona fide hotel, motel, or motor court of not fewer than 80 guest rooms in any county having a population of less than 50,000 residents, and of not fewer than 100 guest rooms in any county having a population of 50,000 residents or greater; or any bona fide hotel or motel located in a historic structure, as defined in s. 561.01(20), with fewer than 100 guest rooms which derives at least 51 percent of its gross revenue from the rental of hotel or motel rooms, which is licensed as a public lodging establishment by the Division of Hotels and Restaurants; provided, however, that a bona fide hotel or motel with no fewer than 10 and no more than 25 guest rooms which is a historic structure, as defined in s. 561.01(20), in a municipality that on the effective date of this act has a population, according to the University of Florida's Bureau of Economic and Business Research Estimates of Population for 1998, of no fewer than 25,000 and no more than 35,000 residents and that is within a constitutionally chartered county may be issued a special license. This special license shall allow the sale and consumption of alcoholic beverages only on the licensed premises of the hotel or motel. In addition, the hotel or motel must derive at least 60 percent of its gross revenue from the rental of hotel or motel rooms and the sale of food and nonalcoholic beverages; provided that this subparagraph shall supersede local laws requiring a greater number of hotel rooms;

2. Any condominium accommodation of which no fewer than 100 condominium units are wholly rentable to transients and which is licensed under chapter 509, except that the license shall be issued only to the person or corporation that operates the hotel or motel operation and not to the association of condominium owners;

3. Any condominium accommodation of which no fewer than 50 condominium units are wholly rentable to transients, which is licensed under chapter 509, and which is located in any county having home rule under s. 10 or s. 11, Art. VIII of the State Constitution of 1885, as amended, and incorporated by reference in s. 6(e), Art. VIII of the State Constitution, except that the license shall be issued only to the person or corporation that operates the hotel or motel operation and not to the association of condominium owners;

4. A bona fide food service establishment that has a minimum of 2,000 square feet of service area, is equipped to serve meals to 120 persons at one time, has at least 120 physical seats available for patrons to use during operating hours, holds itself out as a restaurant, and derives at least 51 percent of its gross food and beverage

revenue from the sale of food and nonalcoholic beverages during the first 120-day operating period and the first 12-month operating period thereafter. Subsequent audit timeframes must be based upon the audit percentage established by the most recent audit and conducted on a staggered scale as follows: level 1, 51 percent to 60 percent, every year; level 2, 61 percent to 75 percent, every 2 years; level 3, 76 percent to 90 percent, every 3 years; and level 4, 91 percent to 100 percent, every 4 years. A licensee under this subparagraph may sell or deliver alcoholic beverages in a sealed container for off-premises consumption if the sale or delivery is accompanied by the sale of food within the same order. Such authorized sale or delivery includes wine-based and liquor-based beverages prepared by the licensee or its employee and packaged in a container sealed by the licensee or its employee. This subparagraph may not be construed to authorize public food service establishments licensed under this subparagraph to sell a bottle of distilled spirits sealed by a manufacturer. Any sale or delivery of malt beverages must comply with the container size, labeling, and filling requirements imposed under s. 563.06. Any delivery of an alcoholic beverage under this subparagraph must comply with s. 561.57. An alcoholic beverage drink prepared by the vendor and sold or delivered for consumption off the premises must be placed in a container securely sealed by the licensee or its employees with an unbroken seal that prevents the beverage from being immediately consumed before removal from the premises. Such alcoholic beverage also must be placed in a bag or other container that is secured in such a manner that it is visibly apparent if the container has been subsequently opened or tampered with, and a dated receipt for the alcoholic beverage and food must be provided by the licensee and attached to the bag or container. If transported in a motor vehicle, an alcoholic beverage that is not in a container sealed by the manufacturer must be placed in a locked compartment, a locked trunk, or the area behind the last upright seat of a motor vehicle. It is a violation of the prohibition in s. 562.11 to allow any person under the age of 21 to deliver alcoholic beverages on behalf of a vendor. The vendor or the agent or employee of the vendor must verify the age of the person making the delivery of the alcoholic beverage before allowing any person to take possession of an alcoholic beverage for the purpose of making a delivery on behalf of a vendor under this section. A food service establishment granted a special license on or after January 1, 1958, pursuant to general or special law may not operate as a package store and may not sell intoxicating beverages under such license after the hours of serving or consumption of food have elapsed. Failure by a licensee to meet the required percentage of food and nonalcoholic beverage gross revenues during the covered operating period shall result in revocation of the license or denial of the pending license application. A licensee whose license is revoked or an applicant whose pending application is denied, or any person required to qualify on the special license application, is ineligible to have any interest in a subsequent application for such a license for a period of 120 days after the date of the final denial or revocation;

5. Any caterer, deriving at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages at each catered event, licensed by the Division of Hotels and Restaurants under chapter 509. This subparagraph does not apply to a culinary education program, as defined in s. 381.0072(2), which is licensed as a public food service establishment by the Division of Hotels and Restaurants and provides catering services. Notwithstanding any law to the contrary, a licensee under this subparagraph shall sell or serve alcoholic beverages only for consumption on the premises of a catered event at which the licensee is also providing prepared food, and shall prominently display its license at any catered event at which the caterer is selling or serving alcoholic beverages. A licensee under this subparagraph shall purchase all alcoholic beverages it sells or serves at a catered event from a vendor licensed under s. 563.02(1), s. 564.02(1), or licensed under s. 565.02(1) subject to the limitation imposed in subsection (1), as appropriate. A licensee under this subparagraph may not store any alcoholic beverages to be sold or served at a catered event. Any alcoholic beverages purchased by a licensee under this subparagraph for a catered event that are not used at that event must remain with the customer; provided that if the vendor accepts unopened alcoholic beverages, the licensee may return such alcoholic beverages to the vendor for a credit or reimbursement. Regardless of the county or counties in which the licensee operates, a licensee under this subparagraph shall pay the annual state license tax set forth in s. 565.02(1)(b). A licensee under this subparagraph must maintain for a period of 3 years all records and receipts for each catered event, including all contracts, customers' names, event locations, event dates, food purchases and sales, alcoholic beverage purchases and sales, nonalcoholic beverage purchases and sales, and any other records required by the department by rule to

demonstrate compliance with the requirements of this subparagraph. Notwithstanding any law to the contrary, any vendor licensed under s. 565.02(1) subject to the limitation imposed in subsection (1), may, without any additional licensure under this subparagraph, serve or sell alcoholic beverages for consumption on the premises of a catered event at which prepared food is provided by a caterer licensed under chapter 509. If a licensee under this subparagraph also possesses any other license under the Beverage Law, the license issued under this subparagraph may not authorize the holder to conduct activities on the premises to which the other license or licenses apply that would otherwise be prohibited by the terms of that license or the Beverage Law. This section does not permit the licensee to conduct activities that are otherwise prohibited by the Beverage Law or local law. The Division of Alcoholic Beverages and Tobacco is hereby authorized to adopt rules to administer the license created in this subparagraph, to include rules governing licensure, recordkeeping, and enforcement. The first $300,000 in fees collected by the division each fiscal year pursuant to this subparagraph shall be deposited in the Department of Children and Families' Operations and Maintenance Trust Fund to be used only for alcohol and drug abuse education, treatment, and prevention programs. The remainder of the fees collected shall be deposited into the Hotel and Restaurant Trust Fund created pursuant to s. 509.072; or

6. A culinary education program as defined in s. 381.0072(2) which is licensed as a public food service establishment by the Division of Hotels and Restaurants.

a. This special license shall allow the sale and consumption of alcoholic beverages on the licensed premises of the culinary education program. The culinary education program shall specify designated areas in the facility where the alcoholic beverages may be consumed at the time of application. Alcoholic beverages sold for consumption on the premises may be consumed only in areas designated under s. 561.01(11) and may not be removed from the designated area. Such license shall be applicable only in and for designated areas used by the culinary education program.

b. If the culinary education program provides catering services, this special license shall also allow the sale and consumption of alcoholic beverages on the premises of a catered event at which the licensee is also providing prepared food. A culinary education program that provides catering services is not required to derive at least 51 percent of its gross revenue from the sale of food and nonalcoholic beverages. Notwithstanding any law to the contrary, a licensee that provides catering services under this sub-subparagraph shall prominently display its beverage license at any catered event at which the caterer is selling or serving alcoholic beverages. Regardless of the county or counties in which the licensee operates, a licensee under this sub-subparagraph shall pay the annual state license tax set forth in s. 565.02(1)(b). A licensee under this sub-subparagraph must maintain for a period of 3 years all records required by the department by rule to demonstrate compliance with the requirements of this sub-subparagraph.

c. If a licensee under this subparagraph also possesses any other license under the Beverage Law, the license issued under this subparagraph does not authorize the holder to conduct activities on the premises to which the other license or licenses apply that would otherwise be prohibited by the terms of that license or the Beverage Law. This subparagraph does not permit the licensee to conduct activities that are otherwise prohibited by the Beverage Law or local law. Any culinary education program that holds a license to sell alcoholic beverages shall comply with the age requirements set forth in ss. 562.11(4), 562.111(2), and 562.13.

d. The Division of Alcoholic Beverages and Tobacco may adopt rules to administer the license created in this subparagraph, to include rules governing licensure, recordkeeping, and enforcement.

e. A license issued pursuant to this subparagraph does not permit the licensee to sell alcoholic beverages by the package for off-premises consumption.

However, any license heretofore issued to any such hotel, motel, motor court, or restaurant or hereafter issued to any such hotel, motel, or motor court, including a condominium accommodation, under the general law may not be moved to a new location, such license being valid only on the premises of such hotel, motel, motor court, or restaurant. Licenses issued to hotels, motels, motor courts, or restaurants under the general law and held by such hotels, motels, motor courts, or restaurants on May 24, 1947, shall be counted in the quota limitation contained in subsection (1). Any license issued for any hotel, motel, or motor court under this law shall be issued only to the

owner of the hotel, motel, or motor court or, in the event the hotel, motel, or motor court is leased, to the lessee of the hotel, motel, or motor court; and the license shall remain in the name of the owner or lessee so long as the license is in existence. Any special license now in existence heretofore issued under this law cannot be renewed except in the name of the owner of the hotel, motel, motor court, or restaurant or, in the event the hotel, motel, motor court, or restaurant is leased, in the name of the lessee of the hotel, motel, motor court, or restaurant in which the license is located and must remain in the name of the owner or lessee so long as the license is in existence. Any license issued under this section shall be marked "Special," and nothing herein provided shall limit, restrict, or prevent the issuance of a special license for any restaurant or motel which shall hereafter meet the requirements of the law existing immediately before the effective date of this act, if construction of such restaurant has commenced before the effective date of this act and is completed within 30 days thereafter, or if an application is on file for such special license at the time this act takes effect; and any such licenses issued under this proviso may be annually renewed as now provided by law. Nothing herein prevents an application for transfer of a license to a bona fide purchaser of any hotel, motel, motor court, or restaurant by the purchaser of such facility or the transfer of such license pursuant to law.

(b) Any county in which special licenses were issued under the provisions of s. 561.20(2)(b) in effect prior to the effective date of this act shall continue to qualify for such licenses pursuant to those provisions in effect prior to the effective date of this act, and shall not be affected by the provisions of paragraph (a), except that in such counties, any restaurant located in a specialty center built on governmentally owned land shall be subject to the provisions of paragraph (a).

1. A specialty center means any development having at least 50,000 square feet of leasable area, containing restaurants, entertainment facilities, and specialty shops, and located adjacent to a navigable water body. Alcoholic beverages sold for consumption on the premises by a vendor in a specialty center may be consumed within the specialty center but may not be removed from such premises.

2. A specialty center also means any enclosed development that has at least 170,000 square feet of leasable area that is under the dominion and physical control of the owner or manager of the enclosed development, containing restaurants, entertainment facilities, specialty shops, and a movie theater with at least 18 operating screens. Alcoholic beverages sold for consumption on the premises by a vendor in a specialty center may be consumed only in areas designated pursuant to s. 561.01(11) and may not be removed from the designated area.

(c) In addition to any special licenses that may be issued under the provisions of paragraph (a), the division is authorized to issue special licenses to qualified applicants who own or lease bowling establishments having 12 or more lanes and all necessary equipment to operate them. Any license issued for any bowling establishment under the provisions of this paragraph shall be issued only to the owner of the bowling establishment or, in the event the bowling establishment is leased, to the lessee of the bowling establishment; and the license shall remain in the name of the owner or lessee so long as the license is in existence. Any such license issued under this paragraph shall not be moved to a new location. No license issued pursuant to this paragraph shall permit the licensee to sell alcoholic beverages by the package for off-the-premises consumption. The provisions of this paragraph do not preclude any bowling establishment from holding a beverage license issued pursuant to any other provision of this section.

(d) Any board of county commissioners may be issued a special license which shall be issued in the name of the county and be applicable only in and for facilities which are owned and operated by the county and in which the sale and consumption of alcoholic beverages are not otherwise prohibited. The license may be transferred from one qualified county facility to another upon written notification to the department.

(e) The owner of a hotel, motel, or motor court may lease his or her restaurant operation to another corporation, individual, or business association that, upon meeting the requirements for a restaurant license set forth in this chapter, may operate independently of the hotel, motel, or motor court and be permitted to provide room service for alcoholic and intoxicating beverages within such hotel, motel, or motor court in which the restaurant is located.

(f) In addition to the exceptions set forth in this subsection, no such limitation of the number of licenses as herein provided shall prohibit the issuance of special airport licenses as defined in s. 561.01(12) to restaurants that

are a part of, or serve, publicly owned or leased airports. The special airport license provided for herein shall allow for consumption within designated areas of the airport terminal as defined in s. 561.01(13). Any holder of such special license located at a publicly owned and operated airport may sell and serve alcoholic beverages for consumption on the premises to the general public under such license in not more than four places or locations in control of the holder of such license. Any license so issued may not be transferred to a new location, except that a vendor operating a place of business under a special license may transfer such license when the publicly owned or leased airport at which the vendor operates a place of business under a special license moves its terminal facilities on the same airport premises, or when the airport is required by law to move its entire operation to a new location. Any license so issued shall entitle the vendor operating a place of business under such license to sell to airlines vinous beverages and distilled spirits in sealed miniature containers and other alcoholic beverages for consumption on the aircraft using the facility, but only for consumption by the passengers of the aircraft when such aircraft is airborne.

(g) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to any public fair or exposition which is organized in accordance with chapter 616. No licensee under this special license shall enter into any exclusive contract for its use. The special license may not be used in connection with any youth agricultural activity or during any regularly scheduled public fair or exposition, and such license may be used only in connection with special events held on the premises of the fairgrounds, which premises are considered to be licensed premises under the dominion and control of the public fair or exposition authority at all times. This special license is not transferable.

(h) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to any civic center authority or sports arena authority which is authorized by state law or by a local government ordinance or which civic center or sports arena is otherwise owned by a political subdivision of this state. The license may be transferred to a qualified applicant authorized by contract with the authority to provide food service for the facility. The license shall at all times remain the exclusive property of the authority, and upon termination by any manner of the contract between the authority and the applicant concerning the furnishing of food service, the license shall revert to the authority by operation of law.

(i) The division shall not charge a fee in excess of $250 for the license authorized by paragraph (g) or paragraph (h).

(j) In addition to any special licenses issued under the Beverage Law, the division may issue a special license for consumption on the premises only to a performing arts center, provided that any consumption of alcoholic beverages under this license, except as part of food and beverage service for banquets or receptions, may occur only in conjunction with an artistic, educational, cultural, promotional, civic, or charitable event occurring on the premises under the authorization of or offered directly by the performing arts center. The license may be transferred to a qualified applicant authorized by contract with the performing arts center to provide food and beverage service for the center. The license shall at all times remain the exclusive property of the performing arts center, and upon termination by any manner of the contract between the performing arts center and the applicant concerning the furnishing of food and beverage service, the license shall revert to the performing arts center by operation of law. The division shall not charge a fee in excess of $400 for the license authorized by this paragraph.

(3) The limitation upon the number of such licenses to be issued as herein provided does not apply to existing licenses or to the renewal or transfer of such licenses; but upon the revocation of any existing license, no renewal thereof or new license therefor shall be issued contrary to the limitation herein prescribed.

(4) The limitations herein prescribed shall not affect or repeal any existing or future local or special act relating to the limitation by population and exceptions or exemptions from such limitation by population of such licenses within any incorporated city or town or county that may be in conflict herewith. Any license issued under a local or special act relating to the limitation by population shall be subject to all requirements and restrictions contained in the Beverage Law that are applicable to licenses issued under subsection (1).

(5) Provisions of subsections (2) and (4) as amended by chapter 57-773, Laws of Florida, shall take effect January 1, 1958, and shall apply only to those places of business licensed to operate after January 1, 1958, and shall in no manner repeal or nullify any license issued under provisions of law which are now operating or will

operate prior to the effective date January 1, 1958; and all such places of business shall be exempt from the provisions of this law so long as they are in continuous operation.

(6) When additional licenses become available by reason of an increase in population or by reason of a county permitting the sale of intoxicating beverages when such sale has been prohibited, the division may issue the number of new licenses that become available by reason of the last regular population estimate; however, in no event shall any person, firm, or corporation licensed as a vendor under subsection (1) have an interest, directly or indirectly, in more than 30 percent of the number of licenses authorized for issuance in such county. Notwithstanding the foregoing limitation, any licensed vendor having an interest, directly or indirectly, in more than 30 percent of the licenses authorized for issuance in any one county on July 1, 1981, may continue to qualify for such licenses.

(7)(a) There shall be no limitation as to the number of licenses issued pursuant to s. 565.02(4). However, any licenses issued under this section shall be limited to:

1. Subordinate lodges or clubs of national fraternal or benevolent associations;
2. Golf clubs, tennis clubs, and beach or cabana clubs which are municipally or privately owned or leased;
3. Nonprofit corporations or clubs devoted to promoting community, municipal, or county development or any phase of community, municipal, or county development;
4. Clubs fostering and promoting the general welfare and prosperity of members of showmen and amusement enterprises;
5. Clubs assisting, promoting, and developing subordinate lodges or clubs of national fraternal or benevolent associations; and
6. Clubs promoting, developing, and maintaining cultural relations of people of the same nationality.

(b) Any corporation, partnership, or individual operating a club owning or leasing and maintaining any bona fide regular, standard golf course consisting of at least nine holes, with clubhouse, locker rooms, and attendant golf facilities and comprising in all at least 35 acres of land owned or leased by such club may be issued a license under s. 565.02(4); but failure of such club to maintain the golf course and golf facilities shall be grounds for revocation of the license.

(c) Any corporation, partnership, or individual operating a club owning or leasing and maintaining any bona fide tennis club or four-wall indoor racquetball club consisting of not fewer than 10 regulation-size tennis courts or 10 regulation-size four-wall indoor racquetball courts, or a combination of such courts totaling in the aggregate not fewer than 10 courts, or a combination of 8 such courts and exercise facilities which in square footage total not fewer than the aggregate square foot equivalent of 10 regulation-size courts with clubhouse facilities, pro shop, locker rooms, and attendant tennis or racquetball facilities, all located on a contiguous tract of land owned or leased by such club, may be issued a license under s. 565.02(4); but failure of such club to maintain such courts and facilities shall be grounds for revocation of any such license so issued. Any racquetball or tennis club which has been constructed and completed on or before July 1, 1980, and which contains the requisite number of courts of proper size and attendant facilities may be granted a license without the necessity of securing additional approval from the incorporated municipality or county in which the racquetball or tennis club facility is located. It is intended that this subsection be an exception to s. 562.45(2) preempting the zoning power of local government to the state only in instances involving tennis and racquetball clubs constructed and completed on or before July 1, 1980. Nothing in this paragraph, however, shall be construed to limit the power of incorporated municipalities or counties to enact ordinances regulating hours of business and prescribing sanitary regulations for such racquetball or tennis club facilities.

(d) Any corporation, partnership, or individual operating a club which owns or leases and which maintains any bona fide beach or cabana club consisting of beach facilities, swimming pool, locker rooms or bathroom facilities for at least 100 persons, and a public food service establishment as defined in s. 509.013(5)(a), comprising in all an area of at least 5,000 square feet located on a contiguous tract of land of in excess of 1 acre may be issued a license under s. 565.02(4). The failure of such club to maintain the facilities shall be a ground for revocation of the license.

(8) In addition to any licenses that may be issued to restaurants under the provisions of this section, the division is authorized to issue special licenses to qualified applicants whose applications have been approved by the Inter-American Center Authority for use within the confines of the Inter-American Cultural and Trade Center; however, any such license issued pursuant to this subsection shall not permit the licensee to sell alcoholic beverages by the package for off-premises consumption.

(9) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue special licenses to any county which has a population of at least 1 million persons according to the latest federal census and which owns and operates airport facilities pursuant to chapters 125 and 332, for transfer to qualified applicants who have secured approval from the board of county commissioners of such county for use within the confines of such airport facilities. Such licenses shall not be valid in any location beyond the confines of the terminal facilities of the airport. In the event of expiration or revocation of such licenses, such licenses shall revert to the board of county commissioners automatically, by operation of law. However, no special license issued pursuant to this subsection shall permit the county or its transferee to sell alcoholic beverages by the package for off-premises consumption.

(10) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue a special license to any marketing association of horse breeders organized under the laws of the state. Such license shall be applicable only in and for facilities used by the association for public auction of its products. No license issued pursuant to this subsection shall permit the licensee to sell alcoholic beverages by the package for off-premises consumption. The provisions of this subsection do not preclude any cooperative marketing association of horse breeders from holding a license issued pursuant to any other provision of this chapter.

(11) In addition to any licenses that may be issued under the provisions of this chapter, the division is authorized to issue a special license to historic American Legion Posts in Florida which were chartered prior to September 16, 1919, the date on which the United States Congress issued the National Charter for the American Legion. Any holder of a license issued pursuant to this subsection shall, at its option, be permitted to sell alcoholic beverages to resident guests as well as members and nonresident guests for consumption on the premises only. Revenue from the sale of such alcoholic beverages must be used to operate, maintain, or improve said American Legion Post facilities, grounds, or activities and to maintain an emergency fund not to exceed the costs of operation of the American Legion Post for the prior calendar year. Any remaining revenue from the sale of alcoholic beverages shall be donated to local nonprofit charitable organizations on an annual basis. Posts exercising their option under this subsection shall pay an annual license fee of $500. This section shall not apply to any county which has held an election under s. 567.01 and whose electors have voted to prohibit the sale of alcoholic beverages for consumption on the licensed premises.

(12)(a) In addition to any other licenses issued under the provisions of this chapter, the division is authorized to issue a special license to a person or to an organization for the purpose of authorizing:

1. A sale pursuant to a levy and execution;
2. A sale by an insurance company in possession of alcoholic beverages;
3. A bankruptcy sale;
4. A sale resulting from a license suspension or revocation;
5. A sale of damaged goods by a common carrier;
6. A sale by a bona fide wine collector; or
7. A sale of packaged alcoholic beverages pursuant to part V of chapter 679.

(b) A special license shall be issued under this subsection upon filing an application at the district office and paying a $25 fee. Such fee shall be deposited in the Alcoholic Beverages and Tobacco Trust Fund.

(c) A special license is valid for 3 days after the time of its effective date and time as set by the division. A license issued pursuant to this subsection does not permit the licensee to sell alcoholic beverages for consumption on the premises.

(d) A distributor may purchase packaged alcoholic beverages at any sale specified in paragraph (a).

(13) Notwithstanding any other provision of law, any license to sell or serve alcoholic beverages issued to a port authority, as defined in s. 315.02, entitles that port authority, or the lessee or lessees which it may choose, to sell

and serve alcoholic beverages at any terminal within the port jurisdictional boundaries upon annual payment to the division of an annual fee equivalent to the annual license fee for each sales or service location. However, any lessees chosen by the port authority shall meet the criteria for licensure for sales and service of alcoholic beverages.

History.—s. 2, ch. 16774, 1935; CGL 1936 Supp. 4151(228); s. 2, ch. 23746, 1947; s. 7, ch. 25359, 1949; s. 1, ch. 28113, s. 1, ch. 28117, 1953; s. 4, ch. 29786, s. 1, ch. 29829, s. 1, ch. 29978, 1955; s. 24, ch. 57-1; s. 1, ch. 57-299; s. 17, ch. 57-420; ss. 1, 2, ch. 57-773; s. 1, ch. 57-837; s. 1, ch. 57-1991; s. 1, ch. 59-370; s. 2, ch. 61-219; ss. 1, 2, 4, ch. 61-300; s. 1, ch. 61-439; s. 1, ch. 67-173; ss. 16, 35, ch. 69-106; s. 1, ch. 71-238; s. 1, ch. 72-61; s. 1, ch. 72-83; s. 1, ch. 72-230; s. 1, ch. 72-260; s. 1, ch. 73-366; s. 1, ch. 73-367; ss. 1, 2, 3, ch. 76-2; s. 1, ch. 76-242; s. 5, ch. 77-471; s. 1, ch. 77-474; s. 1, ch. 78-103; s. 1, ch. 80-232; s. 2, ch. 80-339; s. 4, ch. 81-158; s. 1, ch. 84-95; ss. 1, 3, ch. 84-286; s. 6, ch. 85-161; s. 69, ch. 86-163; s. 2, ch. 86-228; ss. 29, 30, ch. 86-269; s. 3, ch. 87-63; s. 13, ch. 88-308; s. 1, ch. 88-404; s. 1, ch. 89-230; s. 1, ch. 89-248; s. 2, ch. 89-361; s. 9, ch. 90-17; ss. 1, 8, ch. 91-60; s. 3, ch. 92-176; s. 2, ch. 92-205; s. 3, ch. 93-134; s. 842, ch. 97-103; s. 2, ch. 99-216; s. 68, ch. 2000-154; s. 6, ch. 2000-191; s. 278, ch. 2014-19; s. 3, ch. 2016-120; s. 3, ch. 2016-190; s. 3, ch. 2017-137; s. 1, ch. 2021-30; s. 16, ch. 2021-135; s. 1, ch. 2023-65.

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BUSINESS IMPACT ESTIMATE[1]

Meeting Date: March 11, 2026	Agenda Item No. 10.1

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

The ordinance updates definitions to align with Florida law, revises extended-hours licensing (midnight–6:00 a.m.), clarifies proximity/separation requirements, and refines noise restrictions with targeted exemptions (including the MXE district). The changes are intended to improve regulatory clarity, harmonize Town code with state frameworks, and offer measured flexibility to qualified businesses while preserving public welfare.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

There are no direct compliance costs for businesses, as the ordinance does not impose new requirements, operational changes, or mandates.

b. New Charges/Fees on Businesses Impacted:
Not applicable. The ordinance does not impose any new charges, fees, or taxes on businesses.

c. Estimate of Regulatory Costs:

There are no new regulatory costs associated with this ordinance.

Good Faith Estimate of Number of Businesses Likely Impacted: Businesses operating under alcohol licenses may be affected by updated definitions and extended-hours provisions. Additionally, businesses in different election districts could experience changes in commissioner representation.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

Agenda Item Report

Subject:	Consideration and approval to Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency - Sponsored by Town Planner Von der Meulen ORDINANCE NO: 2026-009 AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28–ZONING, ARTICLE IV.–SUPPLEMENTAL REGULATIONS, ADDING DIVISION 5.–ACCESSORY STRUCTURES AND SECTION 28-339 REGULATING ACCESSORY STRUCTURES AND MOVING SECTION 28-340 DOCKS FROM DIVISION 4.-FENCES, WALSS AND HEDGES TO DIVISION 5.-ACCESSORY STRUCTURES; PROVIDING FOR DEFINITIONS AND STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	
Dept/Group:	Planning and Zoning
Recommendation for Counsel to consider:	
Background Information:	Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods. However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.
Staff Recommendations:	

Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

2026-009 - Structure - Business Impact Statement - Regular Commission Meeting - March 11, 2026
Accessory Structures Ordinance - 2026-009
25-Z-05 Staff Report

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: March 11, 2026	Agenda Item No. 10.2

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

The ordinance amends Chapter 28 – Zoning to establish Section 28-339 regulating accessory structures in residential zoning districts. It provides definitions, permitted types, location, height, and design standards for structures such as sheds, carports, gazebos, pools, and mechanical equipment. The purpose is to ensure compatibility with principal dwellings, preserve neighborhood character, and promote public safety and orderly development.

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs:

Minimal. The ordinance primarily affects residential properties; businesses operating in residential zones (e.g., home-based businesses) may need to comply with new setback and design standards.

b. New Charges/Fees on Businesses Impacted:
None. No new fees or taxes are introduced; standard permitting applies.

c. Estimate of Regulatory Costs:

None beyond existing zoning compliance processes.

Good Faith Estimate of Number of Businesses Likely Impacted: Limited impact. Only businesses operating from residential properties or installing accessory structures (e.g., storage sheds, mechanical equipment) will be affected.

Any Additional Information:

This Business Impact Estimate statement is provided as a courtesy. This Ordinance is exempt from the Business Impact Estimate statement requirements under Florida Law as an ordinance required for compliance with federal or state law or regulation under Section 166.041(4)(c)(1), Florida Statutes.

[1] Business Impact Estimate does not apply to the following:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. Part II of Chapter 163, F.S.;
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).

ORDINANCE NO. 2026-009

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 28–ZONING, ARTICLE IV.–SUPPLEMENTAL REGULATIONS, ADDING DIVISION 5.–ACCESSORY STRUCTURES AND SECTION 28-339 REGULATING ACCESSORY STRUCTURES AND MOVING SECTION 28-340 DOCKS FROM DIVISION 4.-FENCES, WALSS AND HEDGES TO DIVISION 5.-ACCESSORY STRUCTURES; PROVIDING FOR DEFINITIONS AND STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town finds it necessary to establish clear and consistent standards for residential accessory structures to ensure compatibility with principal dwellings and surrounding uses; and

WHEREAS, the Town Commission has determined that adopting such regulations is in the best interest of the public health, safety, and welfare of its residents;

WHEREAS, the Town Commission seeks to establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency and intent in application;

WHEREAS, The purpose of this ordinance is to establish regulations for residential accessory structures that promote public safety, preserve neighborhood character, ensure compatibility with principal uses, and support orderly residential development.

WHEREAS, the Town's Planning and Zoning Board recommended approval of this ordinance at its March 5, 2026 meeting; and

WHEREAS, the Town Commission has conducted a public hearing in accordance with the requirements of Florida law; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF

THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1: That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: Chapter 28 Sec. 28-339 entitled "ACCESSORY STRUCTURES" of the Code of Ordinances of the Town of Pembroke Park, Florida is hereby amended to read as follows:

(A). Intent

The intent of this section is to establish consistent standards for residential accessory structures which are incidental and subordinate to the principal use of a property. These regulations are designed to ensure such structures are properly located, scaled, and designed to maintain neighborhood character, protect public safety, and support the orderly development of residential areas within the Town of Pembroke Park.

(B). Definitions

Air Conditioning (AC) Unit means a mechanical device designed to regulate indoor temperature, humidity, and air quality within a building. When located outside the principal structure, an AC unit may be classified as an accessory structure, subject to applicable zoning and building regulations.

Canopies means a temporary or permanent overhead covering supported by posts or attached to a building, used to provide shade or shelter over walkways or patios.

Carports means a roofed, open-sided accessory structure designed to provide covered parking for personal vehicles, typically supported by posts and located on the same lot as the principal residence.

Chickee Huts means a traditional open-sided structure with a raised platform and

thatched roof made of natural materials, commonly used for shade or recreation and not intended for permanent habitation.

Decks and Patios mean a flat, ground-level or elevated outdoor surfaces made of wood, concrete, or other materials, intended for leisure, dining, or entertainment adjacent to the principal structure.

Detached Garage means a detached garage is a fully enclosed accessory structure, separate from the principal residence, designed for the storage of personal vehicles and incidental household items, and not intended for commercial use or habitation.

Gazebo means a freestanding, open-sided accessory structure with a roof, typically used for shade, relaxation, or outdoor gatherings, and located within a residential yard.

Generator means a mechanical device designed to produce electrical power for residential or commercial use, typically as a backup energy source during utility outages. When installed on a property, a generator may be classified as an accessory structure provided it meets the following conditions:

Hard Roof Screen Enclosure means an accessory structure with a solid, permanent roof and screened walls, typically attached to or near a principal building, used to provide a sheltered outdoor space while maintaining ventilation and visibility.

Mechanical Equipment means any device, apparatus, or system that provides mechanical, electrical, heating, cooling, ventilation, or plumbing functions to support the primary use of a building or property. When located outside the principal structure, mechanical equipment may be classified as an accessory structure, subject to applicable zoning and building regulations.

Pergola means an open-roof accessory structure composed of vertical posts and

crossbeams, often used to define outdoor spaces or support climbing vegetation, without providing full weather protection.

Pool means a constructed basin or enclosure filled with water, designed for swimming, wading, or recreational use, and may be in-ground or above-ground.

Shed means a non-habitable, enclosed structure typically used for the storage of tools, equipment, or household items, constructed with a roof and walls and located on the same lot as the principal building.

Screen Enclosure means a screen enclosure is an accessory structure composed of mesh or screening material supported by a frame, used to enclose patios, pools, or porches for insect protection and outdoor enjoyment.

Sculptures and Statue means a decorative, non-functional art installations placed on residential property, typically made of stone, metal, or other durable materials, and intended for aesthetic enhancement.

Trellises means a lightweight, open-framework structure made of lattice or gridwork, designed to support climbing plants or serve as a decorative landscape feature.

(C). Purpose

This part applies to uses that are customarily incidental and subordinate to a principal use of the same lot. Further this part also applies to any non-habitable structure that is detached from a principal structure on the same lot that is incidental and subordinate in use and size to the principal structure and principal use of the same lot. This section is intended to regulate the location, height, and appearance within residential districts, in the Town of Pembroke Park of Accessory Buildings and Structures.

(D). Permitted Accessory Structures:

Accessory structures regulated under this section shall be permitted in all residential zoning districts except for T-1. Reference Section Chapter 8 for the T-1 Mobile Home Park District regulations:

(1) Accessory buildings, including but not limited to:
  (a) Carports
  (b) Hard Roof Screen Enclosures
  (c) Detached Garages
  (d) Sheds
(2) Freestanding Open-Sided Structures (Permanent or Temporary) including but not limited to:
  (a) Canopies
  (b) Chickee huts
  (c) Decks and Patios
  (d) Gazebos
  (e) Pergolas
(3) Pools
(4) Screen enclosures
(5) Sculptures and statues
(6) Trellises

(E) Setback Regulations and Allowable Encroachments.

1. General Provisions:
   i. Yard Determination: Where yard definitions are unclear, the Town Planner shall determine applicable yards based on surrounding development and planning patterns.
   ii. Please refer to Table 1 below regarding the setback requirements for all permitted

accessory structures within the Town's residential districts.

Table 1 – Residential Accessory Structure Setbacks

RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES								
	Type	**Setbacks**				**Maximum Height**	**Maximum Dimensions**	**Additional Regulations**
		Front	**Side**	**Street Side**	**Rear**			
Accessory Building	**Sheds**	Not permitted	5 feet	15 feet	5 feet	12 feet	200 square feet	Not permitted past front building facade
	Detached Garages	Same setback as principle Building	Same setback as principle Building	Same setback as principle Building	Same setback as principle Building	Same setback as principle Building	750 square feet	Not permitted past front building facade
	Hard Roof Screen Enclosure	Same setback as principle Building	5 feet	5 feet	5 feet	12 feet	750 square feet	Requires screening
Free Standing Open-Sided Structures	**Car Ports-Residential**	Not permitted	5 feet	5 feet	5 feet	20 feet	Side by side: 21 feet by 19 feet Tandem: 10.5 feet by 40 feet	Not permitted past front building facade
	Gazebos	Not permitted	5 feet	5 feet	5 feet	12 feet	200 square feet	Not permitted past front building facade
	Trellises	5 Feet	5 feet	5 feet	5 feet	20 feet	100 square	N/A

							feet	
	Chickee Huts	Not permitted	5 feet	5 feet	5 feet	20 feet	200 square feet	Not permitted past front building facade
	Pergolas	Not permitted	5 feet	5 feet	5 feet	20 feet	Limited to the buildable area established by setbacks.	Not permitted past front building facade
	Canopies	Not permitted	5 feet	5 feet	5 feet	12 feet	200 square feet	Not permitted past front building facade
	Pool(s) and Spa	Not permitted	5 feet to waterline	5 feet to waterline	5 feet to waterline	N/A	N/A	
	Decks and Patios	5 feet	5 feet	5 feet	5 feet	30 inches above grade	N/A	N/A
	Sculpture/ Statues	5 feet	5 feet	5 feet	5 feet	N/A	N/A	N/A
	Mechanical Equipment (includes AC Equipment and Generators)	Not permitted	5 feet	5 feet	5 feet	5 feet	20 square feet per	Requires screening; not visible from roadway. Not permitted past front building facade

(F). Exemptions

i. Florida Statue 553.73 and Section 102.2(H) of the Florida Building Code waives the building permit requirements for Chickee Huts constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida.

ii. Chickee Huts shall comply with the setbacks, height, and dimensions of free-standing open-sided structures in table 1.

Section 3: It is the intention of the Town Commission of the Town of Pembroke Park that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Pembroke Park, Florida, and that the Sections of this ordinance may be renumbered, re lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

Section 4: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 6: This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 202_.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE

PARK, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 202_.

ATTEST:

_____
GEOFFREY JACOBS
Mayor Commissioner

_____
CYNTHIA GARCIA-LIMA
Town Clerk

Approved as to form and legal sufficiency

_____
Jacob G. Horowitz
Town Attorney

VOTE

CODE: ~~Strikethrough~~ indicates deletion. Underline indicates additions.

Town of Pembroke Park

3150 SW 52nd Avenue • Pembroke Park, Florida 33023
954.966.4600 • www.tppfl.gov

TO: Town Commission

FROM: Michael Vonder Meulen, AICP, Consultant Town Planner, KEITH

MEETING DATE: March 11, 2026

SUBJECT: 25-Z-05 / Accessory Structure Ordinance

APPLICANT: Town of Pembroke Park

REQUEST:

Amend chapter 28 – "Zoning" to establish section 28-339 in order establish clear regulations for residential accessory structures, including defined standards for setbacks and height to ensure consistency.

RECOMMENDED ACTION:

The Consultant Town Planner recommends approval of this accessory structure amendment.

ITEM TO BE CONSIDERED BY THE TOWN COMMISSION:

- 25-Z-05 / Accessory Structure Ordinance

BACKGROUND

Chapter 28, titled "Zoning", of the Pembroke Park's code of ordinances which establishes the town's zoning regulations was originally adopted on May 1, 1963, by Ordinance 63-5-1. The Ordinance establishes setback requirements across all zoning districts. These regulations are intended to promote orderly development, safeguard public health and safety, and preserve the character and integrity of residential and non-residential neighborhoods.

However, since the original adoption of Chapter 28, there has been no specific section addressing the regulation of accessory structures within residential zoning districts. This absence has created a regulatory gap, limiting the Town's ability to uniformly manage the placement, size, and use of such structures in residential areas.

STUDY AND JUSTIFICATION

Planning staff conducted a comparative analysis of accessory structure regulations in neighboring municipalities. The purpose of this study was to evaluate best practices, identify regulatory gaps, and ensure that Pembroke Park's zoning code stays aligned with nearby municipalities while still reflecting the Town's specific planning needs.

Municipalities studied by staff include West Park, Miramar, Dania Beach, Hallandale Beach, and Hollywood Beach. These jurisdictions were selected based on their proximity, similar residential development patterns, and relevance to Pembroke Park's land use framework.

Based on the findings of this study, planning staff recommends the adoption of a new section within Chapter 28 to establish clear and consistent regulations for accessory structures in residential zoning districts. This amendment is intended to address existing gaps in the Town's zoning code, support orderly development, and ensure alignment with the goals and policies outlined in the Town of Pembroke Park Comprehensive Plan.

TEXT AMENDMENTS AND JUSTIFICATIONS

The proposed text amendments, taking into consideration the issues addressed in the study section, are as follows:

Section	Amendment	Action
Sec. 28-339	The addition of section 28-339 is intended to address the current absence of specific standards governing such structures and will provide guidance on the following components: • Definitions • Permitted Structures • Setbacks • Height • Exemptions	Addition

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendment is consistent with the following policy and goal set by the Town of Pembroke Park's comprehensive plan:

GOAL 1
Encourage the private and public sectors to adhere to the patterns of planned development in the Town which shall promote environmental protection, strive to meet the Town's social and economic needs and contribute to the health, welfare, and safety of its residents.

POLICY #1.1.2:
The Town shall periodically review its current Land Development Regulations to:
2. Eliminate duplication and inconsistencies within code by revising the code to current standards, address current needs identified in the Comprehensive Plan and provide a more efficient system of timely completing public facilities and regular maintenance, which, at a minimum.

ATTACHMENTS

Exhibit A - Proposed Ordinance

Agenda Item Report

Subject:	Updated Vehicle Maintenance Plan- Chief Daniel DeCoursey
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Daniel DeCoursey, Police Chief
Dept/Group:	Police Department
Recommendation for Counsel to consider:	
Background Information:	Staff received notification from the vendor that the previously submitted and approved quote (reviewed at the February 3, 2026 Commission Workshop) reflected the 2025 Vehicle Maintenance Plan cost rather than the 2026 pricing. The vendor has provided an updated quote dated March 2, 2026. The updated 2026 quote reflects a cost of $3,520.00 per vehicle, for a total of $17,600.00, resulting in an increase of $1,275.00 from the previously approved amount.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Vehicle Maintenance Coverage
Maintenance Plans (5) quote 3_2_26

Drive On for Miles.

$0 Deductible per Covered Repair Visit	✓
Scheduled Maintenance Coverage	✓
Limited Wear Item Coverage	✓
First-Day Rental Option	✓
Transferable to Subsequent Owner (transfer fee applies)	✓
Full Synthetic Oil Option (available on most vehicles)	✓
Multiple Service Intervals Available (5,000, 7,500 and 10,000 miles)	✓
Severe Duty Maintenance Coverage (5,000-mile intervals)	✓

The Ford Protect extended service plan is 100% backed by Ford Motor Company.

$0 deductible.

Coverage is 100% transferable.

- If you ever sell your vehicle, the new owner can take advantage of remaining coverage. This could help attract buyers, plus it may bring an INCREASED RESALE VALUE for your vehicle (transfer fee applies).

First-Day Rental Option.

- Provides coverage of $60 a day for up to 2 days for covered repairs

0% APR interest-free Installment Payment Plan: Flexible payment options are available when the extended service plan is not included in the vehicle financing; everyone qualifies, making it the smart choice.

Installment Payment Plan
ADMINISTERED BY BUDCO FINANCIAL

FORD PROTECT®

Premium Maintenance Plan

EXTENDED SERVICE PLAN



Drive On with Confidence.

It's more than just a routine oil change. Keep your vehicle running at its optimum performance with a Ford Protect Premium Maintenance extended service plan.

This comprehensive plan provides premium protection for your vehicle with routine inspections, preventive care and replacement of select wear items that require periodic attention to ensure it's running at top performance.

Premium Maintenance covers these important maintenance items:

- Engine oil and filter changes
- Multi-point inspections
- Tire rotations
- Brake pads and linings
- Shock absorbers/struts
- Spark plugs
- Clutch discs
- Engine belts, coolant hoses and clamps
- Wiper blades

FORD PROTECT®

This brochure is intended to provide general information about a Premium Maintenance extended service plan offered by Ford Protect. Prices and plan details may have changed after the brochure was printed. Plan availability, benefits, coverage and provider may vary by state. Please refer to your plan's service contract for the actual terms and conditions.

https://redirect.ford.com/fppmp

24FLP-PMPBRCH-F
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Printed in the U.S.A.

October 2023

Drive On with Peace of Mind.

Comprehensive maintenance coverage for Ford and competitive-make vehicles.

Keep your car or truck running great for years to come with a Ford Protect Premium Maintenance Plan. Covering scheduled maintenance required by the manufacturer, including select wear items, these prepaid plans help protect you against rising labor and parts costs.

Enjoy premium protection for miles and miles.

With this plan, you'll be able to protect your vehicle and budget with timely care and inspections that may:

- Prevent serious and expensive repairs
- Help you maintain optimal performance
- Possibly increase your vehicle's resale value



- All service intervals purchased must be completed before the coverage ends
- Coverage begins at the New Vehicle Limited Warranty start date and zero miles
- Coverage ends at the earlier of the number of years purchased or number of miles purchased

You can add to your plan and drive on with even greater peace of mind.

Ford Protect Pickup and Delivery Option.

This option provides convenient personalized service, which allows you more free time rather than spending your valuable time in a dealership. Service includes:

- Pickup & delivery
- For loaner benefits, First-Day Rental Option must be included
- Mobile service option

Coverage for scheduled maintenance.

The following services are representative of the required maintenance for your vehicle. Your specific plan will be based on requirements indicated in your Owner's Scheduled Maintenance Guide.

- Change engine oil and replace oil filter
- Inspect and rotate tires
- Inspect brake pads/shoes/rotors/drums, brake lines and parking brake system
- Inspect wheel ends for end play and noise
- Inspect and lubricate steering linkage, ball joints, suspension and, if equipped, halfshafts, driveshafts and u-joints
- Change transmission fluid
- Replace fuel filter
- Replace engine air filter
- Change engine coolant
- Replace PCV valve
- Change transfer case fluid*
- Inspect and lubricate 4x4 front axle shaft u-joints*
- Lubricate 4x4 front hub needle bearings*
- Lubricate 4x2 front wheel bearings, replace grease seals and adjust bearings*
- Fill diesel exhaust fluid*

Multi-point inspection.

At each scheduled service appointment, your vehicle will also undergo a comprehensive multi-point inspection as indicated in your Owner's Scheduled Maintenance Guide.

- Check fluid levels and fill:
  - Transmission (if equipped with a dipstick)
  - Brake reservoir
  - Power steering
  - Coolant recovery reservoir
  - Window washer
  - Diesel exhaust fluid (if necessary)*
- Check systems and components:
  - Horn, interior lights, exterior lamps, turn signals, and hazard and brake lights
  - Windshield washer spray, wiper operation and wiper blades
  - Windshield for cracks, chips and pitting
  - Radiator, heater and air conditioning lines (leaks and damage)
  - Engine air filter
  - Oil and fluid leaks
  - Exhaust system (leaks, damage, loose parts)
  - Steering and steering linkages
  - Shocks/struts and other suspension components (leaks and damage)
  - Accessory drive belt(s)
  - Clutch operation*
  - Tires for wear and proper air pressure

** If equipped.*

PREMIUM MAINTENANCE PLAN TIME AND MILEAGE OPTIONS

(All Makes and Models – Gas/Hybrid/Diesel)

Plan Length or Miles Covered (Coverage ends at the earlier of years or mileage)	Available Coverage		
	Severe	Normal (Recommended based on AVG IOLM)	Extended Normal
	Estimated Maintenance Frequency		
	5,000◊ Miles	7,500 Miles	10,000 Miles
	Total Number of Service Visits		
2 Years			
25,000 Miles	5	3	2
30,000 Miles	6	4	3
27 Months			
25,000 Miles	5	3	2
30,000 Miles	6	4	3
39,000 Miles	8	5	4
45,000 Miles	9	6	4
3 Years			
22,500 Miles	4	3	2
31,500 Miles	6	4	3
36,000 Miles	7	5	4
37,500 Miles	8	5	4
45,000 Miles	9	6	4
60,000 Miles	12	8	6
75,000 Miles	15	10	8
85,000 Miles	17	11	9
100,000 Miles	20	13	10
125,000 Miles	25	17	13
150,000 Miles	30	20	15
175,000 Miles	35	24	18
39 Months			
25,000 Miles	5	3	2
30,000 Miles	6	4	3
39,000 Miles	8	5	4
45,000 Miles	9	6	4
60,000 Miles	12	8	6
4 Years			
36,000 Miles	7	5	4
48,000 Miles	10	7	5
60,000 Miles	12	8	6
75,000 Miles	15	10	8
85,000 Miles	17	11	9
100,000 Miles	20	13	10
125,000 Miles	25	17	13
150,000 Miles	30	20	15
175,000 Miles	35	24	18
5 Years			
36,000 Miles	7	5	5
48,000 Miles	10	7	5
60,000 Miles	12	8	6
75,000 Miles	15	10	8
85,000 Miles	17	11	9
100,000 Miles	20	13	10
125,000 Miles	25	17	13
150,000 Miles	30	20	15
175,000 Miles	35	24	18
6 Years			
36,000 Miles	7	6	6
48,000 Miles	10	7	6
60,000 Miles	12	8	6
75,000 Miles	15	10	8
85,000 Miles	17	11	9
100,000 Miles	20	13	10
125,000 Miles	25	17	13
150,000 Miles	30	20	15
175,000 Miles	35	24	18
7, 8, 9 and 10 Years			
36,000 Miles	7	7	7
48,000 Miles	10	7	7
60,000 Miles	12	8	7
75,000 Miles	15	10	8
85,000 Miles	17	11	9
100,000 Miles	20	13	10
125,000 Miles	25	17	13
150,000 Miles	30	20	15
175,000 Miles	35	24	18

◊Coverage includes "severe duty" maintenance items (if required). Visits may vary for Ford Blue Advantage and Lincoln CPO plans.

Municipal Vehicle Sales Quote

Garber Ford, Inc.
3380 Hwy 17 (PO Box 1600)
Green Cove Springs, FL 32043
(800) 849-3462 or (904) 264-2442
www.garberautomall.com

DATE: March 2, 2026
QUOTE: Maintenance Quote

PREPARED BY
Scott Mueller
SMueller@garberautomall.com
904.365.7772

PREPARED FOR: Town of Pembroke Park
Attn; Captain Donald Prichard
dprichard@pdtppfl.gov
954.218.4792

SOURCE CONTRACT INFORMATION:

BASE VEHICLE DESCRIPTION		MODEL #	PRICE
FACTORY OPTIONS	**CODE**	**BASE PRICE**	**NET PRICE (2% DISC)**
(2) Premium Maintenece plans - 7,500 mile service interval		3520	$ 7,040.00
for 2026 F150 Responders on order			
5 Year, 100,000 mile, zero "0" deductible			
(3) Premium Maintenece plans - 7,500 mile service interval		3520	$ 10,560.00
for 2026 Ford PIU's on order			
5 Year, 100,000 mile, zero "0" deductible			
		SUBTOTAL	$17,600.00
		PRICE PER VEHICLE	$ 3,520.00
Notes:		**NUMBER OF VEHICLES**	5
		TOTAL	**$ 17,600.00**

Payment is Due on a Net30 Basis

If you have any questions concerning this quote please call!

THANK YOU FOR YOUR BUSINESS!

Agenda Item Report

Subject:	Approval of Minutes January 14, 2026 - Regular Commission Meeting February 3, 2026 - Workshop Commission Meeting February 11, 2026 - Regular Commission Meeting February 11, 2026 - Special Commission Meeting February 16, 2026 - Special Commission Meeting February 20, 2026 - Special Commission Meeting February 23, 2026 - Special Commission Meeting February 24, 2026 - Special Commission Meeting
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Cynthia Garcia-Lima, Town Clerk
Dept/Group:	Clerk
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

01.14.2026 -Regular Commission Meeting Minutes
02.03.2026 - Workshop Commission Meeting
02.11.2026 - Regular Commission Meeting
02.11.2026- Special Commission Meeting
02.16.2026- Special Commission Meeting
02.20.2026- Special Commission Meeting
02.23.2026- Special Commission Meeting
02.24.2026- Special Commission Meeting

MINUTES
REGULAR COMMISSION MEETING

7:00 PM - Wednesday, January 14, 2026
Commission Chambers

The REGULAR COMMISSION MEETING of the Town of Pembroke Park was called to order on Wednesday, January 14, 2026, at 7:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed; Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem; Mayor Geoffrey Jacobs

EXCUSED:

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 7:00PM.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3 ROLL CALL

The meeting was called to order at 7:00 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner; Erik Morrissette, Acting Clerk Commissioner; William Hodgkins, Clerk Commissioner; Musfika Kashem, Vice Mayor; Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

Town Attorney noted that item 9.2 regarding the second reading of the ordinance on personnel procedures manual would be pulled and re-

DRAFT

advertised for the next meeting. Commissioner Mohammed requested to pull item 12.1 regarding updates to the purchasing manual. Mayor Jacobs pulled all consent agenda items to make them individual items for consideration.

Motion to approve the amended agenda was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

5 PRESENTATIONS / PROCLAMATIONS

5.1 Presentation from Florida Atlantic University on Re-Districting

Mike Stam and James Clark from Florida Atlantic University presented their analysis and recommendations for the town's redistricting process. Mr. Stam explained that the current districts are severely out of balance, noting that they haven't been updated in over 25 years. According to the 2020 census, Pembroke Park has a population of 6,260, with an average of 1,252 people per district. The estimated 2025 population is 6,354 with an average of 1,271 people per district.

The current districts show significant population disparities: District 1: 597 people, District 2: 531 people, District 3: 663 people, District 4: 1,765 people, District 5: 2,798 people.

Mr. Stam emphasized that the total deviation between districts is over 300%, with a mean deviation of 63%, significantly exceeding the recommended 10% maximum deviation. The presenters offered three redistricting alternatives, each designed to reduce populations in Districts 4 and 5 while increasing populations in Districts 1, 2, and 3.

Mr. Clark explained the criteria used for redistricting, including population equity, compliance with the Voting Rights Act, geographic contiguity and compactness, and maintaining communities of interest. He provided details for each of the three proposed alternatives: Alternative 1: Best population balance with a total deviation of 18.98% and a mean deviation of 3.8%, Alternative 2: Improves district recognizability using Hallandale Beach Boulevard as a boundary, with a mean deviation of 6.06%, Alternative 3: Provides a different configuration of the western boundaries with a mean deviation of 6.34%.

Acting Clerk Commissioner Morrissette expressed concern about the practical effect of redistricting when commissioners are elected at large.

Town Attorney explained that even with at-large elections, redistricting is required by law to ensure equal opportunity for residents to run for office. The attorney also clarified that the town charter requires redistricting and that commissioners must reside in their district one year prior to the election date, which creates a time constraint for implementation.

The commission agreed to discuss the redistricting options further at the February 3rd workshop and scheduled a special meeting to meet the March 9th, 2026, deadline for adoption.

6 PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

There were no public comments.

7 CONSENT AGENDA

7.1 Motion of Approval of Park Use Fee Waiver for Community Outreach Event Hosted by Rose Heart Foundation and Earthly Doula - Sponsored by Mayor Jacobs

RESOLUTION NO.: 2026-001

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE REQUEST FROM ROSE HEART FOUNDATION AND EARTHLY DOULA TO USE A LOCAL TOWN PARK AT NO COST FOR A COMMUNITY OUTREACH EVENT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Jacobs explained this was a nonprofit community event with bounce houses at Raymond Preserve that would benefit the community.

ACTION: Motion to approve Resolution 2026-001 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.2 Motion to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann

RESOLUTION NO: 2026-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE CAPITAL IMPROVEMENT ELEMENT ATTACHED HERETO AS EXHIBIT A AND AUTHORIZING SUBMISSION TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

ACTION: Motion to approve Resolution 2026-002 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.3 Motion of Approval to Waive Competitive Procurement and Approve Agreement with Blue Digital Corp. for Document Scanning Services - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO: 2026-003

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING THE WAIVER OF COMPETITIVE PROCUREMENT PURSUANT TO SECTION 2-125(d)(17) OF THE TOWN CODE AND APPROVING AN AGREEMENT ATTACHED HERETO AS EXHIBIT A BETWEEN THE TOWN AND BLUE DIGITAL CORP. FOR DOCUMENT SCANNING AND RELATED SERVICES; PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk explained that Blue Digital has already been handling the town's digital records, they are located locally, and the town can access their warehouse if documents need to be retrieved. The Town Attorney noted that Coral Gables had used the same vendor through a similar waiver process.

ACTION: Motion to approve Resolution 2026-003 was made by Acting Clerk Commissioner Morrissette. Seconded by Hodgkins, and it passed unanimously on a poll vote.

7.4 Motion to waive competitive procurement pursuant to Sec. 2-125(d)(17) of the Town's Code and finding that it is in the Town's best interests to engage CivicPlus for agenda management services - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO.: 2026-004

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, WAIVING COMPETITIVE PROCUREMENT PURSUANT TO SECTION 2-125(d)(17) OF THE TOWN CODE; FINDING THAT IT IS IN THE BEST INTERESTS OF THE TOWN TO ENGAGE CIVICPLUS FOR THE PROVISION OF CIVIC CLERK AGENDA MANAGEMENT SERVICES; AUTHORIZING THE TOWN CLERK TO EXECUTE ALL NECESSARY AGREEMENTS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

The Town Clerk explained that CivicPlus already manages the town's website and public records request platform and offered a discount because the town already uses their services.

ACTION: Motion to approve Resolution 2026-004 was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.5 Motion to Approve of HIDTA State and Local Task Force Agreement with the DEA - Sponsored by Police Chief DeCoursey

RESOLUTION NO: 2026-005

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF THE HIDTA STATE AND LOCAL TASK FORCE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION (DEA), AND THE PEMBROKE PARK POLICE DEPARTMENT ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Motion to approve Resolution No. 2026-005 was made by Acting Clerk Commissioner Morrissette. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.6 Motion to Approve the Commission Meeting dates for the 2026 calendar year. Enclosed is a list of the proposed dates - Sponsored by Town Clerk Garcia-Lima

ACTION: Motion to approve the commission meeting dates for 2026 was made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.7 Approval of Meeting Minutes - Sponsored by Town Clerk Garcia-Lima

September 10, 2025 - First Public Budget Hearing Meeting
September 10, 2025 - Regular Commission Meeting
September 24, 2025 - Special Commission Meeting
September 24, 2025 - Second Public Budget Meeting
September 24, 2025 - Workshop Commission Meeting
September 29, 2025 - Regular Commission Meeting
October 29, 2025 - Workshop Commission Meeting

DRAFT

ACTION: Motion to approve the minutes made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7.8 Motion to Approve to continue the Utilization of the Temporary Generator - Sponsored by Town Manager Lynch

A lengthy discussion took place regarding the emergency generator project.

Mayor Jacobs expressed frustration over the slow progress of the project, noting it has been pending for more than 10 years.

Town Manager Lynch explained that the current rental generator costs $7,020 per month, and Public Works Director Odoms estimated that a permanent generator installation would take approximately one year to complete due to supply chain issues and building modifications required.

The mayor voiced concern about spending over $84,000 annually on generator rental and questioned why the project has been delayed so long despite having grant funding.

Commissioner Mohammed and Mayor Jacobs noted similar concerns about the air conditioning system replacement which was also delayed.

Town Manager Lynch mentioned that there had been some pause to the project while considering a potential offer to purchase Town Hall, but the commission agreed that projects should move forward regardless.

ACTION: Mayor Jacobs gave directions to Public Works Director Jeffrey Odoms to include in his accountability presentation discussion on generator and AC Projects.

ACTION: Motion to approve to continue utilization of the temporary generator for a period of 12 months, the commission will revisit discussion depending on the installation and outcome of the town's emergency generator/new generator made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

Town Manager Lynch requested an ancillary motion before heading into the next item. Town Manager requested a motion to have him respond to Mr. Pelosi in reference to the email he sent out a week ago.

DRAFT

Direction was given to respond to Mr. Pelosi**.**

7.9 Motion to Approve the purchase of Backup system for the Police Department not to exceed $20,000 - Sponsored by IT Director Pakula

IT Director explained that this backup system would allow the police department to operate outside of Town Hall if the on-premises servers went down.

ACTION: Motion to approve the purchase of backup system for the Police Department not to exceed $20,000 made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

7.10 Motion to ratify expenses incurred for leased vehicles obtained through Enterprise Fleet Management without prior Commission approval - Procurement Specialist Woodbury

James Davermann explained that 16 vehicles had lease renewals at the same time, totaling approximately $946,000 over five years. He clarified that the town has an ongoing agreement with Enterprise Fleet Management that began in 2020, but the size of this renewal required commission ratification.

Commissioners expressed concern that vehicle acquisitions had not come before the commission for approval as had been the practice in the past.

Commissioner Mohammed emphasized the need for better oversight on spending and proper training on procurement procedures.

ACTION: Motion to ratify expenses incurred for leased vehicles obtained through Enterprise Fleet Management made by Clerk Commissioner Hodgkins. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

8 APPLICATIONS/PUBLIC HEARINGS

8.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 25-SV-02
Applicant: Lucky Cigar, Inc.

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Address: 2865 SW 30th Avenue
Request: The applicant is requesting two (2) variances from the sign code to increase the length
and height of the east sign. This application requests a variance from Section 21-20. (c).1.A limiting the letter height and Section 21-20. (c).1. B limiting the length of the sign.

RESOLUTION NO: 2026-006

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-02 AND GRANTING TWO (2) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2865 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Michael Von der Meulen presented a request for two sign variances from Lucky Cigar at 2865 SW 30th Avenue. The variances would allow for an increase in sign length by 20 feet and letter height by 10 inches. Staff recommended approval, noting the sign would comply with the new sign code being developed.

ACTION: Motion to approve Resolution 2026-006 made by Commissioner Mohammed. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

8.2 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 25-SV-05
Applicant: O'Reilly's
Address: 4700 W. Hallandale Beach Blvd
Request: The applicant is requesting three (3) variances from the sign code to increase the height, length and sign area. This application requests a variance from Section 21-20. (c).1.A limiting the letter height, Section 21-20. (c).1. B limiting the length of the sign and Section 21-20. (c).1.C limiting the sign area.

RESOLUTION NO: 2026-007

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 25-SV-05 AND GRANTING THREE (3) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 4700 WEST HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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Town Planner Michael Von der Meulen presented a request for three sign variances from O'Reilly's at 4700 W. Hallandale Beach Boulevard. The variances would allow for increases in letter height, sign length, and sign area. Staff recommended approval, noting this sign would also comply with the proposed new sign code.

ACTION: Motion to approve Resolution 2026-007 made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

9 ORDINANCES - SECOND READING

9.1 Consideration and approval of an Ordinance Amending the Purchasing Thresholds - Sponsored by Procurement Administrator Woodbury & Town Attorney Horrowitz

ORDINANCE NO.: 2026-001

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" BY SPECIFICALLY AMENDING ARTICLE V, ENTITLED "PROCUREMENT;" AMENDING SEC. 2-128, ENTITLED "PROCUREMENT AMOUNT THRESHOLDS;" AMENDING THE PROCUREMENT THRESHOLDS FOR THE TOWN'S ACQUISITION OF GOODS AND SERVICES; PROVIDING FOR CONSISTENCY WITH THE TOWN'S PURCHASING MANUAL; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Town Attorney presented Ordinance 2026-001, which would increase the town's procurement thresholds.

Mayor Jacobs expressed concerns about raising the thresholds after discovering the nearly $1 million vehicle lease oversight.

Commissioner Mohammed agreed, stating she was uncomfortable with raising thresholds without proper procurement oversight and training.

Town Manager Lynch argued that current thresholds were restrictive and cited examples of programs they couldn't implement because costs exceeded his authority. He noted that the proposed thresholds were recommended by procurement professionals and were still lower than many other municipalities.

ACTION: Motion to approve Ordinance 2026-001 made by Vice Mayor Kashem. Seconded by Clerk Commissioner Hodgkins, and motion failed with Mayor Jacobs, Commissioner Mohammed and Vice Mayor Kashem voting no, poll 2-3.

9.2 Consideration and approval of the Revised Town Personnel Handbook - Sponsored by HR Director Frishman

ORDINANCE NO.: 2026-002

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA ADOPTING THE AMENDED PEMBROKE PARK PERSONNEL POLICIES AND PROCEDURES MANUAL, ATTACHED HERETO AS EXHIBIT "A," AND INCORPORATED AS IF FULLY SET FORTH HEREIN; AMENDING CHAPTER 19 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "PERSONNEL;" AMENDING ARTICLE I, ENTITLED "IN GENERAL" BY SPECIFICALLY AMENDING SECTION 19-1, ENTITLED "ADOPTION OF PERSONNEL POLICIES AND PROCEDURES MANUAL;" PROVIDING FOR FUTURE AMENDMENTS TO THE TOWN'S PERSONNEL MANUAL BY RESOLUTION OF THE TOWN COMMISSION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Item was pulled.

10 ORDINANCES - FIRST READING

10.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis

ORDINANCE: 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Town Attorney explained that this ordinance would establish an application process for Certificates of Use to replace the process that was eliminated when Local Business Tax Receipts were discontinued. The ordinance essentially copies the previous BTR application process to the

Certificate of Use process with minor changes, including accommodations for home businesses.

ACTION: Motion to approve Ordinance 2026-003 on first reading made by Clerk Commissioner Hodgkins. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

11 NEW BUSINESS

11.1 Motion to Approve contract between Cigna and Town of Pembroke Park for insurance agent compensation - Sponsored by Town Manager Lynch

Town Manager Lynch explained that Evershore (formerly Cigna) provides health care plan administration for the town and operates on a standard commission basis. This agreement would formalize that arrangement.

ACTION: Motion to approve the contract with Cigna for insurance agent compensation made by Commissioner Mohammed. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

12 DISCUSSION

12.1 Updates on town purchasing manual, and P-Card purchases - Sponsored by Commissioner Mohammed

Item was pulled.

13 ATTORNEY REPORTS

The Town Attorney reported on two items: Changes to the county's ethics code, eliminating various gift categories and simplifying the requirements to align with state law. Along with an update on the large user agreement with the City of Hollywood, noting that the town is working with the Akerman law firm and economic consultant Kevin Kwan to prepare correspondence to Hollywood outlining potential economic damages claims.

14 TOWN MANAGER REPORTS

Town Manager Lynch reported that the micro-hospital project next to Wawa is back online after some design issues had temporarily put it on hold. The project is being fast-tracked, and the town is planning a press

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conference to announce the hospital, which is expected to be an economic catalyst for the area.

15 COMMISSION REPORTS

Commissioner Mohammed had nothing to report.

Acting Clerk Commissioner Morrissette had nothing to report.

Clerk Commissioner Hodgkins had nothing to report.

Vice Mayor Kashem had nothing to report.

Mayor Jacobs delivered a statement addressing recent media attention and defending his record of advocating for accountability in town government. He detailed ongoing infrastructure issues, delayed projects, and his commitment to transparency and progress despite challenges.

16 ANNOUNCEMENTS

16.1 Workshop Commission meeting, Tuesday, February 3, 2026, at 6:00 pm
Regular Commission meeting, Wednesday, February 11, 2026, at 7:00 pm
Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 am

17 ADJOURNMENT

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the

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Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES
WORKSHOP COMMISSION MEETING

6:00 PM - Tuesday, February 3, 2026
Commission Chambers

The WORKSHOP COMMISSION MEETING of the Town of Pembroke Park was called to order on Tuesday, February 3, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed and Mayor Geoffrey Jacobs

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

There was no recited pledge as there was no quorum.

3 ROLL CALL

The meeting was called to order at 6:00 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner, and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

5 PRESENTATIONS

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6 REPORTS OF COMMITTEES AND TOWN STAFF

6.1 Accountability - Sponsored by Mayor Jacobs

6.2 Report from the Public Services Department - Public Services Director Odoms

6.3 Report from the Finance Department - Finance Director Davermann

6.4 Report from the IT Department - IT Director Pakula

6.5 Report from the Town Clerk Department - Town Clerk Garcia-Lima

6.6 Report from the Building Department - Building Department Manager Louis

6.7 Report from the Police Department - Chief DeCoursey

6.8 Fire Department Update - Sponsored by Chief Kane

7 ORDINANCES - FIRST READING

7.1 Consideration and Approval of Ordinance Amending Commission Meeting Time from 7:00 p.m. to 6:00 p.m. - Sponsored by Town Manager Lynch

ORDINANCE NO: 2026-004

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING SECTION 2-36 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "DATE AND TIME FOR REGULAR MEETINGS;" BY SPECIFICALLY CHANGING THE TIME THE COMMISSION MEETS FROM 7:00 P.M. TO 6:00 P.M.; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

7.2 Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann

ORDINANCE NO: 2026-005

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING

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FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7.3 Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed

ORDINANCE NO: 2026-006

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

8 ORDINANCES - SECOND READING

8.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis

ORDINANCE: 2026-003

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9 NEW BUSINESS

9.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen

File No.: 26-SV-01

Applicant: Antonio Acosta/Solutions Electrical Corp

Address: 2540 SW 30th Avenue

Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1.A limiting the letter height.

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RESOLUTION NO: 2026-011
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9.2 Consideration of Approval of Agreement with the Broward County Supervisor of Elections for Administration of the 2026 General Election Referendum - Sponsored by Town Clerk Garcia-Lima
RESOLUTION NO: 2026-008
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR SERVICES RELATED TO THE ADMINISTRATION OF THE 2026 GENERAL ELECTION REFERENDUM AS REQUIRED BY ORDINANCE 2025 005; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, AND AN EFFECTIVE DATE.

9.3 Discussion and Possible action on Policy for Acceptance & Tracking of Tickets to Events (Ethics) - Sponsored by Town Attorney Horowitz
RESOLUTION NO: 2026-009
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA APPROVING THE COMMISSION POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO THE ACCEPTANCE, CONTROL AND DISTRIBUTION OF TICKETS TO CHARITABLE AND OTHER EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

9.4 Consideration and Approval for Adoption of Fixed Asset Management SOP Policy - Sponsored by Finance Director Davermann
RESOLUTION NO: 2026-010
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING A FIXED ASSET MANAGEMENT STANDARD OPERATING PROCEDURES POLICY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR PURPOSE AND AUTHORITY; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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9.5 2026 Hallandale Beach Chamber of Commerce Board Installation - Sponsored by Town Manager Lynch

RESOLUTION NO: 2026-012

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE TOWN TO SPONSOR A TABLE IN THE AMOUNT OF TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9.6 Consideration and Approval for Creation of Town-Wide Wellness & Weight-Loss Program With Incentives and Commercial Scale "Walking under the Stars" - Sponsored by Commissioner Mohammed

RESOLUTION NO. 2026-013

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE ESTABLISHMENT OF A VOLUNTARY TOWN-WIDE WELLNESS PROGRAM; AUTHORIZING THE PURCHASE OF A COMMERCIAL-GRADE SCALE SUBJECT TO BUDGET AND PROCUREMENT REQUIREMENTS; AUTHORIZING THE USE OF GUEST TRAINERS SUBJECT TO INSURANCE AND WAIVER REQUIREMENTS; AUTHORIZING THE TOWN MANAGER TO ADMINISTER THE PROGRAM; PROVIDING FOR PRIVACY PROTECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

9.7 Consideration and Approval to Cancel Otis Elevator Maintenance Contract - Sponsored by Public Services Director Odoms

RESOLUTION NO: 2026-014

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE CANCELLATION OF THE OTIS ELEVATOR MAINTENANCE CONTRACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

9.8 Consideration and Approval of Eggstravaganza Budget - Sponsored by Procurement Administrator Woodbury

RESOLUTION NO: 2026-015

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK APPROVING THE BUDGETED EXPENSES TOTALING $12,000.00 FOR THE 2026 EGGSTRAVAGANZA EVENT SCHEDULED FOR MARCH 28, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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9.9 Vehicle Maintenance Plan Quote and Coverage - Sponsored by Chief DeCoursey

9.10 Consideration and approval of ESRI Renewal for 2026 to 2027 - Sponsored by Mark Pakula
Approve ESRI Renewal (Geographic Information Systems)

9.11 Approval of Minutes - Sponsored by Town Clerk Garcia-Lima

November 7, 2025 - Regular Commission Meeting
December 1, 2025 - Final Budget Commission Meeting
December 1, 2025 - Workshop Commission Meeting
December 10, 2025 - Final Budget Commission Meeting
January 7, 2026 - Workshop Commission Meeting

10 DISCUSSION

10.1 Discussion and possible action on Town Re-Districting - Sponsored by Town Attorney Horowitz

10.2 Discussion on the Creation of a Pembroke Park Community Benefit Fund Modeled After Tamarac's Program - Sponsored by Commissioner Mohammed

10.3 Christmas Tree - Sponsored by Mayor Jacobs

10.4 Discussion on the Building Department - Sponsored by Mayor Jacobs

10.5 Discussion on ARPA funds - Sponsored by Mayor Jacobs

10.6 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs

10.7 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs

10.8 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs

10.9 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs

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10.10 Discussion on Employee Carwash Benefit Program - Sponsored by Town Manager Lynch

10.11 Discussion on Direction to Human Resources Director to Initiate Search for an Assistant Town Manager - Sponsored by Acting Clerk Commissioner Morrissette

10.12 Discussion on Attendance to the ICSC Las Vegas Conference - Sponsored by Commissioner Mohammed

11 ATTORNEY COMMENTS

The Town Attorney is currently drafting a Redistricting Ordinance for the Commission's consideration. The body of the Ordinance will formally refer to a redistricting map as an 'Exhibit,' which the Commission must finalize and select. The goal is to present the completed Ordinance and Exhibit for a first reading at the February 11th meeting.

12 TOWN MANAGER COMMENTS

13 COMMISSIONER COMMENTS

13.1 Commissioner Mohammed

Acting Clerk Commissioner Morrissette

Clerk Commissioner Hodgkins

Vice Mayor Kashem

Mayor Jacobs stated there are no commissioners here. Therefore, they do not have a quorum for the commission meeting. He also stated he sent an open invitation to the Broward Office of Inspector General to be a part of the meeting. He hopes they attended online. He asked for all items to be transferred to the next commission meeting as a line item. He lastly mentioned the following meeting he will need to attend via zoom as he will be out for work.

14 ANNOUNCEMENTS

14.1 Regular Commission Meeting, Wednesday, February 11, 2026, at 7:00 p.m.
Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 a.m.

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Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:00 p.m.

15 ADJOURNMENT

Meeting was adjourned at 6:02 pm.

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD)

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES REGULAR COMMISSION MEETING

7:00 PM - Wednesday, February 11, 2026
Commission Chambers

The REGULAR COMMISSION MEETING of the Town of Pembroke Park was called to order on Wednesday, February 11, 2026, at 7:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Commissioner Ashira Mohammed and Mayor Geoffrey Jacobs

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called meeting to order at 7:13pm.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Jacobs.

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3 ROLL CALL

The meeting was called to order at 7:13 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner, and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacob Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

DRAFT

5 PRESENTATIONS

5.1 Accountability - Sponsored by Mayor Jacobs

5.2 Report from the Public Services Department - Public Services Director Odoms

5.3 Report from the Finance Department - Finance Director Davermann

5.4 Report from the IT Department - IT Director Pakula

5.5 Report from the Town Clerk Department - Town Clerk Garcia-Lima

5.6 Report from the Building Department - Building Department Manager Louis

5.7 Report from the Police Department - Chief DeCoursey

5.8 Fire Department Update - Sponsored by Chief Kane

6 PUBLIC COMMENTS RELATED TO AGENDA ITEMS/GOOD & WELFARE

7 APPLICATIONS/PUBLIC HEARINGS

7.1 Consideration and approval of a sign variance - Town Planner Consultant Von der Meulen
File No.: 26-SV-01
Applicant: Antonio Acosta/Solutions Electrical Corp
Address: 2540 SW 30th Avenue
Request: The applicant is requesting a variance from the sign code to increase the sign height. This application requests a variance from Section 21-20. (c).1. A limiting the letter height.

RESOLUTION NO: 2026-011

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, APPROVING SIGN VARIANCE APPLICATION NO. 26-SV-01 AND GRANTING ONE (1) SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2540 SW 30th AVENUE, PEMBROKE PARK, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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8 RESOLUTIONS

8.1 Consideration of Approval of Agreement with the Broward County Supervisor of Elections for Administration of the 2026 General Election Referendum - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO: 2026-008

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR SERVICES RELATED TO THE ADMINISTRATION OF THE 2026 GENERAL ELECTION REFERENDUM AS REQUIRED BY ORDINANCE 2025 005; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, AND AN EFFECTIVE DATE.

8.2 Discussion and Possible action on Policy for Acceptance & Tracking of Tickets to Events (Ethics) - Sponsored by Town Attorney Horowitz

RESOLUTION NO: 2026-009

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA APPROVING THE COMMISSION POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO THE ACCEPTANCE, CONTROL AND DISTRIBUTION OF TICKETS TO CHARITABLE AND OTHER EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

8.3 Consideration and Approval for Adoption of Fixed Asset Management SOP Policy - Sponsored by Finance Director Davermann

RESOLUTION NO: 2026-010

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING A FIXED ASSET MANAGEMENT STANDARD OPERATING PROCEDURES POLICY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR PURPOSE AND AUTHORITY; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

8.4 2026 Hallandale Beach Chamber of Commerce Board Installation - Sponsored by Town Manager Lynch

RESOLUTION NO: 2026-012

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE TOWN TO SPONSOR A TABLE IN THE AMOUNT OF TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

8.5 Consideration and Approval for Creation of Town-Wide Wellness & Weight-Loss Program With Incentives and Commercial Scale "Walking under the Stars" - Sponsored by Commissioner Mohammed
RESOLUTION NO. 2026-013
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE ESTABLISHMENT OF A VOLUNTARY TOWN-WIDE WELLNESS PROGRAM; AUTHORIZING THE PURCHASE OF A COMMERCIAL-GRADE SCALE SUBJECT TO BUDGET AND PROCUREMENT REQUIREMENTS; AUTHORIZING THE USE OF GUEST TRAINERS SUBJECT TO INSURANCE AND WAIVER REQUIREMENTS; AUTHORIZING THE TOWN MANAGER TO ADMINISTER THE PROGRAM; PROVIDING FOR PRIVACY PROTECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

8.6 Consideration and Approval to Cancel Otis Elevator Maintenance Contract - Sponsored by Public Services Director Odoms
RESOLUTION NO: 2026-014
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE CANCELLATION OF THE OTIS ELEVATOR MAINTENANCE CONTRACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

8.7 Consideration and Approval of Eggstravaganza Budget - Sponsored by Procurement Administrator Woodbury
RESOLUTION NO: 2026-015
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK APPROVING THE BUDGETED EXPENSES TOTALING $12,000.00 FOR THE 2026 EGGSTRAVAGANZA EVENT SCHEDULED FOR MARCH 28, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9 ORDINANCES – SECOND READING

9.1 Certificate of Use Application Ordinance - Sponsored by Building Department Manager Louis
ORDINANCE: 2026-003
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 15 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS;" BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "CERTIFICATES OF USE;" AMENDING SEC. 15-175, ENTITLED "CERTIFICATE OF USE REQUIREMENTS;" PROVIDING FOR AN APPLICATION AND APPROVAL PROCESS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

10 ORDINANCES

10.1 Consideration and Approval of Ordinance Amending Commission Meeting Time from 7:00 p.m. to 6:00 p.m. - Sponsored by Town Manager Lynch
ORDINANCE NO: 2026-004
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING SECTION 2-36 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "DATE AND TIME FOR REGULAR MEETINGS;" BY SPECIFICALLY CHANGING THE TIME THE COMMISSION MEETS FROM 7:00 P.M. TO 6:00 P.M.; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

10.2 Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann
ORDINANCE NO: 2026-005
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

10.3 Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed
ORDINANCE NO: 2026-006
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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11 NEW BUSINESS

11.1 Vehicle Maintenance Plan Quote and Coverage - Sponsored by Chief DeCoursey

11.2 Consideration and approval of ESRI Renewal for 2026 to 2027 - Sponsored by Mark Pakula

11.3 Approval of Minutes - Sponsored by Town Clerk Garcia-Lima

November 7, 2025 - Regular Commission Meeting
December 1, 2025 - Final Budget Commission Meeting
December 1, 2025 - Workshop Commission Meeting
December 10, 2025 - Final Budget Commission Meeting
January 7, 2026 - Workshop Commission Meeting

12 OLD BUSINESS

13 DISCUSSION

13.1 Discussion on the Creation of a Pembroke Park Community Benefit Fund Modeled After Tamarac's Program - Sponsored by Commissioner Mohammed

13.2 Discussion on Attendance to the ICSC Las Vegas Conference - Sponsored by Commissioner Mohammed

13.3 Discussion on Direction to Human Resources Director to Initiate Search for an Assistant Town Manager - Sponsored by Acting Clerk Commissioner Morrissette

13.4 Discussion on Employee Carwash Benefit Program - Sponsored by Town Manager Lynch

13.5 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs

13.6 Christmas Tree - Sponsored by Mayor Jacobs

13.7 Discussion on the Building Department - Sponsored by Mayor Jacobs

13.8 Discussion on ARPA funds - Sponsored by Mayor Jacobs

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13.9 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs

13.10 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs

13.11 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs

14 ATTORNEY REPORTS

15 TOWN MANAGER COMMENTS

16 COMMISSIONER COMMENTS

13.1 Commissioner Mohammed

Acting Clerk Commissioner Morrissette

Clerk Commissioner Hodgkins

Vice Mayor Kashem

Mayor Jacobs noted that he had taken three flights in the last 24 hours and fought traffic to make it to this critical meeting. He expressed frustration that the other three commissioners had walked out of the dais after the previous meeting to prevent this meeting from occurring, stating that their absence was "self-serving" while he came for the residents, accountability, and to move the town forward.

Due to lack of quorum, Mayor Jacobs announced that the meeting could not proceed. After discussion with staff about timing requirements for various agenda items, particularly the sign variance that would need separate advertisement and the second reading ordinance requiring 10 days prior advertisement, it was determined that the entire meeting would be rescheduled.

The mayor and staff agreed to schedule a special meeting for Friday, February 20, 2026, at 6:00 PM to handle the regular agenda items. Additionally, a decision was made to schedule the second reading of the redistricting ordinance (item 7.2) for February 25, 2026, at 6:30 PM, prior to the workshop meeting, to allow sufficient time for proper advertisement.

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17 ANNOUNCEMENTS

17.1 Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 a.m.
Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:00 p.m.
Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.

SPECIAL EVENT
Food Give Aways - Saturday, February 28, 2026, at 9:00 a.m.

18 ADJOURNMENT

Meeting was adjourned at 7:19 pm.

ATTEST:

_____
Cynthia Garcia Lima, Town Clerk
Commission approved on: _____

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD)

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES SPECIAL COMMISSION MEETING

6:00 PM - Wednesday, February 11, 2026
Commission Chambers

The SPECIAL COMMISSION MEETING of the Town of Pembroke Park was called to order on Wednesday, February 11, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Mayor Geoffrey Jacobs (via Teams); Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Commissioner Ashira Mohammed (via Teams) and Vice Mayor Musfika Kashem

EXCUSED:

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 6:01pm.

2 PLEDGE OF ALLEGIANCE

Led by Mayor and Commissioners

3 ROLL CALL

The meeting was called to order at 6:01 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner (via Teams); Erik Morrissette, Acting Clerk Commissioner; William Hodgkins, Clerk Commissioner; Musfika Kashem, Vice Mayor.

Additional staff in attendance were Jacobs Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

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4 DELETIONS OR WITHDRAWALS TO THE AGENDA

There were no deletions or withdrawals to the agenda.

5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

There were no public comments.

Clerk Commissioner Hodgkins made a motion to pass the gavel to Vice Mayor Kashem. Acting Clerk Commissioner Morrissette seconded the motion and it passed with Vice Mayor Kashem, Acting Clerk Commissioner Morrissette, Clerk Commissioner Hodgkins voting yes, Commissioner Mohammed not voting and Mayor Jacobs opposing (3-1).

Vice Mayor Kashem made a motion to pass the gavel to Acting Clerk Commissioner Morrissette. Acting Clerk Commissioner Morrissette seconded the motion, and it passed with Acting Clerk Commissioner Morrissette, Vice Mayor Kashem, Clerk Commissioner Hodgkins voting yes, Commissioner Mohammed not voting and Mayor Jacobs voting no (3-1).

6 DISCUSSION

6.1 Discussion and possible action on Town Re-Districting - Sponsored by Town Attorney Horowitz

Town Attorney Horowitz introduced the item, reminding the Commission that at their last regular commission meeting, consultants from Florida Atlantic University (FAU) had made a preliminary presentation about redistricting. The item was originally scheduled for the February 3 workshop, which did not take place, so it was added to this special meeting.

Attorney Horowitz explained the timing issue with redistricting, noting that under the Town Charter, there's a requirement that commission members be permanent residents of the Town for at least one year prior to the date of election. With elections scheduled for March 2027, the ordinance needed to be adopted by March 2026 to comply with this requirement.

Michael Stamm from FAU presented redistricting options to the Commission. He explained that Pembroke Park's current population according to the 2020 Census was 6,280, meaning each district should have approximately 1,252 people. Based on current population estimates

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including new developments, the population was now approximately 6,354, requiring 1,271 people per district.

Mr. Stamm showed that the current districts were significantly out of balance, with District 5 far above average population and District 2 far below. He presented three alternative maps: Alternative 1: Had the lowest, population deviation (under 10%), Alternative 2: Improved equity with approximately 20% deviation, Alternative 3: Another option with approximately 20% deviation.

All three alternatives dramatically improved the current situation, which had a 178% deviation.

During discussion, Vice Mayor Kashem expressed concern about potentially running against another commissioner if districts were redrawn.

Attorney Horowitz clarified that under state law (Chapter 166), districts cannot be drawn with the intent to favor or disfavor any candidate or incumbent, and consultants were not allowed to consider where commissioners lived when creating the maps.

Town Manager Lynch suggested the possibility of eliminating districts entirely and having commissioners run for numbered seats townwide, which would require a charter amendment voted on by residents.

Attorney Horowitz confirmed this was legally possible but noted that if such a ballot measure failed in November, they would still need redistricting.

After discussion, the Commission decided to proceed with Alternative 1 on first reading, with the understanding they could make adjustments before second reading.

ACTION: Clerk Commissioner Hodgkins moved to approve Alternative 1 as the exhibit for Ordinance 2026-007 on first reading. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

6.2 Recommendation to engage Michael Garcia, Esq. to represent the Town in response to the Complaint filed on behalf of Mayor Geoffrey Jacobs including the filing of any counterclaims deemed to be necessary and appropriate - Sponsored by Town Manager Lynch

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Town Manager Lynch presented this item, explaining that it was for the appointment of Michael Garcia to represent the Town in pending litigation.

Mayor Jacobs stated this is not the way business is done in Pembroke Park. The Town manager does not get to go out and attorney shop to find the attorney that he wants to use at the taxpayer's expense. He continued stating the town has council through the Florida League of Cities that when a lawsuit is filed, it goes through the insurance, and this is going to come out of the general funds. This is not the proper procedure that the town follows in doing business when it comes to attorneys.

Attorney Horowitz clarified that when the Town is served with a complaint, it is forwarded to their insurance carrier, the Municipal Insurance Trust (FMIT). He stated that he had spoken with the insurance defense team and adjuster, who indicated there is limited coverage for this matter (up to $100,000). The Town would need to engage counsel and would be reimbursed through the insurance if the Town prevailed in the litigation.
Commissioner Mohammed asked whether the attorney had to be from an approved list, and Town Attorney Horowitz read a statement from the Florida League of Cities stating that this was "reimbursable coverage only" and the Town would need to hire its own counsel and submit the bills for reimbursement later.

Commissioner Mohammed abstained from voting, citing concerns about other pending litigation that might create a conflict of interest.

ACTION: Clerk Commissioner Hodgkins made a motion to engage Michael Garcia, Esq., to represent the Town in response to the complaint filed on behalf of Mayor Geoffrey Jacobs. Second, by Acting Clerk Commissioner Morrissette and the motion passed 3-1, with Commissioner Mohammed abstaining vote and Mayor Jacobs opposed.

7 ORDINANCES

7.1 Consideration and Approval of Ordinance for Re-Districting - Sponsored by Town Attorney Horowitz

ORDINANCE NO: 2026-007

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA PROVIDING FOR THE RE-CREATION AND RE-ESTABLISHMENT OF THE GEOGRAPHIC BOUNDARIES FOR FIVE (5) ELECTION DISTRICTS IN THE TOWN OF PEMBROKE PARK IN ACCORDANCE WITH SECTION 9 OF THE TOWN CHARTER; PROVIDING FOR FINDINGS AND CONCLUSIONS OF THE TOWN COMMISSION; PROVIDING FOR THE IMPLEMENTATION OF REVISED ELECTION

DISTRICTS TO BE EFFECTIVE FOR THE ELECTIONS TO BE HELD IN THE TOWN OF PEMBROKE PARK, FLORIDA, COMMENCING AT THE GENERAL MUNICIPAL ELECTION IN MARCH 2027, AND THEREAFTER; PROVIDING A FORM OF REQUEST TO THE SUPERVISOR OF ELECTIONS OF BROWARD COUNTY, FLORIDA, TO IMPLEMENT THE REVISED PLAN ESTABLISHED PURSUANT TO THIS RE-DISTRICTING ORDINANCE AND TO CREATE FUNCTIONAL DISTRICTS CONSISTENT WITH THE IDENTIFICATION OF GEOGRAPHIC BOUNDARIES FOR ELECTION DISTRICTS; PROVIDING FOR THE ATTACHMENT OF ELECTION DISTRICT MAPS, CHARTS, STREET ADDRESSES, AND GRAPHIC DESCRIPTIONS, WHICH SHALL BE ATTACHED TO AND MADE A PART OF THIS ORDINANCE, AS EXHIBIT "A;" PROVIDING FOR AUTHORIZATION AND DIRECTION TO THE TOWN ADMINISTRATION TO IMPLEMENT THE TERMS, CONDITIONS, AND PROVISIONS OF THIS ORDINANCE EFFECTIVE FOR THE NEXT ENSUING GENERAL MUNICIPAL ELECTION OF MARCH 2027 OR AS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Horowitz read Ordinance 2026-007 into the record, which provides for the recreation and reestablishment of geographic boundaries for five election districts in the Town of Pembroke Park. He noted that based on the Commission's previous discussion, Alternative 1 offered by FAU consultants would be included as Exhibit A to the ordinance.

ACTION: Commissioner Hodgkins made a motion to approve Ordinance no. 2026-007. Seconded by Vice Mayor Kashem, and it passed unanimously on a poll vote.

8 TOWN ATTORNEY COMMENTS

Town Attorney Horowitz had no comments to report.

9 TOWN MANAGER COMMENTS

Town Manager Lynch had no comments to report.

10 COMMISSIONER COMMENTS

Commissioner Mohammed attempted to bring up several items during commissioner comments, including authorization for conferences and discussion of data centers. Acting Clerk Commissioner Morrissette, who

was chairing the meeting at this point, ruled her comments out of order as they were not related to the special meeting agenda. Commissioner Mohammed continued commenting her concern on budget for commissioners conference trips.

Town Manager Lynch clarified that he had already approved Commissioner Mohammed's conference attendance as it was under the $10,000 threshold requiring Commission approval.

Acting Clerk Commissioner Morrissette had no comments to report.

Vice Mayor Kashem had no comments to report.

Clerk Commissioner Hodgkins had no comment to report.

Mayor Jacobs had no comment to report.

11 ANNOUNCEMENTS

Acting Clerk Commissioner Morrissette announced:

Special Magistrate Hearing, Wednesday, February 18, 2026, at 9:00 a.m.

Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:00 p.m.

Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.

SPECIAL EVENT: Food Give Away - Saturday, February 28, 2026, at 9:00 a.m.

12 ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:07pm.

ATTEST:

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Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

DRAFT

MINUTES SPECIAL COMMISSION MEETING

9:00 AM - Monday, February 16, 2026
Commission Chambers

The SPECIAL COMMISSION MEETING of the Town of Pembroke Park was called to order on Monday, February 16, 2026, at 9:00 AM, in the Commission Chambers, with the following members present:

PRESENT: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; and Vice Mayor Musfika Kashem

EXCUSED: Commissioner Mohammed and Mayor Jacobs

1 CALL TO ORDER

Vice Mayor Kashem called the meeting to order at 9:01 am.

2 PLEDGE OF ALLEGIANCE

Led by Vice Mayor and Commissioners

3 ROLL CALL

The meeting was called to order at 9:01 am by Vice Mayor Kashem. Present at the meeting were Erik Morrissette, Acting Clerk Commissioner; William Hodgkins, Clerk Commissioner; and Musfika Kashem, Vice Mayor.

Additional staff in attendance were Jacobs Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

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There were no deletions or withdrawals to the agenda.

5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

There were no public comments.

6 RESOLUTIONS

6.1 Consideration and Approval of Resolution for Codification of Charter Amendment Related to Residency of Elected Officials - Sponsored by Clerk Commissioner Hodgkins

RESOLUTION NO: 2026-008

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE TOWN ATTORNEY AND THE TOWN CLERK TO COORDINATE THE CODIFICATION OF THE CHARTER AMENDMENT ADOPTED BY THE ELECTORS OF THE TOWN OF PEMBROKE PARK AT THE GENERAL MUNICIPAL ELECTION ON NOVEMBER 8, 1988 RELATED TO THE RESIDENCY OF ELECTED MUNICIPAL OFFICIALS; DIRECTING THE TOWN ATTORNEY AND THE TOWN CLERK TO TAKE ANY AND ALL ACTION NECESSARY TO IMPLEMENT AND CODIFY THE CHARTER AMENDMENT ADOPTED BY THE ELECTORATE ON NOVEMBER 8, 1988; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Attorney Horowitz presented Resolution No. 2026-008, explaining that this was a housekeeping item to address a historical oversight. He provided extensive background, noting that in November 1988, the voters of Pembroke Park approved a ballot question by approximately 85 percent requiring that elected officials be residents of the town. The ballot question asked: "Should section 9 of the charter of the town of Pembroke Park be amended to require that the electors and those holding elective office be residents of the town of Pembroke Park, Florida?"

The Town Attorney explained that while the voters approved of this amendment and the town commission certified the election results the following day, the charter change was never actually implemented into the written charter. The current charter requires electors to be residents and state law also contains similar requirements, but there is no language requiring elected officials to be town residents.

Commissioner Hodgkins engaged in a colloquy with the Town Attorney to clarify the issue. The Attorney confirmed that the charter has technically been amended since 1988 as approved by the voters, but the codification (printed version) never reflected this change.

Commissioner Hodgkins asked if they even needed to vote since the voters had already approved it, to which the Attorney explained that the commission was simply providing directions to correct the printed version of the charter.

The Town Attorney emphasized that this resolution does not amend the charter, as it has already been amended by the voters. Rather, it provides directions to the town clerk and town attorney's office to work with the codifier to add the language that was approved by voters in 1988.

Vice Mayor Kashem asked if there was any discussion, and heard none, and called for a motion.

ACTION: Clerk Commissioner Hodgkins moved to approve Resolution 2026-008. Seconded by Acting Clerk Commissioner Morrissette, and it passed unanimously on a poll vote.

7 TOWN ATTORNEY COMMENTS

Town Attorney Horowitz had no comments to report.

8 TOWN MANAGER COMMENTS

Town Manager Lynch had no comments to report.

9 COMMISSIONER COMMENTS

Commissioner Mohammed was absent.

Acting Clerk Commissioner Morrissette expressed satisfaction that the matter was finally straightened out and stated it was effective, encouraging the commission to move forward.

Vice Mayor Kashem had no comments to report.

Clerk Commissioner Hodgkins had no comment to report.

Mayor Jacobs was absent.

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10 ANNOUNCEMENTS

Acting Clerk Commissioner Morrissette announced:

- Special Magistrate Hearing: Wednesday, February 18, 2026, at 9:00 AM
- Special Commission Meeting: Friday, February 20, 2026, at 6:00 PM
- Special Commission Meeting: Wednesday, February 20, 2026, at 5:30 PM (corrected from original announcement)
- Workshop Commission Meeting: Wednesday, February 25, 2026, at 6:00 PM
- Regular Commission Meeting: Wednesday, March 11, 2026, at 7:00 PM
- Special Event Food Giveaway: Saturday, February 28, 2026, at 9:00 AM

11 ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:16am.

ATTEST:

_____

Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

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DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES SPECIAL COMMISSION MEETING

6:00 PM - Friday, February 20, 2026
Commission Chambers

The SPECIAL COMMISSION MEETING of the Town of Pembroke Park was called to order on Friday, February 20, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Mayor Geoffrey Jacobs; Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins; Commissioner Ashira Mohammed and Vice Mayor Musfika Kashem

EXCUSED: Commissioner Mohammed left the meeting at 6:31pm.

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 6:03pm.

2 PLEDGE OF ALLEGIANCE

Led by Mayor and Commissioners

3 ROLL CALL

The meeting was called to order at 6:03 pm by Mayor Jacobs. Present at the meeting were Ashira Mohammed, Commissioner; Erik Morrissette, Acting Clerk Commissioner; William Hodgkins, Clerk Commissioner; Musfika Kashem, Vice Mayor.

Additional staff in attendance were Jacobs Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

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4 DELETIONS OR WITHDRAWALS TO THE AGENDA

Mayor Jacobs expressed frustration that items 5.1 through 5.8 had been removed from the agenda by the town manager. These accountability items included reports from various departments (building, public services, finance, IT, town clerk, police, and fire) that had been rolled over from previous meetings due to commissioner absences.

A motion was made to pass the gavel to Vice Mayor Kashem, which carried 3-2 with Mayor Jacobs and Commissioner Mohammed opposing. Vice Mayor Kashem then immediately motioned to pass the gavel to Clerk Commissioner Hodgkins, which also carried.

Under Commissioner Hodgkins' leadership, items 10.3 through 10.9 were systematically tabled indefinitely over Mayor Jacobs' objections. These items included discussions on Little Free Libraries, vulnerability assessment, assistant town manager position, fire suppression, building department, ARPA funds, and Christmas tree projects.

5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

Cheryl Robinson addressed the commission, expressing disappointment with the ongoing disputes and encouraging commissioners to work together for the community. She emphasized that commissioners represent the people and should focus on their duties rather than personal conflicts.

6 DISCUSSION

6.1 **Accountability – Sponsored by Mayor Jacobs**

This item was not discussed due to the agenda modifications.

7 ORDINANCES

7.1 Discussion and Possible action on Policy for Acceptance & Tracking of Tickets to Events (Ethics) - Sponsored by Town Attorney Horowitz

RESOLUTION NO: 2026-009

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA APPROVING THE COMMISSION

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POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO THE ACCEPTANCE, CONTROL AND DISTRIBUTION OF TICKETS TO CHARITABLE AND OTHER EVENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Town Attorney Horowitz explained that this resolution establishes a framework for tracking charitable event tickets purchased by the town and distributed to commissioners or staff. The policy addresses recommendations from the Office of Inspector General's county-wide report on ticket tracking and gift disclosure requirements under state ethics laws.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Resolution No. 2026-009. Second, Vice Mayor Kashem, and it passed 4-1 with Mayor Jacobs opposing.

7.2 Consideration and Approval for Adoption of Fixed Asset Management SOP Policy - Sponsored by Finance Director Davermann

RESOLUTION NO: 2026-010

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, ADOPTING A FIXED ASSET MANAGEMENT STANDARD OPERATING PROCEDURES POLICY, ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR PURPOSE AND AUTHORITY; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Finance Director Davermann explained that the current capitalization threshold of $250 creates administrative burdens and audit findings. Most municipalities use a $5,000 threshold, which would align with materiality principles and reduce tracking costs for items that quickly depreciate.

Mayor Jacobs opposed the change, citing recent financial issues and questioning the timing of any financial policy changes.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Resolution No. 2026-10. Second, by Vice Mayor Kashem and it passed 4-1 with Mayor Jacobs opposing.

7.3 Consideration and Approval to Cancel Otis Elevator Maintenance Contract - Sponsored by Public Services Director Odoms

RESOLUTION NO: 2026-011
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA AUTHORIZING THE CANCELLATION OF THE OTIS ELEVATOR MAINTENANCE CONTRACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Director Odoms explained that the town has experienced service challenges with Otis and plans to transition to a new contractor once the new elevator system is installed.

Mayor Jacobs questioned whether Odoms had been directed by the town manager to halt progress on town hall projects, which Odoms confirmed had occurred during an investigation period.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Resolution No. 2026-011. Second, by Vice Mayor Kashem and it passed by unanimously vote.

7.4 Consideration of Approval of Agreement with the Broward County Supervisor of Elections for Administration of the 2026 General Election Referendum - Sponsored by Town Clerk Garcia-Lima

RESOLUTION NO: 2026-012
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR SERVICES RELATED TO THE ADMINISTRATION OF THE 2026 GENERAL ELECTION REFERENDUM AS REQUIRED BY ORDINANCE 2025 005; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION, AND AN EFFECTIVE DATE.

Town Clerk Garcia-Lima explained that this agreement is necessary for Broward County to administer the tax abatement referendum approved by the commission last year.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Resolution No. 2026-012. Second, by Vice Mayor Kashem and it passed by unanimously vote.

8 ORDINANCES - FIRST READING

8.1 Consideration and Approval of Ordinance Amending Commission Meeting Time from 7:00 p.m. to 6:00 p.m. - Sponsored by Town Manager Lynch

ORDINANCE NO: 2026-004
AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING SECTION 2-36 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "DATE AND TIME FOR REGULAR MEETINGS;" BY SPECIFICALLY CHANGING THE TIME THE COMMISSION MEETS FROM 7:00 P.M. TO 6:00 P.M.; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Manager Lynch explained that changing meeting times from 7 PM to 6 PM would create consistency with workshop times and benefit staff who work long days during meeting weeks. Mayor Jacobs and Commissioner Hodgkins opposed the change, arguing that 7 PM meetings allow greater public participation since most people work until 5 or 6 PM.

The item failed for lack of motion to approve.

8.2 Consideration and Approval for Creation of Town-Wide Wellness & Weight-Loss Program With Incentives and Commercial Scale "Walking under the Stars" - Sponsored by Commissioner Mohammed

RESOLUTION NO. 2026-013
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AUTHORIZING THE ESTABLISHMENT OF A VOLUNTARY TOWN-WIDE WELLNESS PROGRAM; AUTHORIZING THE PURCHASE OF A COMMERCIAL-GRADE SCALE SUBJECT TO BUDGET AND PROCUREMENT REQUIREMENTS; AUTHORIZING THE USE OF GUEST TRAINERS SUBJECT TO INSURANCE AND WAIVER REQUIREMENTS; AUTHORIZING THE TOWN MANAGER TO ADMINISTER THE PROGRAM; PROVIDING FOR PRIVACY PROTECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Horowitz explained that this voluntary wellness program would include purchasing a commercial-grade scale and allowing guest trainers with appropriate insurance and waivers.

Town Manager Lynch expressed support for the health initiative.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Resolution No. 2026-013. Second by Vice Mayor Kashem, and it passed by unanimously vote.

8.3 Consideration to Approve the Capital Improvement Element for Submission to the Department of Commerce - Sponsored by Public Services Director Odoms and Finance Director Davermann

ORDINANCE NO: 2026-005

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO PROVIDE FOR THE 2026 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AUTHORIZING AND DIRECTING TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Finance Director Davermann noted that the town had not submitted a capital improvement element in 11 years and this submission covers $36 million in projects over five years across various infrastructure categories.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Ordinance No. 2026-005. Second by Vice Mayor Kashem, and it passed by unanimously vote.

8.4 Consideration of Ordinance, amending Chapter 2 of the Town's Code of Ordinances to establish Town departments and repeal Ordinance No. 18-06-01 - Sponsored by Commissioner Mohammed

ORDINANCE NO: 2026-006

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA, AMENDING CHAPTER 2 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" AMENDING ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES;" CREATING SECTION 2-56, TO BE ENTITLED "ESTABLISHMENT OF TOWN DEPARTMENTS;" REPEALING ORDINANCE NO. 18-06-01, ADOPTED JUNE 29, 2018; PROVIDING FOR THE CREATION OF CERTAIN DEPARTMENTS PURSUANT TO SEC. 12 OF THE TOWN CHARTER; ELIMINATING THE ADMINISTRATIVE SERVICES DIRECTOR POSITION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Attorney Horowitz explained that this ordinance codifies town departments, establishes HR and IT directors as direct reports to the commission, and eliminates the unfilled administrative services director position.

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Clerk Commissioner Hodgkins supported removing the administrative services director position due to its excessive authority, while Mayor Jacobs preferred keeping it available for future use.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve Ordinance 2026-006. Second by Vice Mayor Kashem, and it passed by unanimously vote.

9 NEW BUSINESS

9.1 Approval of Minutes - Sponsored by Town Clerk Garcia-Lima

November 7, 2025 - Regular Commission Meeting
December 1, 2025 - Final Budget Commission Meeting
December 1, 2025 - Workshop Commission Meeting
December 10, 2025 - Final Budget Commission Meeting
January 7, 2026 - Workshop Commission Meeting

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve the minutes. Second by Vice Mayor Kashem, and it passed by unanimously vote.

9.2 Consideration and approval of ESRI Renewal for 2026 to 2027 - Sponsored by Mark Pakula

IT Director Pakula explained this is a renewal for the town's GIS system used by all departments, with costs decreasing from the previous year.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve the minutes. Second by Vice Mayor Kashem, and it passed by unanimously vote.

9.3 Vehicle Maintenance Plan Quote and Coverage - Sponsored by Chief DeCoursey

Chief DeCoursey presented a 5-year maintenance plan for new police vehicles totaling $16,325 ($3,265 per vehicle) covering everything except tires over 100,000 miles.

ACTION: Acting Clerk Commissioner Morrissette made a motion to approve the minutes. Second by Vice Mayor Kashem, and it passed by unanimously vote.

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10 DISCUSSION

10.1 Discussion on the Creation of a Pembroke Park Community Benefit Fund Modeled After Tamarac's Program - Sponsored by Commissioner Mohammed

Town Attorney Horowitz indicated Commissioner Mohammed requested research into Tamarac's program and direction to explore creating a similar benefit fund.

The commission provided consensus to proceed with research.

10.2 Discussion on Attendance to the ICSC Las Vegas Conference - Sponsored by Commissioner Mohammed

Town Clerk Garcia-Lima explained this item was placed back on the agenda for formal approval after previous consensus approval.
The commission confirmed support for the attendance.

10.3 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a Motion to table 10.3 for a later time/date. Seconded by Vice Mayor Kashem, and it passed on 3-1 with Mayor Jacobs opposing.

10.4 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.4 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.5 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs

Mayor Jacobs asked for discussion and mentioned the town needs an assistant manager as an oversight is needed in the town.

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.5 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.6 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.6 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.7 Discussion on the Building Department - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.7 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.8 Discussion on ARPA funds - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.8 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.9 Christmas Tree - Sponsored by Mayor Jacobs

ACTION: Acting Clerk Commissioner Morrissette made a motion to table 10.9 for a later time/date. Second by Vice Mayor Kashem and it passed on 3-1 with Mayor Jacobs opposing.

10.10 Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed (ADDED) Item was not discussed.

11 TOWN ATTORNEY COMMENTS

Town Attorney Horowitz had no additional comments but answered questions about mobile home park protections under the town charter, confirming that the charter prevents rezoning mobile home parks away from that use except by referendum with 65% voter approval.

12 TOWN MANAGER COMMENTS

Town Manager Lynch had no comments to report.

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13 COMMISSIONER COMMENTS

Commissioner Mohammed had no comments to report.

Acting Clerk Commissioner Morrissette discussed his role in the Solid Waste Authority and urged support for upcoming waste management recommendations, noting that prices will increase due to landfill capacity issues.

Vice Mayor Kashem had no comments.

Clerk Commissioner Hodgkins had no comments.

Mayor Jacobs raised concerns about the PayActive service that provides employee pay advances, questioning whether the town should offer payday loan-type services. HR Director Frishman explained it's a free ADP service with minimal fees. Mayor Jacobs also addressed Inspector General Jody Breeze about alleged Sunshine Law violations and announced special commission meetings scheduled for the following week to address accountability items.

14 ANNOUNCEMENTS

14.1 Special Commission Meeting, Wednesday, February 25, 2026, at 5:30 p.m.
Workshop Commission Meeting, Wednesday, February 25, 2026, at 6:30 p.m.
Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.
Food Giveaway, Saturday, February 28, 2026, at 9:00 a.m.

15 ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:30pm.

ATTEST:

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Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES SPECIAL COMMISSION MEETING

6:00 PM - Monday, February 23, 2026
Commission Chambers

The SPECIAL COMMISSION MEETING of the Town of Pembroke Park was called to order on Monday, February 23, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Mayor Geoffrey Jacobs; Commissioner Ashira Mohammed (participating remotely)

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins and Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3 ROLL CALL

The meeting was called to order at 6:00 pm by Town Clerk. Present at the meeting were Ashira Mohammed, Commissioner (remotely); and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacobs Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

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4 DELETIONS OR WITHDRAWALS TO THE AGENDA

No agenda modifications were discussed due to lack of quorum.

5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

No public comments were made due to lack of quorum.

6 PRESENTATION

6.1 Report from the Building Department - Building Department Manager Louis

6.2 Report from the Police Department - Chief DeCoursey

6.3 Report from the Town Clerk Department - Town Clerk Garcia-Lima

6.4 Report from the Finance Department - Finance Director Davermann

6.5 Report from the Public Services Department - Public Services Director Odoms

6.6 Report from the IT Department - IT Director Pakula

6.7 Accountability - Sponsored by Mayor Jacobs

7 DISCUSSION

7.1 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs (ADDED)

7.2 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs (ADDED)

7.3 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs (ADDED)

DRAFT

7.4 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs (ADDED)

7.5 Discussion on the Building Department - Sponsored by Mayor Jacobs (ADDED)

7.6 Discussion on ARPA funds - Sponsored by Mayor Jacobs (ADDED)

7.7 Christmas Tree - Sponsored by Mayor Jacobs (ADDED)

8 TOWN ATTORNEY COMMENTS

No attorney comments were provided due to lack of quorum.

9 TOWN MANAGER COMMENTS

No town manager comments were provided due to lack of quorum.

10 COMMISSIONER COMMENTS

Commissioner Mohammed had no comments.

Acting Clerk Commissioner Morrissette had no comments.

Vice Mayor Kashem had no comments.

Clerk Commissioner Hodgkins had no comments.

Mayor Jacobs noted that the Town Clerk had contacted each commissioner prior to the meeting. Commissioners Kashem and Morrissette confirmed they would not be attending, while Commissioner Hodgkins did not respond to contact attempts.

With only two commissioners present, Mayor Jacobs declared there was no quorum to conduct official business. The Mayor expressed strong criticism of the absent commissioners and Town Manager David Lynch, stating this was the third consecutive meeting where commissioners failed to attend, which he characterized as abandoning their positions. Mayor Jacobs accused Lynch of manipulating the commissioners and preventing them from attending meetings to avoid accountability discussions.

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The Mayor emphasized that Pembroke Park operates under a commission form of government, not a manager form, and criticized the continued absence of commissioners as detrimental to both residents and staff. He announced plans to invite the Office of Inspector General (OIG) to future meetings and indicated another meeting was scheduled for the following evening.

He indicated that another meeting would be attempted the following evening at 6:00 PM and expressed doubt about commissioner attendance at future meetings.

11 ANNOUNCEMENTS

11.1 Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.
Special Magistrate Hearing, Wednesday, March 18, 2026, at 9:00 a.m.
Workshop Commission Meeting, Wednesday March 25, 2026, at 6:00 p.m.

SPECIAL EVENTS

Food Giveaway, Saturday, February 28, 2026, at 9:00 a.m.
Food Giveaway, Saturday, March 21, 2026, at 9:00 a.m.
Eggstravaganza, Saturday, March 28, 2026, at 10:00 a.m.

12 ADJOURNMENT

With no quorum present and no business able to be conducted, Mayor Jacobs adjourned the meeting at 6:04 PM.

ATTEST:

_____
Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will

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need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

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MINUTES SPECIAL COMMISSION MEETING

6:00 PM - Tuesday, February 24, 2026
Commission Chambers

The SPECIAL COMMISSION MEETING of the Town of Pembroke Park was called to order on Tuesday, February 24, 2026, at 6:00 PM, in the Commission Chambers, with the following members present:

PRESENT: Mayor Geoffrey Jacobs; Commissioner Ashira Mohammed (participating remotely)

EXCUSED: Acting Clerk Commissioner Erik Morrissette; Clerk Commissioner William Hodgkins and Vice Mayor Musfika Kashem

No quorum was established.

1 CALL TO ORDER

Mayor Jacobs called the meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3 ROLL CALL

The meeting was called to order at 6:00 pm by Town Clerk. Present at the meeting were Ashira Mohammed, Commissioner (remotely), and Geoffrey Jacobs, Mayor.

Additional staff in attendance were Jacobs Horowitz, Town Attorney; Cynthia Garcia-Lima, Town Clerk; and David Lynch, Town Manager

4 DELETIONS OR WITHDRAWALS TO THE AGENDA

No agenda modifications were discussed due to lack of quorum.

5. PUBLIC COMMENTS RELATED TO AGENDA ITEMS / GOOD & WELFARE

Despite the lack of quorum, Mayor Jacobs allowed public comment. Howard Clark III of 2405 Howard Road addressed the Commission with two concerns. First, he reported ongoing noise issues from a speaker company testing equipment on Saturday and Sunday mornings starting at 7:30 AM at the mini storage facility in bay E or F on John P. Lyons Road. He stated he had called police and filed reports about this disturbance. Mayor Jacobs indicated he would ensure this matter was addressed.

Mr. Clark's second concern involved questioning Mayor Jacobs' residency in Pembroke Park, referencing news reports suggesting the Mayor lives in St. Lucie County with a homestead exemption there while representing Pembroke Park. He expressed confusion about the frequency of special meetings and questioned how someone not residing in the town could vote on ordinances and laws.

Mayor Jacobs responded that he has maintained residency in Pembroke Park since 2016 and does have a house in St. Lucie County where his wife and children live, as well as a farm in Osceola County. He clarified there has never been a homestead exemption on the Wellington property mentioned and directed questions about the town's media coverage to the Town Manager, noting that the Town Manager had already left and that three commissioners were unavailable to respond to concerns.

6 PRESENTATION

6.1 Report from the Building Department - Building Department Manager Louis

6.2 Report from the Police Department - Chief DeCoursey

6.3 Report from the Town Clerk Department - Town Clerk Garcia-Lima

6.4 Report from the Finance Department - Finance Director Davermann

6.5 Report from the Public Services Department - Public Services Director Odoms

6.6 Report from the IT Department - IT Director Pakula

6.7 Accountability - Sponsored by Mayor Jacobs

7 DISCUSSION

7.1 Discussion on Little Free Libraries - Sponsored by Mayor Jacobs (ADDED)

7.2 Discussion on Vulnerability Assessment March 2025 - Sponsored by Mayor Jacobs (ADDED)

7.3 Discussion on the Assistant Town Manager/Administrative Services Director Position - Sponsored by Mayor Jacobs (ADDED)

7.4 Discussion on Taxation/ Utilities/fire suppression - Sponsored by Mayor Jacobs (ADDED)

7.5 Discussion on the Building Department - Sponsored by Mayor Jacobs (ADDED)

7.6 Discussion on ARPA funds - Sponsored by Mayor Jacobs (ADDED)

7.7 Christmas Tree - Sponsored by Mayor Jacobs (ADDED)

8 TOWN ATTORNEY COMMENTS

No attorney comments were provided due to lack of quorum.

9 TOWN MANAGER COMMENTS

No town manager comments were provided due to lack of quorum.

10 COMMISSIONER COMMENTS

Commissioner Mohammed had no comments.

Acting Clerk Commissioner Morrissette had no comments.

Vice Mayor Kashem had no comments.

Clerk Commissioner Hodgkins had no comments.

Mayor Jacobs noted that without a quorum, the meeting could not proceed with official business. He expressed frustration that this was the fourth meeting since December 26th regarding accountability matters where three commissioners chose not to attend, preventing the town from moving

forward with important items. The Mayor emphasized that elected officials are there to serve the community and that the absence of a quorum prevents them from doing the work for the people of Pembroke Park.

11 ANNOUNCEMENTS

11.1 Regular Commission Meeting, Wednesday, March 11, 2026, at 7:00 p.m.
Special Magistrate Hearing, Wednesday, March 18, 2026, at 9:00 a.m.
Workshop Commission Meeting, Wednesday March 25, 2026, at 6:00 p.m.

SPECIAL EVENTS

Food Giveaway, Saturday, February 28, 2026, at 9:00 a.m.
Food Giveaway, Saturday, March 21, 2026, at 9:00 a.m.
Eggstravaganza, Saturday, March 28, 2026, at 10:00 a.m.

12 ADJOURNMENT

With no quorum present and no business able to be conducted, Mayor Jacobs adjourned the meeting at 6:39 PM.

ATTEST:

_____
Cynthia Garcia-Lima, Town Clerk

Commission approved on:

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerks Office at 954-966-4600 at least two calendar days prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Services by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (tdd).

DECORUM - All comments must be addressed to the Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.

Agenda Item Report

Subject:	JP Lyons Lane Drainage Improvements: Construction Observation & Engineering Certification Services (Keith- Addendum #02) - Sponsored by Public Services Director Odoms
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	The JP Lyons Lane Drainage Improvements Project has completed 100% design and is ready for construction. The original professional services agreement with KEITH included engineering design services but did not include construction-phase engineering services. As the project advances into construction, professional engineering oversight is required to: • Review contractor shop drawings and submittals • Conduct periodic construction observations • Respond to contractor Requests for Information (RFIs) • Participate in inspections and punch list preparation • Review as-built drawings • Provide final engineering certification to permitting agencies These services are necessary to ensure construction compliance with approved plans and regulatory requirements. Scope of Services Per Contract Addendum #02, KEITH will provide: • Construction observation services • Shop drawing and submittal review • Pre-construction meeting participation • Periodic site visits • Semi-final and final inspections

	• As-built review (maximum two review cycles) • Final certification to applicable permitting agencies Services will be billed on a time-and-material basis, not to exceed $45,000. If billing reaches 75% of the authorized amount, KEITH will notify the Town and submit an additional addendum if required.
Staff Recommendations:	Legal / Compliance Considerations • Engineering certification is required for regulatory closeout. • Professional oversight reduces liability exposure associated with nonconforming construction. • Addendum maintains all terms and conditions of the original agreement. • This action does not expand the project scope beyond construction oversight and certification. Strategic Considerations • Construction-phase engineering services are the best standard practice for municipal infrastructure projects. Approval will: • Protect design integrity • Reduce contractor claims exposure • Ensure regulatory compliance • Support defensible project documentation
Procurement:	
Financial Implications:	Total Authorization: $45,000 (Not-to-Exceed) Funding Source: John P. Lyons Phase II Budget 401-941002-693200-00-3354 (as applicable) The Not-to-Exceed structure provides fiscal control while allowing flexibility for construction duration variability. Failure to authorize construction-phase engineering services may result in: • Delays in permit closeout • Increased contractor dispute risk • Increased change order exposure • Inability to obtain final stormwater certification
Alternatives:	

ATTACHMENTS:

Agenda Item Report - JP Lyons Improvement
12609.00 CA 2 - JP Lyons Lane Drainage Improvements - Town of Pembroke Park 10.9.2025

Agenda Item Report

Subject:	JP Lyons Lane Drainage Improvements: Construction Observation & Engineering Certification Services (KEITH – Addendum #02)
Meeting Date:	Regular Commission Meeting - MAR 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Services
Recommendation for Counsel to consider:	Staff recommend that the Town Commission approve Contract Addendum #02 with KEITH in the amount of $45,000 (Hourly / Not-to-Exceed) for Construction Observation and Engineering Certification services associated with the JP Lyons Lane Drainage Improvements Project and authorize the Town Manager to execute the agreement.
Background Information:	The JP Lyons Lane Drainage Improvements Project has completed 100% design and is ready for construction. The original professional services agreement with KEITH included engineering design services but did not include construction-phase engineering services. As the project advances into construction, professional engineering oversight is required to: • Review contractor shop drawings and submittals • Conduct periodic construction observations • Respond to contractor Requests for Information (RFIs) • Participate in inspections and punch list preparation • Review as-built drawings • Provide final engineering certification to permitting agencies These services are necessary to ensure construction compliance with approved plans and regulatory requirements. **Scope of Services** Per Contract Addendum #02, KEITH will provide: • Construction observation services • Shop drawing and submittal review • Pre-construction meeting participation • Periodic site visits • Semi-final and final inspections • As-built review (maximum two review cycles) • Final certification to applicable permitting agencies Services will be billed on a time-and-material basis, not to exceed $45,000. If billing reaches 75% of the authorized amount, KEITH will notify the Town and submit an additional addendum if required.

Staff Recommendations:	**Legal / Compliance Considerations** • Engineering certification is required for regulatory closeout. • Professional oversight reduces liability exposure associated with non-conforming construction. • Addendum maintains all terms and conditions of the original agreement. • This action does not expand the project scope beyond construction oversight and certification. **Strategic Considerations** • Construction-phase engineering services are the best standard practice for municipal infrastructure projects. Approval will: • Protect design integrity • Reduce contractor claims exposure • Ensure regulatory compliance • Support defensible project documentation
Financial Impact	Total Authorization: **$45,000** (Not-to-Exceed) Funding Source: John P. Lyons Phase II Budget 401-941002-693200-00-3354 (as applicable) The Not-to-Exceed structure provides fiscal control while allowing flexibility for construction duration variability. Failure to authorize construction-phase engineering services may result in: • Delays in permit closeout • Increased contractor dispute risk • Increased change order exposure • Inability to obtain final stormwater certification
ATTACHMENTS	KEITH CONTRACT ADDENDUM

KEITH
Engineering Inspired Design.

CONTRACT ADDENDUM

October 9, 2025

Mr. Jeff Odoms
Director of Public Works
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone: (954) 966 – 4600
E-mail: jodoms@tppfl.gov

Project Name: JP Lyons Lane Drainage Improvements
Project Location: Town of Pembroke Park
KEITH Project Number: 12609.00
Contract Addendum: #02
Project Manager: Michael Pinzon

DESCRIPTION OF ADDITIONAL SERVICES

CONSTRUCTION / PROJECT MANAGEMENT SERVICES

Task 801 Construction Observation for Engineering Certification
KEITH will provide construction engineering services in order to ensure the integrity of the design intent and certify to the CLIENT and other jurisdictional agencies that the construction work has been completed in substantial compliance with the approved documents and permits. Services included are described as follows and are anticipated to take three (3) months.

Shop Drawing Reviews
KEITH will review shop drawings, samples, and calculations, which the selected contractor is required to submit for review. This review will only be for conformance with the design concept of the project and compliance with the information provided on the design drawings and specifications. Such review will not extend to methods, means, techniques, construction sequence(s) or procedures, or to safety precautions and related programs. KEITH will also determine the acceptability, subject to CLIENT approval, of substitute materials and equipment proposed by contractors.

Periodic Site Visits and Construction Observation
KEITH will visit the Project at intervals appropriate to the various stages of construction, as KEITH deems necessary to observe as an experienced and qualified design professional to review the progress and quality of the various aspects of the contractor's work. KEITH will coordinate and attend one (1) Pre-construction meeting. If required by the CLIENT, KEITH will attend or participate in CLIENT scheduled coordination and progress meetings or telephone conferences. These services will be invoiced on a time and material basis in accordance with our Professional Service Fee schedule (attached). Re-tests and failed inspections will be invoiced based on this same Fee schedule.

As-Builts Review
KEITH will review the record drawings (as-builts) to ensure substantial conformance to the approved plans. KEITH will only review and reject any particular as-built plan set, a maximum of two (2) times; any additional review will be considered additional services. The contractor will be expected to have the as-builts revised in accordance with all comments.

Final Inspections
KEITH will participate, with the CLIENT's representative, in a semi-final inspection for the purpose of determining if the project is substantially complete and participate in the preparation of a written "Punch List" of all incomplete, defective, or deficient items. Upon notice from the CLIENT, participate in a final

inspection together with CLIENT and contractor representatives to assure that all “Punch List” items are complete, and the work is indeed completed in accordance with all contract documents. Upon completion of the final inspection, certify, in writing, that the work in-place is acceptable, subject to any conditions therein expressed. This service is anticipated to be two (2) inspections. Additional inspection(s) will be invoiced based on the attached Fee schedule.

Issue Clarifications
KEITH will issue all instructions and revisions of the CLIENT to Contractor(s); issue necessary interpretations and clarifications of the contract documents; have authority, as the City’s representative to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work there under, and make decisions on all claims of the CLIENT and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work.

Meetings and Conference Calls
KEITH will attend and or participate in project meetings and conference calls as requested by the CLIENT and CITY. KEITH will review requests for information prepared by the Contractor and respond accordingly to all parties. KEITH will prepare drawings and supplemental information needed to address the contractor’s request for information.

Final Certification
KEITH will prepare final certification to all appropriate permitting agencies utilizing record drawings for the design from the survey information supplied by the contractor, or by other means agreed to by both KEITH and CLIENT.

Note: It is the Contractor’s responsibility to coordinate through KEITH the scheduling of testing. KEITH will represent the CLIENT in performing periodic observation of construction as necessary to confirm construction is in accordance with the approved plans.

The Construction Engineering and Certification for the work is for an anticipated period of one (1) month beyond the construction completion date for certifications.

We anticipate the following items requiring as-built certification:

- Stormwater System

Note: Construction-related surveying (stakeout, as–built plans, etc.) and testing (densities, concrete, LBR’S, etc.) services are not included in this Agreement.

*NOTE: The Construction Observation for Engineering Certification fee is estimated, and this work will be done/billed on a time and material basis in accordance with our current Professional Service Fee Schedule. If billing reaches 75% an additional contract addendum will be submitted to the CLIENT. **

SCHEDULE

CONSTRUCTION / PROJECT MANAGEMENT SERVICES		
Task 801	Construction Observation for Engineering Certification	12-15 Months

COMPENSATION

CONSTRUCTION / PROJECT MANAGEMENT SERVICES		
Task 801	Construction Observation for Engineering Certification	$45,000 (Hourly/NTE)*
Total Fee		**$45,000 + reimbursables**

**NOTE: The above "(Hourly/Estimate)" project task fees are based on the durations listed in the Project Schedule above. If the Task scheduled durations exceed the estimated time listed in the Project Schedule above, the "(Hourly/Estimate)" fee will increase proportionally. This work will be billed in accordance with KEITH current Professional Service Fee Schedule. If the billing reaches 75% of the estimated fee, an additional contract addendum will be submitted to the CLIENT.*

The CLIENT is required to execute this Addendum and return it to the CONSULTANT prior to commencement of the additional services described herein. All items, terms, and conditions of the original Agreement (as amended to include the scope defined herein) remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CONSULTANT and CLIENT have executed this agreement the day and year indicated below.

As to CONSULTANT KEITH	As to CLIENT Town of Pembroke Park
_____	Signature:_____
Thomas Donahue, PE	Print Name:_____
Senior Director of Civil Engineering	Title:_____
DATED:_____	DATED:_____

Agenda Item Report

Subject:	Consideration and approval to Procure 350 kW Emergency Generator and 1200A Automatic Transfer Switch (ATS) - Sponsored by Public Services Director Odoms
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	Staff recommend that the Town Commission authorize procurement of a 350 kW standby generator and 1200-amp Automatic Transfer Switch (ATS) under Florida Sheriff's Association Contract No. FSA23-EQU21.1 and authorize the Town Manager to execute associated purchase documents consistent with FDEM Hazard Mitigation Grant Program requirements
Background Information:	The emergency generator project is partially funded through the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP), with required local match funds provided by the Town. The project will provide backup electrical power in the event of loss of Florida Power & Light (FPL) service due to hurricanes or other emergency conditions. The system will: • Automatically detect utility power loss • Initiate generator startup • Transfer electrical load via Automatic Transfer Switch • Restore utility power upon stabilization • This investment strengthens continuity of government operations and emergency response capability. **Equipment Overview -** Generator 350 kW standby capacity • 120/240V, 3-phase • 500-gallon subbase fuel tank • NFPA 110 compliant • Sound-attenuated enclosure rated 175 mph wind load • 2-year/1500-hour warranty **Automatic Transfer Switch (ATS)** • 1200A capacity • UL 1008 certified for Emergency Systems

	• 100% continuous current rating • Microprocessor-based controller • NEMA 3R outdoor enclosure **Estimated lead times:** • Generator: approximately 32 weeks ATS: approximately 29 weeks
Staff Recommendations:	**Compliance Considerations** • Grant reimbursement contingent upon strict documentation • Installation must meet NFPA and local code standards **StrategicConsiderations** • **The project enhances:** • Infrastructure resiliency • Emergency preparedness • FEMA mitigation alignment • Long-term disaster recovery cost reduction Acceptance of hazard mitigation funding reflects proactive capital planning. **Risk Considerations** • Operational Risk (If Not Approved) • Loss of critical facility power during storms • Disruption to emergency operations • Fiscal Risk • Price validity windows are limited • Long lead times may expose Town to cost escalation
Procurement:	
Financial Implications:	• Generator Cost: $158,613 ATS Cost: Not to exceed 80K
Alternatives:	

ATTACHMENTS:

Agenda Item Report - Emergency Generator
Quotation # AV26464Q-rev 350kw generator UL2085 Tank
26 #496 Florida Sheriff Association-ATS options
Cooperative contract
Tradewinds FSA Award

Agenda Item Report

Subject:	**Approval of Procure 350 kW Emergency Generator and 1200A Automatic Transfer Switch (ATS)**
Meeting Date:	Regular Commission Meeting - MAR 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Services
Recommendation for Counsel to consider:	Staff recommend that the Town Commission authorize procurement of a 350 kW standby generator and 1200-amp Automatic Transfer Switch (ATS) under Florida Sheriff's Association Contract No. FSA23-EQU21.1 and authorize the Town Manager to execute associated purchase documents consistent with FDEM Hazard Mitigation Grant Program requirements
Background Information:	The emergency generator project is partially funded through the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP), with required local match funds provided by the Town. The project will provide backup electrical power in the event of loss of Florida Power & Light (FPL) service due to hurricanes or other emergency conditions. The system will: • Automatically detect utility power loss • Initiate generator startup • Transfer electrical load via Automatic Transfer Switch • Restore utility power upon stabilization • This investment strengthens continuity of government operations and emergency response capability. **Equipment Overview -** Generator 350 kW standby capacity • 120/240V, 3-phase • 500-gallon subbase fuel tank • NFPA 110 compliant • Sound-attenuated enclosure rated 175 mph wind load • 2-year/1500-hour warranty **Automatic Transfer Switch (ATS)** • 1200A capacity • UL 1008 certified for Emergency Systems • 100% continuous current rating • Microprocessor-based controller • NEMA 3R outdoor enclosure **Estimated lead times:** • Generator: approximately 32 weeks • ATS: approximately 29 weeks

Staff Recommendations: **Financial Impact**	**Compliance Considerations** • Grant reimbursement contingent upon strict documentation • Installation must meet NFPA and local code standards **Strategic Considerations** • **The project enhances:** • Infrastructure resiliency • Emergency preparedness • FEMA mitigation alignment • Long-term disaster recovery cost reduction Acceptance of hazard mitigation funding reflects proactive capital planning. **Risk Considerations** • Operational Risk (If Not Approved) • Loss of critical facility power during storms • Disruption to emergency operations • Fiscal Risk • Price validity windows are limited • Long lead times may expose Town to cost escalation • Generator Cost: $158,613 • ATS Cost: Not to exceed 60K
ATTACHMENTS	TRADEWINDS QUOTE

TRADEWINDS®
POWER CORP

5820 NW 84th Avenue • Miami Florida 33166
Tel 305 592 9745 • FAX 305 592 7461
•

Filters
Pump Sets
Power Units
Generator Sets
Automatic Engine Controls

TO: Town of Pembroke Park
3150 S.W. 52nd Ave
Pembroke Park, FL 33023
Attn: Mr. Osmanny Larzabal

Quotation # AV26464Q-rev
March 2, 2026

350 kw Generator Set

We are pleased to offer this Quotation as detailed below

Amount	Description	Each	Extended
1	**Model T500 Base Awarded to Tradewinds Mobile Generator Set under FSA contract No. FSA23-EQU21.1, Spec #176. Updated October 29, 2025**	$ 159,741.00	$ 159,741.00
1	**Credit to Model T350-UL-FS Tradewinds Stationary Generator Set;** 350 KW (437.5 KVA) Standby, 315 KW (394 KVA) Prime Power 120/240 Volts [reconnectable], 60 Hz, Three Phase, 0.8 Power Factor Amp Load Capacity: 1054; Load Bank tested. Perkins Diesel Engine, Model 2206D.E13TAG2 Tier-3 @ 1800 RPM complete with 12 Volt Electrics, Radiator & Fan Guards Marathon Brushless Single Bearing Alternator with a PMG and DVR 2400E Digital Automatic Voltage Regulator & Vibration Isolation Mounts Basler 2020 NFPA 110 Digital Instrument/Control Panel with Safety Shutdowns Complete with DC Voltmeter, Hourmeter, Oil and Temperature Gauges Frequency Meter, Ammeter & Voltmeter with Phase Selector Switch, Engine Cool Down Timer, Remote "E" Stop Contacts, Remote Auto Start Control, Low Fuel Level Alarm, Breakers for A/C and D/C, and a Emergency Stop Push Button. Panel will also include a standard "on/off" switch to turn both the ECM and controller off. **Optional Equipment included in above pricing:** * 24 Volt 8D series Wet Battery, Battery Rack, and Battery Cables. * NFPA 110 compliant, 2 alarm, automatic battery charger with 120vac input and 10amp, 24vdc output. * 120vac, 2000 watt, Jacket Water Heater with ball valves to service heater * Duplex electrical outlet to accommodate both heater and battery charger * Electronic Governor * Heavy Duty Canister Type Air Cleaner * 1200 Amp Circuit Breaker, UL Rated with 24vdc shunt trip. * 500 Gallon, UL Approved, Steel Subbase Fuel Tank with Rear Electrical Stub-up Area, 4 - 20ma for Fuel Level and Low Fuel Level Alarm. Tank shall be coated with an epoxy corrosion resistant finish * Drop Over, Aluminum Sound Enclosure with Vertical Discharge Air, Stainless Steel Hardware, Keyed Alike Doors, 175mph Wind Load Rated, Muffler Mounted In Front Turn Hood. A 1" Thick Sound Barrier will be Installed on Interior walls including turn hood for additional sound absorption. * Oil and Water Drain Lines with Brass Ball Valves and Bulk Head Fittings. * Low water level switch gauge and alarm * Initial Fill of Oil and Antifreeze with over flow bottle * Full Load Factory Test with Safety Shutdown checks * One Complete Operation and Maintenance Manual Shipped with Unit. 2yr/1500hr parts and labor warranty	$ (3,835.00)	$ (3,835.00)
	Optional Equipment Not included in above pricing:		
1	**TGSHEAT-1-FS** Net Cost Adder Space heater, 240/120V, to prevent accumulation of moisture and condensation in the AC alternator insulation.	$ 1,003.00	$ 1,003.00
1	**TSCD-02-FS** Net Cost Adder Control Panel for Supervisory Controls and Data Acquisition (SCADA) with dry contacts interface on NEMA box.	$ 1,704.00	$ 1,704.00
	Total cost of generator set:		**$ 158,613.00**

TRADEWINDS®
POWER CORP
5820 NW 84th Avenue • Miami Florida 33166
Tel 305 592 9745 • FAX 305 592 7461

Filters
Pump Sets
Power Units
Generator Sets
Automatic Engine Controls

Amount	Description	Each	Extended
	Other Optional Equipment Not included in above pricing:		
1	**TRMA-03-FS** Net Cost Adder Supply NFPA 110 compliant generator remote annunciation panel, Flush or Surface mount type. Shipped loose.	$ 1,041.00	$ 1,041.00
1	**T5BCHNFPA-FS** Net Cost Adder Battery Charger MicroGenius 300 series; NFPA 110 regulatory compliance; 5 alarms; selectable 12/10A, 12/24 VDC output, 90-265 VAC, 50/60Hz; up to 93 percent efficiency. LCD display.	$ 2,338.00	$ 2,338.00
1	**5yr - FS** Net Cost Adder 5 year, 5000 hour standby power extended warranty to include 1800rpm engine; alternator, breaker; control panel, Enclosure. subbase fuel tank excluded. Price is 5% of total purchase price.	$ 12,885.00	$ 12,885.00
1	**TMAIN-3-FS** Net Cost Adder **X 5 for 5 Yr Plan** One (1) maintenance trip for 301kw - 600 kW packages to change oil, oil filter, and fuel filters. Inspect/check operation.	$ 20,310.00	$ 20,310.00
1	**TSCD-01-FS** Net Cost Adder Design, Engineer, and supply Supervisory Controls and Data Acquisition (SCADA) system to remotely monitor, control and provide analytical data of a pumping station. Price includes all material except, computer and monitors.	$ 27,833.00	$ 27,833.00
1	**Out of Contract Option Fuel Tank Net Cost Adder** UL2085 SEALED SECONDARY DOUBLE WALL SUB-BASE FUEL TANK WITH 1,500 USABLE GALLONS AT 90% CAPACITY. TO PROVIDE 84 HRS RUN TIME BASED ON THE TRADEWINDS TP350 T3 GENSET CONSUMPTION OPERATING AT 75% LOAD	$ 64,900.00	$ 64,900.00
1	**Out of Contract Option Acess Stairs Unit with Hand Rail Net Cost Adder** ALL ALUMINUM WELDED CONSTRUCTION WITH MOLDED FIBERGLASS GRATING STEPS AND DECK AREAS. DECK SIZE: 178"L X 42"W X 62"H	$ 10,500.00	$ 10,500.00
	Sub Total, Ex-works our warehouse, Miami, Florida		$298,420.00
	Onsite Start-up and building load test. Fuel by others.	Inc.	Inc.
	Delivery to Town of Pembroke Park, Fl. Curbside	Inc.	Inc.
	Total		**$298,420.00**
	Estimated Shipping date from receipt of order: 32 Weeks		

Price Validity: 15 days; 25% Cancellation Charge for Restocking.

Wire-Transfer: Tradewinds Power Corp Division of Southeast Power Group
F/B/O SouthState Bank
Acct# 80[illegible] ABA# 063114030

Abe Vargas

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
1	496	TT100-FS	Credit - Downgrade to 100A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	($4,503)
2	496	TT150-FS	Credit - Downgrade to 150A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	($4,033)
3	496	TT200-FS	Credit - Downgrade to 200A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	($3,888)
4	496	TT250-FS	Credit - Downgrade to 250A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	($2,539)
5	496	TT400-FS	Credit - Downgrade to 400A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	($1,058)
6	496	TT800-FS	Upgrade - Upgrade to 800A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$3,321
7	496	TT1000-FS	Upgrade - Upgrade to 1000A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$8,728
8	496	TT1200-FS	Upgrade - Upgrade to 1200A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$11,689
9	496	TT1600-FS	Upgrade - Upgrade to 1600A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$31,795
10	496	TT2000-FS	Upgrade - Upgrade to 2000A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$36,951
11	496	TT3000-FS	Upgrade - Upgrade to 3000A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$83,821
12	496	TT4000-FS	Upgrade - Upgrade to 4000A, 277/480V, 3Ph, 3 Poles, 60Hz, NEMA 3R enclosure.	$132,051
13	496	TTSE-100-FS	Upgrade- Upgrade to 100A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$4,023
14	496	TTSE-200-FS	Upgrade- Upgrade to 200A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$4,945
15	496	TTSE-250-FS	Upgrade- Upgrade to 250A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$6,791
16	496	TTSE-400-FS	Upgrade - Upgrade to 400A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$9,101
17	496	TTSE-600-FS	Upgrade - Upgrade to 600A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$16,434
18	496	TTSE-800-FS	Upgrade - Upgrade to 800A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$21,921
19	496	TTSE-1000-FS	Upgrade - Upgrade to 1000A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$34,316
20	496	TTSE-1200-FS	Upgrade - Upgrade to 1200A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$41,216
21	496	TTSE-1600-FS	Upgrade - Upgrade to 1600A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$45,264
22	496	TTSE-2000-FS	Upgrade - Upgrade to 2000A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$49,937
23	496	TTSE-3000-FS	Upgrade - Upgrade to 3000A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$78,466
24	496	TTSE-4000-FS	Upgrade - Upgrade to 4000A Service Entrance Rated, 2 or 3 pole, 208V or 240V or 480V, NEMA 3R enclosure.	$121,755
25	496	TT913-100-FS	Credit - Downgrade to 100A, 120/240V only, 3 Ph, 60Hz, NEMA 3R enclosure.	($7,181)
26	496	TT913-200-FS	Credit - Downgrade to 200A, 120/240V only, 3 Ph, 60Hz, NEMA 3R enclosure.	($6,328)
27	496	TT913-400-FS	Credit - Downgrade to 400A, 120/240V only, 3 Ph, 60Hz, NEMA 3R enclosure.	($4,486)
28	496	TTSE-913-100-FS	Credit - Downgrade to 100A, 120/240V only, 3 Ph, 60Hz, Service Entrance Rated, NEMA 3R Aluminum weather enclosure.	($6,166)
29	496	TTSE-913-200-FS	Credit - Downgrade to 200A, 120/240V only, 3 Ph, 60Hz, Service Entrance Rated, NEMA 3R Aluminum weather enclosure.	($5,090)
30	496	TTSE-913-400-FS	Credit - Downgrade to 400A, 120/240V only, 3 Ph, 60Hz, Service Entrance Rated, NEMA 3R Aluminum weather enclosure.	($1,303)

Tradewinds Contact Person:Paul Staples
pstaples@tradewindspower.com
Phone: 800.223.3 289
www.tradewindspower.com

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
31	496	TTSS-100-FS	Credit-Downgrade 100A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($6,102)
32	496	TTSS-200-FS	Credit-Downgrade 200A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($6,102)
33	496	TTSS-250-FS	Credit-Downgrade 250A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($4,885)
34	496	TTSS-400-FS	Credit-Downgrade 400A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($2,944)
35	496	TTSS-600-FS	Credit-Downgrade 600A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($2,944)
36	496	TTSS-800-FS	Credit-Downgrade to 800A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	($2,537)
37	496	TTSS-1000-FS	Upgrade- Upgrade to 1000 - 1200A to NEMA 4x, 304 Stainless Steel enclosure by adding from Bid price.	$616
38	496	TT3X-SE-100-FS	Credit-Downgrade to SERVICE ENTRANCE 100 - 200A to NEMA 3x, 304 Stainless Steel enclosure by adding from Bid price.	($6,102)
39	496	TT3X-SE-200-FS	Credit-Downgrade to SERVICE ENTRANCE 100 - 200A to NEMA 3x, 304 Stainless Steel enclosure by adding from Bid price.	($6,102)
40	496	TT3X-SE-250-FS	Upgrade- Upgrade to SERVICE ENTRANCE 250A to NEMA 3x, 304 Stainless Steel enclosure by adding from Bid price.	($4,885)
41	496	TT3X-SE-400-FS	Upgrade- Upgrade to SERVICE ENTRANCE 400A to NEMA 3x, 304 Stainless Steel enclosure by adding from Bid price.	($2,944)
42	496	TT3X-SE-600-FS	Upgrade- Upgrade to SERVICE ENTRANCE 600A to NEMA 3x, 304 Stainless Steel enclosure by adding from Bid price.	($2,944)
43	496	TT3X-SE-800-FS	Upgrade - Upgrade to SERVICE ENTRANCE 800A to NEMA 3x, 304 Stainless Steel enclosure by adding to Bid price.	($2,537)
44	496	TT3X-SE-1000-FS	Upgrade - Upgrade to SERVICE ENTRANCE 1000 - 1200A to NEMA 3x, 304 Stainless Steel enclosure by adding to Bid price.	$616
45		TT-H2-FS	Net Cost Adder - ATS Strip Heater with Thermostat	$812
46		TT-ERMS-FS	Net Cost Adder - Arc Flash Maintenance Switch	$1,548
47	496	TT-CLOSEDTRANS-FS	Net Cost Adder - Upgrade to closed transition switch 8% of switch price.	25%
48	496	TT4PSWITCH-FS	Net Cost Adder - Percentage to change to a 4 Pole transfer switch to meet site requirements 15%	15%
49	496	TT-SURGE-1PH-240-FS	Net Cost Adder - Surge Suppression for 1 Ph units rated up to 240V.	$1,619
50	496	TT-SURGE-3PH-240-FS	Net Cost Adder - Surge Suppression for 3 Ph units rated up to 240V.	$2,356
51	496	TT-SURGE-3PH-480-FS	Net Cost Adder - Surge Suppression for 3 Ph units rated for 480V.	$3,677
52	496	TPC-ATS-MAIN1-FS	Net Cost Adder - Test, adjust, activate and provide general instructions on the operation of the automatic transfer switch. Note: this is a net cost adder per switch.	$1,027
53	496	TPC-ATS-MAIN2-FS	Net Cost Adder - Tighten Line, Load, and Emergency leads for secure connection to transfer switch. Transfer generator and provide condition summary report of emergency system. Note: this is a net cost adder per switch.	$1,546
54	496	TPC-WAR1-AT-FS	Net Cost Adder - 100 - 1000A 5yr factory extended warranty. Net cost of warranty will be 15% of total cost of switch.	15%

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
55	496	TPC-WAR2-AT-FS	Net Cost Adder - 1001 - 4000A 5yr factory extended warranty. Net cost of warranty will be 10% of total cost of switch.	10%
56	496	IT100-150-FS	Credit - Downgrade for 100 -150A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,371)
57	496	IT151-200-FS	Credit - Downgrade for 151-200A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,384)
58	496	IT201-400-FS	Credit - Downgrade for 201 - 400A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,394)
59	496	IT401-600-FS	Credit - Downgrade for 401 - 600A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,422)
60	496	IT601-800-FS	Credit - Downgrade for 601 - 800A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,441)
61	496	IT801-1200-FS	Credit - Downgrade for 801 - 1200A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,404)
62	496	IT1201-4000-FS	Credit - Downgrade for 1201 - 4000A, 1 Ph or 3 Ph, installation of transfer switch, mounted up to 15 ft away from main power source. Installation of generator power not to exceed 50 ft away. Obtain permit, pour pad, set and install generator, and transfer switch. Cost per amp.	($10,384)
63	496	TT-RMAC-FS	Net Cost Adder - Remote Annunciator for Eaton ATS	$3,041
64	496	TT-RCELC-FS	Net Cost Adder - Protocol conversion MODBUS TCP/IP to MODBUS Ethernet for Eaton ATS	$1,690
65	496	TT-MAGFA-1600-5000-FS	Net Cost Adder - Front Access Cabinet for 1600A to 5000A Magnum Eaton ATS.	$25,343
66	496	TT87-100-400-TT-FS	Net Cost Adder - Quick-connect Camlok panel for N3R Eaton 100A to 400A ATS.	$3,891
67	496	TT87-600-800-TT-FS	Net Cost Adder - Quick-connect Camlok panel for N3R Eaton 600A to 800A ATS.	$5,278
68	496	TT87-1000-1200-TT-FS	Net Cost Adder - Quick-connect Camlok panel for N3R Eaton 1000A to 1200A ATS.	$8,186
69	496	TT87-1600-TT-FS	Net Cost Adder - Quick-connect Camlok panel for N3R Eaton 1600A ATS.	$13,526
70	496	TQCP-400S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$12,791
71	496	TQCP-800S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$13,704
72	496	TQCP-1200S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 1200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$15,907

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
73	496	TQCP-1600S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 1600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$20,919
74	496	TQCP-2000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$20,907
75	496	TQCP-2400S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$25,833
76	496	TQCP-2800S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$29,570
77	496	TQCP-3000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 3200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$31,947
78	496	TQCP-3600S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 3600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$32,952
79	496	TQCP-4000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 4000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$33,402
80	496	TQCP-400D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$23,024
81	496	TQCP-600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$25,152
82	496	TQCP-800D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$27,914
83	496	TQCP-1200D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 1200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$43,406
84	496	TQCP-1600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 1600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$48,730
85	496	TQCP-2000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$61,713
86	496	TQCP-2400D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$74,656
87	496	TQCP-2800D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$89,024
88	496	TQCP-3000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$95,418
89	496	TQCP-3200D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$103,367
90	496	TQCP-3600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$113,278
91	496	TQCP-4000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 4000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$139,825
92	496	T-AE200T-FS	Net Cost Adder- Provide and install aluminum enclosure and 200 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$23,702
93	496	T-BE350T-FS	Net Cost Adder- Provide and install aluminum enclosure and 350 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$27,405

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
94	496	T-CE500T-FS	Net Cost Adder- Provide and install aluminum enclosure and 500 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$43,676
95	496	T-DE660T-FS	Net Cost Adder- Provide and install aluminum enclosure and 660 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$58,570
96	496	T-EE1050T-FS	Net Cost Adder- Provide and install aluminum enclosure and 1050 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$80,608
97	496	T-FE1200T-FS	Net Cost Adder- Provide and install aluminum enclosure and 1200 gal UL142 FDEP fuel tank with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$97,880
98	496	T-B1T4E175TT-FS	Net Cost Adder- Provide and install aluminum enclosure and 175 gal trailer tank, with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$37,228
99	496	T-B2T4E200TT-FS	Net Cost Adder- Provide and install aluminum enclosure and 200 gal trailer tank, with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$56,772
100	496	T-CT4E330TT-FS	Net Cost Adder- Provide and install aluminum enclosure and 330 gal trailer tank, with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$72,940
101	496	T-D1T4E500TT-FS	Net Cost Adder- Provide and install aluminum enclosure (D) and 500 gal trailer tank, with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$130,200
102	496	T-E1T4E500TT-FS	Net Cost Adder- Provide and install aluminum enclosure (E) and 500 gal trailer tank, with anticorrosive paint. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$150,905
103	496	T-ATTPE200T-FS	Net Cost Adder- Provide and install Total Pac aluminum enclosure and 200 gal UL142 FDEP fuel tank with anticorrosive paint. Stainless Steel Disconnect boxes and transfer switch. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$53,560
104	496	T-BTTPE300T-FS	Net Cost Adder- Provide and install Total Pac aluminum enclosure and 300 gal UL142 FDEP fuel tank with anticorrosive paint. Stainless Steel Disconnect boxes and transfer switch. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$88,493
105	496	T-CTTPE500T-FS	Net Cost Adder- Provide and install Total Pac aluminum enclosure and 500 gal UL142 FDEP fuel tank with anticorrosive paint. Stainless Steel Disconnect boxes and transfer switch. To use with customer supplied generator set. Labor and transportation included. Loading and unloading at site by customer.	$155,856
106	496	T63DBA-A-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. Diesel units, Total pac excluded. 9-30kW	$5,796
107	496	T63DBA-B-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. Diesel units, Total pac excluded. 56-100kW	$7,328

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
108	496	T63DBA-C-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. Diesel units, Total pac excluded. 125-200kW	$12,870
109	496	T63DBA-E-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 300-500kW	$26,163
110	496	T63DBA-F-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 600kW	$40,864
111	496	T63DBA-G-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 750-900kW	$45,549
112	496	T-ER400CL-FS	Net Cost Adder- 400 A rated emergency response rear connection box with lockable lifting gate with snap acting disconnect protection, and LED service light. 120/240V, 120/208V, or 277/480V, female Camlock connectors with N3R snap back covers; clear acrylic covered copper compression lugs mounted on a Bakelite Phenolic plate, all wired to the mainline circuit breaker. Flush mounted single Phase output receptacles with weatherproof lift covers. 2)20 A duplex GFI 120V, 2)20 A duplex NON GFI 120V, 3) 50 A 240V all with breaker protection. Remote start and alarm contacts. 20A 120V N3R inlet for battery charger and coolant block heater .	$17,025
113	496	T-ER800CL-FS	Net Cost Adder- 800A rated emergency response rear connection box with lockable lifting gate with snap acting disconnect protection, and LED service light. 120/240V, 120/208V, or 277/480V, female Camlock connectors with N3R snap back covers; clear acrylic covered copper compression lugs mounted on a Bakelite Phenolic plate, all wired to the mainline circuit breaker. Flush mounted single Phase output receptacles with weatherproof lift covers. 2)20A duplex GFI 120V, 2)20A duplex NON GFI 120V, 3) 50A 240V all with breaker protection. Remote start and alarm contacts. 20A 120V N3R inlet for battery charger and coolant block heater .	$20,600
114	496	T-ER1200CL-FS	Net Cost Adder- 1200A rated emergency response rear connection box with lockable lifting gate with snap acting disconnect protection, and LED service light. 120/240V, 120/208V, or 277/480V, female Camlock connectors with N3R snap back covers; clear acrylic covered copper compression lugs mounted on a Bakelite Phenolic plate, all wired to the mainline circuit breaker. Flush mounted single Phase output receptacles with weatherproof lift covers. 2)20A duplex GFI 120V, 2)20A duplex NON GFI 120V, 3) 50A 240V all with breaker protection. Remote start and alarm contacts. 20A 120V N3R inlet for battery charger and coolant block heater .	$17,146
115	496	T-ER1600CL-FS	Net Cost Adder- 1600A rated emergency response rear connection box with lockable lifting gate with snap acting disconnect protection, and LED service light. 120/240V, 120/208V, or 277/480V, female Camlock connectors with N3R snap back covers; clear acrylic covered copper compression lugs mounted on a Bakelite Phenolic plate, all wired to the mainline circuit breaker. Flush mounted single Phase output receptacles with weatherproof lift covers. 2)20A duplex GFI 120V, 2)20A duplex NON GFI 120V, 3) 50A 240V all with breaker protection. Remote start and alarm contacts. 20A 120V N3R inlet for battery charger and coolant block heater .	$28,835

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
116	496	T-ER2000CL-FS	Net Cost Adder- 2000A rated emergency response rear connection box with lockable lifting gate with snap acting disconnect protection, and LED service light. 120/240V, 120/208V, or 277/480V, female Camlock connectors with N3R snap back covers; clear acrylic covered copper compression lugs mounted on a Bakelite Phenolic plate, all wired to the mainline circuit breaker. Flush mounted single Phase output receptacles with weatherproof lift covers. 2)20A duplex GFI 120V, 2)20A duplex NON GFI 120V, 3) 50A 240V all with breaker protection. Remote start and alarm contacts. 20A 120V N3R inlet for battery charger and coolant block heater .	$32,682
117	496	THDPAN-FS	Net cost Adder - Upgrade to Digital Control Panel for paralleling application.	$12,639
118	496	TCEM-FS	Net cost Adder - Contact Expansion Module for paralleling application, for others to program.	$5,872
119	496	TAEM-FS	Net cost Adder - Analog Expansion Module for paralleling application, for others to program.	$3,972
120	496	TVRM-FS	Net cost Adder - Voltage Regulation Module for paralleling application, for others to program.	$3,180
121	496	TPARALLEL-FS	Net cost Adder - Paralleling system, and labor required for any two (2) machines together at the factory. Perform onsite start-up and adjustment.	$104,055
122	496	TSCD-02-FS	Net Cost Adder - Control Panel for Supervisory Controls and Data Acquisition (SCADA) with dry contacts interface on NEMA box.	$5,412
123	496	TSCD-01-FS	Net Cost Adder - Design, Engineer, and supply Supervisory Controls and Data Acquisition (SCADA) system to remotely monitor, control and provide analytical data of a pumping station. Price includes all materials, except computer and monitors.	$39,064
124	496	T100LB-FS	Net Cost Adder-100KW 480V, 93KW 240V Resistive Load Bank, Suitcase type ASCO 2705 Series. Digital control toggle switch operating with LED indicating lights.	$27,272
125	496	T265LB-FS	Net Cost Adder-265KW 480V, 257KW 240V Resistive Load Bank, Suitcase type ASCO 2705 Series. Digital control toggle switch operating with LED indicating lights.	$45,433
126	496	T-VCS60-FS	Net Cost Adder- 60kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$4,335
127	496	T-VCS100-FS	Net Cost Adder- 100kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$5,925
128	496	T-VCS150-FS	Net Cost Adder- 150kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$6,668
129	496	T-VCS200-FS	Net Cost Adder- 200kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$7,576
130	496	T-VCS375-FS	Net Cost Adder- 375kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$11,547
131	496	T-VCS400-FS	Net Cost Adder- 400kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$13,667
132	496	T-VCS500-FS	Net Cost Adder- 500kW - Voltage changeover switch 3 position, single output, for alternator with PMG and DVR only.	$14,817

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
133	496	T-VCS-2O-FS	Net cost Adder - Upgrade to supply 2 position dual output Voltage selector switch 208V and 480V, for alternator with PMG and DVR only.	$4,248
134	496	T-VCS-3O-FS	Net cost Adder - Upgrade to supply 3 position 3 output Voltage selector switch 240V, 208V, 480V, for alternator with PMG and DVR only.	$5,118
135	496	COMP-400-FS	Net cost Adder - Add Compression lugs to Emergency Response connection box.	$5,885
136	496	COMP-800-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box.	$7,953
137	496	COMP-1200-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box.	$9,360
138	496	CAM-400-2O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install two 400A outputs for 240V or 208V, and 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$3,373
139	496	CAM-800-2O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install two 800 A outputs for 240V or 208V, and 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$5,918
140	496	CAM-1200-2O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install two 1200A outputs for 240V or 208V, and 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$7,330
141	496	CAM-400-3O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install three 400A outputs, for 240V, 208V, 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$5,134
142	496	CAM-800-3O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install three 800 A outputs for 240V, 208V, 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$9,820
143	496	CAM-1200-3O-FS	Net Cost Adder - Add Compression lugs to Emergency Response connection box, and install three 1200 A outputs for 240V, 208V, 480V Camlock type connectors with N3R snap back covers, mounted on Bakelite Phenolic board, keyed latched lift gate with snap action shut off switch, LED light.	$12,322
144	496	T100PLUG-FS	Net Cost Adder - 100A, 600 V, 250 VDC, pin sleeve reverse service load breaking plug. With 100A circuit breaker, with shunt trip.Cable not included.	$13,685
145	496	T200PLUG-FS	Net Cost Adder - 200A, 600 V, 250 VDC, pin sleeve reverse service load breaking plug. With 200A circuit breaker, with shunt trip. Cable not included.	$18,691
146	496	T100-1-30L-FS	Net Cost Adder - 100amp, 30ft length, 2000v rated, flexible, S/O cord rated for 100amps and to contain a total of five (5) conductors. PLUG NOT included.	$1,843
147	496	T100-1-50L-FS	Net Cost Adder - 100amp, 50ft length, 2000v rated, flexible, S/O cord rated for 100amps and to contain a total of five (5) conductors. PLUG NOT included.	$2,652
148	496	T150-1-30L-FS	Net Cost Adder - 150amp, 30ft length, 2000v rated, flexible, S/O cord rated for 150amps and to contain a total of five (5) conductors. PLUG NOT included.	$3,030
149	496	T150-1-50L-FS	Net Cost Adder - 150amp, 50ft length, 2000v rated, flexible, S/O cord rated for 150amps and to contain a total of five (5) conductors. PLUG NOT included.	$4,365

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
150	496	T200-1-30L-FS	Net Cost Adder - 200amp, 30ft length, 2000v rated, flexible, S/O cord rated for 200amps and to contain a total of five (5) conductors. PLUG NOT included.	$4,118
151	496	T200-1-50L-FS	Net Cost Adder - 200amp, 50ft length, 2000v rated, flexible, S/O cord rated for 200amps and to contain a total of five (5) conductors. PLUG NOT included.	$5,939
152	496	TW4001-5-6L-FS	Net Cost Adder- Five 400A rated, 6 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. One male camlock connector installed and bare end.	$1,184
153	496	TW4001-5-50L-FS	Net Cost Adder- Five 400A rated, 50 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. Provided with one male and one female camlock connector installed.	$5,785
154	496	TW4001-9-6L-FS	Net Cost Adder- Nine 800A rated, 6 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. One male camlock connector installed and bare end.	$2,623
155	496	TW4001-9-50L-FS	Net Cost Adder- Nine 800A rated, 50 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. Provided with one male and one female camlock connector installed.	$12,708
156	496	TW4001-13-6L-FS	Net Cost Adder- Thirteen 1200A rated, 6 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. One male camlock connector installed and bare end.	$3,602
157	496	TW4001-13-50L-FS	Net Cost Adder- Thirteen 1200A rated, 50 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. Provided with one male and one female camlock connector installed.	$18,170
158	496	TW4001-17-6L-FS	Net Cost Adder- Seventeen 1600A rated, 6 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. One male camlock connector installed and bare end.	$4,468
159	496	TW4001-17-50L-FS	Net Cost Adder- Seventeen 1600A rated, 50 ft length multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. Provided with one male and one female camlock connector installed.	$23,816
160	496	CLS40FB-OPP-FS	Net Cost Adder - Female in line Camlock connector, 2/0 to 4/0, 400A, 600V, UL. Price per unit.	$74
161	496	CLS40MB-OPP-FS	Net Cost Adder - Male in line Camlock plug 2/0 to 4/0, 400A, 600V, UL. Price per unit.	$74
162	496	T-W4001-FS	Net Cost Adder- 400A rated, multistrand industrial grade cable, with pure soft-drawn electrolytic copper. Rope stranding for flexibility in varying temperatures, double insulation for greater durability and safety. Price per ft.	$30
163	496	TG0204-FS	Net Cost Adder - 100amp, 2000V rated, flexible, S/O cord rated for 100amps and to contain a total of five (5) conductors. Price per ft.	$76

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 496
600 AMP AUTOMATIC TRANSFER SWITCH

Row	Specification Number	Code	Description	Price - All Zoner
164	496	TG1004-FS	Net Cost Adder - 150amp, 2000V rated, flexible, S/O cord rated for 100amps and to contain a total of five (5) conductors. Price per ft.	$118
165	496	TG3004-FS	Net Cost Adder - 200amp, 2000V rated, flexible, S/O cord rated for 100amps and to contain a total of five (5) conductors. Price per ft.	$162
166	496	T-TUFF200-10-FS	Power Distribution panel 200A rated 120/208V Male panel mount camlocks with clear flip covers; ten 20A receptacles, thirty 20A 1P breakers. Tilt and Roller Cage with wheels. UL 1640, UL 50, N3R. Includes five 50ft cables with camlock connectors con both ends.	$14,650
167	496	TPOL-FS	Net Cost Adder - Supply and install diesel fuel polishing system 54 gph with N3R enclosure.	$20,235
168	496	TPOL1-FS	Net Cost Adder - Supply and install diesel fuel polishing system 126 gph with N3R enclosure.300-1000 gal tank.	$30,065
169	496	TPOL2-FS	Net Cost Adder - Supply and install diesel fuel polishing system 180 gph. 1000-5000 gal tank.	$35,566
170	496	T-R500TKTR-FS	Net Cost Added - Supply 500 gallon diesel fuel double wall round reservoir tank mounted on a street legal 7, 000lb trailer with electric brakes, mechanical fuel level gauge, leak indicator, drainage port with plug. 20GPM, 12Vdc diesel fuel transfer pump with meter, 30 ft. long, 3/4" hose with reel, 12vdc, 140w solar panel with solar controller mounted on tilt bracket, 12vdc Battery and battery box.	$29,637
171	496	T-SERV-FS	Net Cost Adder -SERVICE JOB :Modification of new or existing equipment as requested by the customer. Evaluation and troubleshooting, component replacement, system testing, and upgrades as applicable. Parts not included. Standard Field Service or Standard Shop Labor - in house, PER HOUR (In and Out freight not included).	$185
172	496	T-CCP-FS	Net Cost Adder - Payment made by Credit Card. Price is 4% of total purchase.	4%

AGREEMENT
BETWEEN THE TOWN OF PEMBROKE PARK
AND
TRADEWINDS POWER CORP.

THIS AGREEMENT is entered into on_____, 2026 between the Town of Pembroke Park, a municipal corporation with principal offices located at 3150 SW 52nd Avenue, Pembroke Park, FL ("Town") and Tradewinds Power Corp., a corporation authorized to do business in the State of Florida, with principal office located at 5820 Northwest 84th Avenue, Miami, FL 33166 ("Contractor"). The parties hereby agree to the following terms and conditions.

1. In return for valuable consideration, Contractor shall comply with the terms and conditions of the Florida Sheriff's Association ("FSA") Cooperative Purchasing Program: Contract # FSA23-EQU21.1, Spec 176 ("Purchasing Contract") attached hereto as Exhibit A and the Contractor's proposal submitted to the Town (the "Proposal") attached hereto as Exhibit B. All terms and conditions of the contract documents set forth in Exhibit A, Exhibit B are incorporated herein as if set forth in full, except as modified by this Agreement. In the event of a conflict between this Agreement, Exhibit A and Exhibit B, this Agreement shall prevail, followed by Exhibit B.

2. Upon execution of this Agreement, all references made to FSA, as the lead agency in the Purchasing Contract, shall be interpreted as pertaining to the Town of Pembroke Park, and all terms and conditions of Exhibit A shall be deemed as having been implemented for use within the Town. It is understood that wherever the words "agency name" or "agency board name" appear, they shall be read as "Town of Pembroke Park" and "Town of Pembroke Park Town Commission."

3. Term. The term of this Agreement shall be concurrent with the term set forth in Exhibit A.

4. Contract Sum and Payments:

   The price for the Product is as set forth in Exhibit B. All payments shall be governed by the Local Government Prompt Payment Act, F.S., Part VII, Chapter 218.

5. **Insurance: In addition to the insurance requirements stated in the Purchasing Agreement, Contractor shall obtain at Contractor's expense all necessary insurance in such form and amount as specified in the original bid document or as required by the Town's Risk Manager before beginning work under this Agreement including, but not limited to, Workers' Compensation, Commercial General Liability, and all other insurance as required by the Town. Contractor shall maintain such insurance in full force and effect during the life of this Agreement. Contractor shall provide to the Town's Risk and Safety Manager certificates of all insurances required under this section prior to beginning any work under this Agreement. The Contractor will ensure that all subcontractors comply with the above guidelines and will retain all necessary insurance in force throughout the term of this agreement. The following minimal insurance coverage shall be provided:**

a. Worker's Compensation Insurance: The Contractor shall procure and maintain for the life of this Agreement, Workers' Compensation. Insurance covering all employees with limits meeting all applicable state and federal laws. This coverage shall include Employer's Liability with limits meeting all applicable state and federal laws. This coverage must extend to any sub-Contractor that does not have their own Workers' Compensation and Employer's Liability Insurance. The policy must contain a waiver of subrogation in favor of the Town of Pembroke Park, executed by the insurance company. Sixty-(60) days notice of cancellation is required and must be provided to the Town of Pembroke Park via Certified Mail.

b. Comprehensive General Liability: The Contractor shall procure and maintain, for the life of this Agreement, Comprehensive General Liability Insurance. This coverage shall be on an "Occurrence" basis. Coverage shall include Premises and Operations; Independent Contractors' Products and Completed Operations and Contractual Liability. This policy shall provide coverage for death, personal injury or property damage that could arise directly or indirectly from the performance of this Agreement.

c. Business Automobile Liability: The Contractor shall procure and maintain, for the life of the Agreement, Business Automobile Liability Insurance.

d. The Minimum Limits of Coverage shall be $1,000,000 per occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability.

e. The Town must be named as an additional insured for General Liability coverage unless Owners and Contractors' Protective Coverage is also provided, or required. Sixty (60) days written notice must be provided to the Town via Certified Mail in the event of cancellation.

f. The minimum limits of coverage shall be $1,000,000 per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This coverage shall be an "Any Auto" type policy. The Town must be listed as an Additional Insured under the Policy. Sixty (60) days written notice must be provided to the Town via Certified Mail in the event of cancellation.

g. In the event that sub-contractors used by the Contractor do not have insurance, or do not meet the insurance limits, Contractor shall indemnify and hold harmless the Town for any claim in excess of the sub-Contractors' insurance coverage, arising out of negligent acts, errors or omissions of the sub-contractors.

h. Contractor shall not commence work under this Agreement until all insurance required as stated herein has been obtained and such insurance has been approved by the Town.

i. Contractor shall indemnify and hold the Town harmless for any damages resulting from failure of the Contractor to take out and maintain such insurance.

Contractor's Liability Insurance policies shall be endorsed to add the Town as an additional insured. Contractor shall be responsible for payment of all deductibles and self-insurance retentions on Contractor's Liability Insurance policies.

6. Indemnification:

   a. The Contractor shall indemnify and hold harmless the Town, its elected and appointed officials, employees, and agents from any and all claims, suits, actions, damages, liability, and expenses (including attorneys' fees) in connection with loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the Town or its elected or appointed officials and employees. The above provisions shall survive the termination of this Agreement and shall pertain to any occurrence during the term of this Agreement, even though the claim may be made after the termination hereof.

   b. Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Article shall survive indefinitely.

   c. The Contractor shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the foregoing indemnifications including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs.

   d. The Town and Contractor recognize that various provisions of this Agreement, including but not limited to this Section, provide for indemnification by the Contractor and requires a specific consideration be given there for. The Parties therefore agree that the sum of Ten Dollars and 00/100 ($10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by Contractor. Furthermore, the Town and Contractor understand and agree that the covenants and representations relating to this indemnification provision shall serve the term of this Agreement and continue in full force and effect as to the Town's and the Contractor's responsibility to indemnify.

   e. Town reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Contractor under the indemnification agreement.

   f. Nothing contained herein is intended nor shall it be construed to waive Town's rights and immunities under the common law or Florida Statute 768.28 as amended from time to time.

7. Assignment and Subcontracting:

   Contractor shall not transfer or assign the performance required by this Agreement without the prior consent of the Town. This Agreement, or any portion thereof, shall not be subcontracted without the prior written consent of the Town.

8. Termination:

   a. Termination for Convenience: This Agreement may be terminated by the Town for convenience, upon seven (7) days of written notice by the Town to the Contractor for such termination in which event the Contractor shall be paid its compensation for services performed to termination date, including services reasonably related to termination. In the event that the Contractor abandons this Agreement or causes it to be terminated, Contractor shall indemnify the Town against loss pertaining to this termination.

   b. Default by Contractor: In addition to all other remedies available to the Town, this Agreement shall be subject to cancellation by the Town for cause, should the Contractor neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) days after receipt by Contractor of written notice of such neglect or failure.

9. Public Records

   A. Public Records: CONTRACTOR shall comply with The Florida Public Records Act as follows:

   1. Keep and maintain public records in the CONTRACTOR's possession or control in connection with the CONTRACTOR's performance under this Agreement that ordinarily and necessarily would be required by the Town in order to perform the service.

   2. Upon request by Town's records custodian, provide Town with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

   3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement.

   4. Upon completion of this Agreement or in the event of termination of this Agreement by either party, any and all public records relating to this Agreement in the possession of CONTRACTOR shall be delivered by CONTRACTOR to Town, at no cost to Town, within seven days. All records stored electronically by CONTRACTOR shall be delivered to TOWN in a format that is compatible with Town's information technology systems. Once the public records have been

delivered to Town upon completion or termination of this Agreement, CONTRACTOR shall destroy any and all duplicate public records that are exempt or confidential and exempt from public record disclosure requirements.

5. CONTRACTOR'S failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the Town.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-966-4600, TOWNCLERK@TPPFL.GOV OR BY MAIL: TOWN OF PEMBROKE PARK, 3150 SW 52nd AVENUE, PEMBROKE PARK, FL 33023.

10. Agreement Subject to Funding

This agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the Town Commission of the Town of Pembroke Park in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding.

14. Governing law and venue:

This Agreement shall be governed by the laws of the State of Florida as now and hereafter in force. The venue for actions arising out of this agreement is fixed in Broward County, Florida.

15. Signatory Authority:

The Contractor shall provide the Town with copies of requisite documentation evidencing that the signatory for Contractor has the authority to enter into this Agreement.

16. Severability; Waiver of Provisions

Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provisions in any other jurisdiction. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

17. No Construction Against Drafting Party:

Each party to this Agreement expressly recognizes that this Agreement results from the negotiation process in which each party was represented by counsel and contributed to the drafting of this Agreement. Given this fact, no legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise

accrue to the benefit of any party to the Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

18. Notice:

Any notice, demand, communication, or request required or permitted hereunder shall be in writing and delivered in person; sent by U.S. Certified Mail, U.S. Express Mail, air or ground courier services or by messenger service, addressed to the party for whom it is intended at the following addresses.

TOWN

Geoffrey Jacobs, Mayor
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
gjacobs@tppfl.gov

With a copy to Town Attorney at the following address:

Jacob G. Horowitz, Esq.
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, FL 33308
jhorowitz@gorencherof.com

CONTRACTOR

Tradewinds Power Corporation
5820 N.W. 84th Avenue
Miami, FL 33166
Telephone No. (305) 592-9745

Scrutinized Companies:

a. CONTRACTOR certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Town may immediately terminate this Agreement at its sole option if the CONTRACTOR or its subcontractors are found to have submitted a false certification; or if the CONTRACTOR, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, the CONTRACTOR certifies that it and its subcontractors are also not on the Scrutinized Companies

with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Town may immediately terminate this Agreement at its sole option if the CONTRACTOR , its affiliates, or its subcontractors are found to have submitted a false certification; or if the CONTRACTOR, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. The CONTRACTOR agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

d. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

19. E-Verify. CONTRACTOR certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statues, as may be amended from time to time and briefly described herein below.

20.1 Definitions for this Section:

20.1.1 "Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Contractor" includes, but is not limited to, CONTRACTOR or consultant.

20.1.2 "Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

20.1.3"E-Verify system" means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

20.2 Registration Requirement; Termination:

Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

20.2.1 All persons employed by a Contractor to perform employment duties within Florida during the term of the contract;

20.2.2 All persons (including subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Town of Pembroke

Park. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Town of Pembroke Park; and

20.2.3 The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

IN WITNESS OF THE FOREGOING, the parties have hereunto set their hands and seals on the dates written below.

TOWN OF PEMBROKE PARK, a Florida municipal corporation

BY: _____
Geoffrey Jacobs, Mayor

ATTEST:

BY: _____
Cynthia Garcia-Lima, Town Clerk

APPROVED AS TO LEGAL FORM:

BY: _____
Jacob G. Horowitz, Esq.
Town Attorney

WITNESSED BY:

_____

_____
Print name

_____

_____
Print name

TRADEWINDS POWER CORP.

BY: _____
Name: _____
Title: _____

STATE OF _____)
COUNTY OF_____)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared _____, as _____ of Tradewinds Power Corp., and acknowledged that he has executed the foregoing instrument for the use and purposes mentioned in it and that the instrument is the act and deed of_____, as _____ of Tradewinds Power Corp., and who is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County aforesaid this ____ day of _____, 2025.

_____
NOTARY PUBLIC

_____
Print or Type Name

My Commission Expires:

EXHIBIT A

FLORIDA SHERIFF'S ASSOCIATION PURCHASING COOPERATIVE

(CONTRACT # FSA23-EQU21.1 SPEC 176)

EXHIBIT B

Proposal

Bid Award

Contract: FSA23-EQU21.0, Equipment

Group: Generator: 500kW Stationary

Item: 176, Tradewinds, T500, T500

Description: Refer to Item Group Specifications PDF document for FSA Base Specifications.

Model Upgrade/Downgrade:

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Tradewinds Power Corp.	$159,741.00	Build	Options
Northern	Primary	Tradewinds Power Corp.	$159,741.00	Build	Options
Central	Primary	Tradewinds Power Corp.	$159,741.00	Build	Options
Southern	Primary	Tradewinds Power Corp.	$159,741.00	Build	Options

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 176
500KW STATIONARY GENERATOR SET

Row	Spec. Number	Code	Description	Price - All Zones
1	176	T350-UL-FS	Credit - Downgrade to a 350 kW 480V, UL 2200 listed generator package with EPA compliant 1800 rpm diesel engine; 600A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 500gal UL 142 subbase fuel tank. Unit non-proprietary.	($3,671)
2	176	T400-UL-FS	Credit - Downgrade to a 400 kW, 480V, UL 2200 listed generator package with EPA compliant 1800 rpm diesel engine; 600A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 500gal UL 142 subbase fuel tank. Unit non-proprietary.	$4,638
3	176	T450-UL-FS	Credit -Downgrade to a 450 kW, 480V, UL 2200 listed generator package UL 2200 listed , EPA compliant 1800 rpm diesel engine; 700A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 500gal UL 142 subbase fuel tank Unit non-proprietary.	$8,334
4	176	T600-UL-FS	Upgrade - Upgrade to a 600 kW, 480V, UL 2200 listed generator package with EPA compliant 1800 rpm diesel engine; 1000A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 500gal UL 142 subbase fuel tank. Unit non-proprietary.	$69,742
5	176	T750-UL-FS	Upgrade - Upgrade to a 750 kW, 480V generator package with EPA compliant 1800 rpm diesel engine; 1200A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 1000gal UL 142 tank, Unit non-proprietary.	$83,292
6	176	T900-UL-FS	Upgrade - Upgrade to a 900 kW, 480V generator package with EPA compliant 1800 rpm diesel engine; 1600A breaker; NFPA 110 controller; marine grade aluminum enclosure, sound attenuated; 1000gal UL 142 tank, Unit non-proprietary.	$166,268
7	176	T-208-350-FS	Net Cost Adder - 350kW 208V - 240V AC Alternator and 1600A breaker.	$8,018
8	176	T-208-400-FS	Net Cost Adder - 400kW 208V - 240V AC Alternator and correct size breaker.	$10,747
9	176	T-208-450-FS	Net Cost Adder - 450kW 208V - 240V AC Alternator and correct size breaker.	$13,978
10	176	T-208-500-FS	Net Cost Adder - 500kW 208V - 240V AC Alternator and correct size breaker.	$13,978
11	176	T-208-600-FS	Net Cost Adder - 600kW 208V - 240V AC Alternator and correct size breaker.	$16,019
12	176	TREG-01-FS	Net Cost Adder - Supply and install Digital Voltage Regulator for 3 ph sensing with PMG.	$1,372
13	176	TGSHEAT-1-FS	Net Cost Adder - Space heater, 240/120V, to prevent accumulation of moisture and condensation in the AC alternator insulation.	$1,047
14	176	TVPI-FS	Net Cost Adder - Harsh duty alternator upgrade, with reinforced windings, fully encapsulated exciter stator, heavy duty rectifier. Up to 600kw. 1% of basic unit price.	1%
15	176	THDPAN-FS	Net cost Adder - Upgrade to Digital Control Panel for parallel ready application.	$11,454
16	176	TCEM-FS	Net cost Adder - Contact Expansion Module for paralleling application, for others to program.	$4,367
17	176	TAEM-FS	Net cost Adder - Analog Expansion Module for paralleling application, for others to program.	$2,954
18	176	TVRM-FS	Net cost Adder - Voltage Regulation Module for paralleling application, for others to program.	$2,365
19	176	TPARALLEL-FS	Net cost Adder - Paralleling system, and labor required for any two (2) machines together at the factory. Perform onsite start-up and adjustment.	$113,602
20	176	TSCD-02-FS	Net Cost Adder - Control Panel for Supervisory Controls and Data Acquisition (SCADA) with dry contacts interface on NEMA box	$1,779
21	176	TSCD-01-FS	Net Cost Adder - Design, Engineer, and supply Supervisory Controls and Data Acquisition (SCADA) system to remotely monitor, control and provide analytical data of a pumping station. Price includes all material except, computer and monitors.	$29,054
22	176	TRMA-03-FS	Net Cost Adder - Supply NFPA 110 compliant generator remote annunciation panel, Flush or Surface mount type. Shipped loose.	$1,081
23	176	TBGPB-04-FS	Net Cost Adder - Supply Emergency break glass push button mounted in a NEMA 3R box. Shipped Loose.	$814
24	176	T100%BRK-FS	Net Cost Adder - 100% rated mainline circuit breaker; up to 250 amps.	$1,049
25	176	T100%BRK01-FS	Net Cost Adder - 100% rated mainline circuit breaker 300 amp through 800 amp.	$1,948

Tradewinds Contact Person: Paul Staples
pstaples@tradewindspower.com
Phone: 800.223.3289
www.tradewindspower.com

FLORIDA SHERIFFS
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500KW STATIONARY GENERATOR SET

Row	Spec. Number	Code	Description	Price - All Zones
26	176	T100%BRK02-FS	Net Cost Adder - 100% rated mainline circuit breaker 1000 amp and above.	$4,046
		T-MOTORIZEDBRKR-FS	Net Cost Adder - Upgrade to Motorized breaker for paralleling application.	$5,863
27	176	TAUXBRK-FS	Net Cost Adder - Auxiliary switch and alarm for circuit breakers	$754
28	176	T2BCHNFPA-FS	Net Cost Adder - Battery Charger MicroGenius 300 series; NFPA 110 regulatory compliance; 2 alarms; selectable 12/10A, 12/24 VDC output, 90-265 VAC, 50/60Hz; up to 93 percent efficiency. LCD display.	$1,792
29	176	T5BCHNFPA-FS	Net Cost Adder - Battery Charger MicroGenius 300 series; NFPA 110 regulatory compliance; 5 alarms; selectable 12/10A, 12/24 VDC output, 90-265 VAC, 50/60Hz; up to 93 percent efficiency. LCD display.	$1,870
30	176	T100LB-FS	Net Cost Adder-100KW 480V,93KW 240V Resistive Load Bank, Suitcase type ASCO 2705 Series. Digital control toggle switch operating with LED indicating lights.	$21,558
31	176	T265LB-FS	Net Cost Adder-265KW 480V,257KW 240V Resistive Load Bank, Suitcase type ASCO 2705 Series. Digital control toggle switch operating with LED indicating lights.	$35,680
32	176	T63DBA-E-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 300-500kW	$19,812
33	176	T63DBA-F-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 600kW	$30,747
34	176	T63DBA-G-FS	Net Cost Adder- Upgrade aluminum enclosure to meet 63dBA at 21 ft. 750-900kW	$34,233
35	176	DELETE-E-FS	Credit - Delete aluminum weather enclosure and subbase fuel tank from 301kW - 500 kW packages, and provide loose muffler, exhaust flex connector and rain cap.	($37,787)
36	176	DELETE-F-FS	Credit - Delete aluminum weather enclosure and subbase fuel tank from 600 kW package, and provide loose muffler, exhaust flex connector and rain cap.	($40,078)
37	176	DELETE-G-FS	Credit - Delete aluminum weather enclosure and subbase fuel tank from 750KW - 900 kW packages, and provide loose muffler, exhaust flex connector and rain cap.	($58,382)
38	176	TSUBBASE-E-FS	Net Cost Adder- To provide steel subbase with anticorriseve coating, for 350-500kW unit.	$3,603
39	176	TSUBBASE-F-FS	Net Cost Adder- To provide steel subbase with anticorriseve coating, for 600kW unit.	$4,297
40	176	TSUBBASE-G-FS	Net Cost Adder- To provide steel subbase with anticorriseve coating, for 750-900kW unit.	$4,775
41	176	TQCP-400S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$13,332
42	176	TQCP-800S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$14,688
43	176	TQCP-1200S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 1200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$16,567
44	176	TQCP-1600S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 1600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$21,799
45	176	TQCP-2000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$21,787
46	176	TQCP-2400S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$26,929
47	176	TQCP-2800S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 2800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$30,980
48	176	TQCP-3000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 3200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$33,303
49	176	TQCP-3600S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 3600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$34,353
50	176	TQCP-4000S-FS	Net Cost Adder - Pad mounted docking station for single purpose only rated for 4000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$34,269

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FSA23-EQU21.1 SPEC. NO. 176
500KW STATIONARY GENERATOR SET

Row	Spec. Number	Code	Description	Price - All Zones
51	176	TQCP-400D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$24,014
52	176	TQCP-600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$26,236
53	176	TQCP-800D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$29,522
54	176	TQCP-1200D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 1200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$45,273
55	176	TQCP-1600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 1600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$50,830
56	176	TQCP-2000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$64,382
57	176	TQCP-2400D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2400A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$77,893
58	176	TQCP-2800D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 2800A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$93,042
59	176	TQCP-3000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$99,559
60	176	TQCP-3200D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3200A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$107,857
61	176	TQCP-3600D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 3600A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$118,202
62	176	TQCP-4000D-FS	Net Cost Adder - Pad mounted docking station for dual purpose rated for 4000A, in accordance with NEC 700.3 requirements. N3RX, UL 1008.	$144,906
63	176	IT100-150-FS	Credit - Downgrade 100-150 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,550)
64	176	IT151-200-FS	Credit - Downgrade 151 - 200 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,564)
65	176	IT201-400-FS	Credit - Downgrade 201 - 400 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,575)
66	176	IT401-600-FS	Credit - Downgrade 401 - 600 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,606)
67	176	IT601-800-FS	Credit - Downgrade 601 - 800 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,627)
68	176	IT801-1200-FS	Credit - Downgrade 801 - 1200 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,586)
69	176	IT1201-4000-FS	Credit - Downgrade 1201 - 4000 A, 2 or 3 pole Automatic Transfer Switch and generator set package installation, up to 15 ft away from main power source. Price includes concrete pad, permits, setting and start-up. Cost per amp.	($159,564)

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Row	Spec. Number	Code	Description	Price - All Zones
70	176	T-1000Etank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 1000gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 350-500kW units.	$3,444
71	176	T-1500Etank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 1500gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 350-500kW units.	$11,158
72	176	T-2000Etank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 2000gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 350-500kW units.	$6,858
73	176	T-2500Etank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 2500gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 350-500kW units.	$13,698
74	176	T-3100Etank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 3100gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 350-500kW units.	$15,286
75	176	T-1200Ftank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 1000gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 600kW unit.	$7,167
76	176	T-2000Ftank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 2000gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 600KW unit.	$14,635
77	176	T-2500Ftank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 2500gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 600KW unit.	$27,211
78	176	T-3100Ftank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 3100gal UL 142 with FDEP package and exterior corrosion resistant paint applied.For 600KW unit.	$29,018
79	176	T-2750Gtank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 2750gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 750-900KW unit.	$17,355
80	176	T-3150Gtank-FS	Net Cost Adder - Upgrade existing UL 142 subbase fuel tank to 3150gal UL 142 with FDEP package and exterior corrosion resistant paint applied. For 750-900KW unit.	$20,128
81	176	T-2531CW-FS	Net Cost Adder - Engineer, provide, and ship loose walk around cat walk with stairs and OSHA approved hand rails. Partially assembled and requires final site assembly.	$23,737
82	176	T-DTNK100-FS	Net Cost Adder - 50 gal day tank, 1/3 hp motor, 115V, 1 ph, 60Hz, high/low alarm and remote signal, solenoid valve; high fuel level shutdown; leak detector; check valve; control panel, UL, N3R.	$16,867
83	176	T-DTNK200-FS	Net Cost Adder - 100 gal day tank, 1/3 hp motor, 115V, 1 ph, 60Hz, high/low alarm and remote signal, solenoid valve; high fuel level shutdown; leak detector; check valve; control panel, UL, N3R.	$21,382
84	176	TC-1000-UL-FS	Net Cost Adder - 1000gal UL 142, above ground steel storage subbase fuel tank with required fittings, delivery included. Off-loading by others.	$59,909
85	176	TC-2000-UL-FS	Net Cost Adder - 2000gal UL 142, above ground steel storage subbase fuel tank with required fittings, delivery included. Off-loading by others.	$93,387
86	176	TC3000-UL-FS	Net Cost Adder - 3000gal UL 2085, above ground concrete subbase fuel tank with all necessary fittings, ground level fill point, and alarms. Delivery and off loading by others.	$109,659
87	176	TC8000-UL-FS	Net Cost Adder - 8000gal UL 2085, above ground concrete subbase fuel tank with all necessary fittings, ground level fill point, and alarms. Delivery and off loading by others.	$200,231
88	176	TPOL-FS	Net Cost Adder - Supply and install diesel fuel polishing system 54 gph with N3R enclosure. 0-400 gal tank.	$12,893
89	176	TPOL1-FS	Net Cost Adder - Supply and install diesel fuel polishing system 126 gph with N3R enclosure.300-1000 gal tank.	$22,332
90	176	TPOL2-FS	Net Cost Adder - Supply and install diesel fuel polishing system 180 gph. 1000-5000 gal tank.	$26,688
91	176	TMAIN-1-FS	Net Cost Adder - One (1) maintenance trip for 20 kW - 200 kW packages to change oil, oil filter, and fuel filters. Inspect/check operation.	$1,981

FLORIDA SHERIFFS
ASSOCIATION BID:
FSA23-EQU21.1 SPEC. NO. 176
500KW STATIONARY GENERATOR SET

Row	Spec. Number	Code	Description	Price - All Zones
92	176	TMAIN-2-FS	Net Cost Adder - One (1) maintenance trip for 201kw - 300 kW packages to change oil, oil filter, and fuel filters. Inspect/check operation.	$2,434
93	176	TMAIN-3-FS	Net Cost Adder - One (1) maintenance trip for 301kw - 600 kW packages to change oil, oil filter, and fuel filters. Inspect/check operation.	$4,241
94	176	TMAIN-4-FS	Net Cost Adder - One (1) maintenance trip for 900 kW packages to change oil, oil filter, and fuel filters. Inspect/check operation.	$7,000
95	176	T-SERV-FS	Net Cost Adder -SERVICE JOB :Modification of new or existing equipment as requested by the customer. Evaluation and troubleshooting, component replacement, system testing, and upgrades as applicable. Parts not included. Standard Field Service or Standard Shop Labor -in house, PER HOUR (In and Out freight not included).	$185
96	176	5yr - FS	Net Cost Adder - Add 5 year, 5000 hour standby power extended warranty to include 1800rpm engine; alternator, breaker; control panel, Enclosure. subbase fuel tank excluded. Price is 5% of total purchase price.	5%
97	176	T-CCP-FS	Net Cost Adder - Payment made by Credit Card, 4% fee of total purchase.	4%

TRADEWINDS®
POWER CORP



STANDBY DIESEL GENERATORS

STANDBY POWER YOU NEED
AND POWER YOU CAN TRUST

Building on our long-term relationships with world renowned diesel engine manufacturers Perkins and Doosan, Tradewinds Power Corp (TPC) packages a comprehensive range of non- proprietary diesel powered standby sets, ranging from 9kW to 700kW. In addition to our standard product lineup, we build to individual customer specifications. TPC standby generators are completely self contained with auto start controls and offered in open, weather-protected, and sound-attenuated enclosures

- **Sound Attenuated Enclosure** - Marine grade aluminum with sound attenuation 68dBA measured at 27ft.
- **Auto Controls -** with analog display of all functions and SCADA interface points.
- **Fuel Tank -** Double walled daily service, UL142, with full spill containment.



- **Connection Panel -** with terminals suitable for 3 and single phase voltages.
- **Rigid Base -** Close coupled single bearing engine and generator assembly with anti-vibration mounts between assembly and rigid base.
- **Custom Fuel Tanks -** Sized to suit client application.

TP200 T3 - Depicted with Various Options



TRADEWINDS STANDBY GENERATORS

Tradewinds Power Corp fully integrated standby generator set provides optimum performance, reliability, and versatility with efficiency matched heavy duty diesel engine, with an AC synchronous, 12-wire brushless, single bearing alternator.

WARRANTY

Engines are covered under the original equipment manufacturer's warranty - consult Tradewinds Power Corp for details. Complete package supplied with 2-year limited warranty.

MODEL	kW		Power Factor	kVA		Phase	Breaker Amps 208V 1P 240V	Engine Manufacturer	Engine Model
	Standby	Prime		Standby	Prime				
TD9 T4	9.00	8.10	1.0	9.00	8.10	1	38	Doosan	D10
TP T4I	9.00	8.10	1.0	9.00	8.10	1	38	Perkins	403
TD14 T4	14.00	12.60	1.0	14.00	12.60	1	58	Doosan	D10
TP20 T4i	20.00	18.00	0.8	25.00	22.50	3	69	Perkins	404D-22
TP30 T4i	30.00	27.00	0.8	37.50	33.75	3	104	Perkins	404D-22T
TP45 T0*	45.00	40.50	0.8	56.25	50.63	3	156	Perkins	1103A-33TG1
TP56 T3	56.00	50.40	0.8	70.00	63.00	3	195	Perkins	1104D-E44TG1
TP60 T0*	60.00	54.00	0.8	75.00	67.50	3	208	Perkins	1203A-33TG2
TP65 T3	65.00	58.50	0.8	81.25	73.13	3	226	Perkins	1104D-E44TG1
TP80 T3	80.00	72.00	0.8	100.00	90.00	3	278	Perkins	1104D-E44TAG1
TP80 T0*	80.00	72.00	0.8	100.00	90.00	3	278	Perkins	1104A-44TG2
TP100 T3	100.00	90.00	0.8	125.00	112.50	3	347	Perkins	1104D-E44TAG2
TP100 T2*	100.00	90.00	0.8	125.00	112.50	3	347	Perkins	1104C-44TAG2
TP125 T3	125.00	112.50	0.8	156.25	140.63	3	434	Perkins	1106D-E70TAG2
TP135 T0*	135.00	121.50	0.8	168.75	151.88	3	469	Perkins	1106A-70TG2
TP150 T0*	150.00	135.00	0.8	187.50	168.75	3	521	Perkins	1106A-70TAG2
TP150 T3	150.00	135.00	0.8	187.50	168.75	3	521	Perkins	1106D-E70TAG3
TP175 T0*	175.00	157.50	0.8	218.75	196.88	3	608	Perkins	1106A-70TAG3
TP175 T3	175.00	157.50	0.8	218.75	196.88	3	608	Perkins	1106D-E70TAG4
TP200 T3	200.00	180.00	0.8	250.00	225.00	3	695	Perkins	1106D-E70TAG5
TP275 T3*	275.00	247.50	0.8	343.75	309.38	3	955	Perkins	1606D-E93TAG4
TD300 T0*	300.00	270.00	0.8	375.00	337.50	4	1042	Doosan	D126TI-II
TP300 T3	300.00	270.00	0.8	375.00	337.50	3	1042	Perkins	2206D-E13TAG2
TP350 T3	350.00	315.00	0.8	437.50	393.75	3	1216	Perkins	2206D-E13TAG2
TD400 T0*	400.00	360.00	0.8	500.00	450.00	4	1390	Doosan	DP158-LE
TP400 T3	400.00	360.00	0.8	500.00	450.00	3	1390	Perkins	2206D-E13TAG3
TP450 T3	450.00	405.00	0.8	562.50	506.25	3	1563	Perkins	2506D-E15TAG1
TD500 T2*	500.00	450.00	0.8	625.00	562.50	4	1737	Doosan	DP158-LD
TP500 T2	500.00	450.00	0.8	625.00	562.50	3	1737	Perkins	2506C-E15TAG3
TP550 T2	550.00	495.00	0.8	687.50	618.75	3	1911	Perkins	2506C-E15TAG4
TD600 T2*	600.00	540.00	0.8	750.00	675.00	3	2084	Doosan	TDP180-LB
TP600 T2	600.00	540.00	0.8	750.00	675.00	3	2084	Perkins	2806C-E18TAG3
TD700 T2*	700.00	630.00	0.8	875.00	787.50	3	2432	Doosan	DP222LB
Notes	* Indicates Non UL only and Tier 2 diesels for the International Market, not domestic. All domestic are UL all export non-UL.								

STANDARD FEATURES

- EPA Tier 3 PERKINS diesel engines for stationary standby
- 1800 rpm 4-pole (*TD-14 3600 rpm 2-pole)
- Radiator rated for operating in 120°F ambient
- Auto start and stop digital control panel with full metering
- 12-wire reconnectable brushless generator (*4-wire TD-14)
- Heavy-duty air cleaner with restriction indicator
- Mounted exhaust muffler
- Oil and coolant drain lines with brass ball check valves
- UL certification domestic US (not applicable international)
- Battery disconnect
- External emergency stop
- Adjustable-trip mainline circuit breaker

OPTIONAL EQUIPMENT

- Weather Protective Enclosure constructed of Marine Grade Aluminum 0.125 thickness, SS Hardware, white powder coat paint finish on both sides, sound Insulation resistant to high temperatures, fuel and oil, hinged / removable / keyed alike doors
- Double walled UL142 base mounted daily service fuel tank
- Base frame with full spill protection
- Critical exhaust silencer
- Control options for low coolant level switch and 17-light remote annunciator panel
- Automatic transfer switch
- PMG generator exciter for high inductive and SCR loads

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POWER CORP

TRADEWINDSPOWER.COM

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Agenda Item Report

Subject:	Motion to approve agreement for FPL Electrical Installation at the new Public Works building site by JLM Contractors in an amount not to exceed $40,000; or, in the alternative, finding that it is in the Town's best interests to engage another third party contractor to perform the electrical installation in the event that the Town's professional staff is able to secure a more competitive quote for such services - Sponsored by Public Services Director Odoms
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Agenda Item Report

Subject:	Consideration and authorization for paving improvements - Future Public Works Lot - Sponsored by Public Services Director Odoms
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Works
Recommendation for Counsel to consider:	Staff is requesting authorization for paving and surface improvements to a portion of the Town-owned approximately two-acre lot located at 2701 Commerce Center Way, which is shared operationally with Westwind.
Background Information:	The Town has identified the need to utilize a portion of the approximately two-acre parcel at 2701 Commerce Center Way to support expanded Public Works operational needs. Currently, portions of the lot consist of deteriorated asphalt and unprepared surface areas that are not suitable for consistent municipal vehicle parking or placement of modular facilities. To prepare the site, staff propose: • Cleaning and repairing the existing asphalt surface • Seal coating and re striping the designated operational area • Preparing a stable paved area to accommodate Public Works vehicles and equipment • Supporting the installation of a modular building for operational use • The improvements will allow the Town to organize equipment storage, improve accessibility, and enhance the durability of the site. The attached proposal from All County Paving outlines the recommended scope of work, including asphalt repair at multiple locations, base repairs where necessary, sealcoating, and pavement striping. Scope of Work According to the contractor's proposal, the project includes: • Maintenance of traffic setup and site safety controls • Asphalt repair at eight (8) damaged locations • Asphalt and base repair at two (2) locations • Installation of hot mix asphalt (Type S-III) • Application of two coats of commercial-grade sealcoating • Pavement striping to restore parking layout These improvements will prepare the designated area for Public

	Works operations and support the installation of the modular building.
Staff Recommendations:	• Approve the proposal from All County Paving for $11,263.75 for paving improvements at the Public Works future located at 2701 Commerce Center Way. • Authorize the Town Manager to execute necessary purchase orders or agreements for the work. • Direct staff to coordinate scheduling of the paving work in conjunction with the modular building installation and electrical service installation. The proposed improvements represent a low-cost operational infrastructure upgrade that supports: • Improved organization of municipal equipment • Preparation for modular facility installation • Reduced long-term surface maintenance costs • Better utilization of Town-owned property Completing the paving concurrently with modular building preparation minimizes disruption and prevents rework.
Procurement:	
Financial Implications:	Paving Improvements – All County Paving **$11,263.75** Funding is expected to be provided through the appropriate Public Works or facilitiesimprovement budget line.
Alternatives:	

ATTACHMENTS:

Agenda Item Report - Paving Improvements
Town of Pembroke Park Future Lot

Agenda Item Report

Subject:	**Authorization for Paving Improvements - Future Public Works Lot**
Meeting Date:	Regular Commission Meeting - MAR 11, 2026
Prepared For:	Town Commission
Staff Contact:	Jeff Odoms, Public Services Director
Dept/Group:	Public Services
Recommendation for Counsel to consider:	Staff is requesting authorization for paving and surface improvements to a portion of the Town-owned approximately two-acre lot located at 2701 Commerce Center Way, which is shared operationally with Westwind.
Background Information:	The Town has identified the need to utilize a portion of the approximately two-acre parcel at 2701 Commerce Center Way to support expanded Public Works operational needs. Currently, portions of the lot consist of deteriorated asphalt and unprepared surface areas that are not suitable for consistent municipal vehicle parking or placement of modular facilities. To prepare the site, staff propose: • Cleaning and repairing the existing asphalt surface • Seal coating and re striping the designated operational area • Preparing a stable paved area to accommodate Public Works vehicles and equipment • Supporting the installation of a modular building for operational use • The improvements will allow the Town to organize equipment storage, improve accessibility, and enhance the durability of the site. The attached proposal from All County Paving outlines the recommended scope of work, including asphalt repair at multiple locations, base repairs where necessary, sealcoating, and pavement striping. **Scope of Work** According to the contractor's proposal, the project includes: • Maintenance of traffic setup and site safety controls • Asphalt repair at eight (8) damaged locations • Asphalt and base repair at two (2) locations • Installation of hot mix asphalt (Type S-III) • Application of two coats of commercial-grade sealcoating • Pavement striping to restore parking layout These improvements will prepare the designated area for Public Works operations and support the installation of the modular building.

Staff Recommendations:	• Approve the proposal from All County Paving for $11,263.75 for paving improvements at the Public Works future lot located at 2701 Commerce Center Way. • Authorize the Town Manager to execute necessary purchase orders or agreements for the work. • Direct staff to coordinate scheduling of the paving work in conjunction with the modular building installation and electrical service installation. The proposed improvements represent a low-cost operational infrastructure upgrade that supports: • Improved organization of municipal equipment • Preparation for modular facility installation • Reduced long-term surface maintenance costs • Better utilization of Town-owned property Completing the paving concurrently with modular building preparation minimizes disruption and prevents rework.
Financial Impact	**Cost:** Paving Improvements – All County Paving **$11,263.75** Funding is expected to be provided through the appropriate Public Works or facilities improvement budget line.
ATTACHMENTS	ALL COUNTY PROPOSAL

ALL COUNTY
NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Jeff Odoms
Town Of Pembroke Park
3150 Southwest 52nd Avenue
Pembroke Park,FL 33023
jodoms@tppfl.gov
954-966-4600

PROJECT INFORMATION:

Town of Pembroke Park Future Lot
2701 Commerce Ctr Wy
Pembroke Park,FL 33023
03 / 04 / 2026
PROPOSAL NUMBER: 2026-813369

SCOPE OF WORK:

STANDARD MOT:
1. Set up standard MOT to include signage,barricades and/or cones.

DAMAGED ASPHALT REPAIR: (8) Locations
1. Sawcut and/or Mill where required and clean areas to be patched.
2. Tack areas with DOT approved primer tack.
3. Install hot plant mixed asphalt, Type S-III
4. Roll and compact areas with a steeldrum roller.
5. Haul away any job related debris.

*This proposal includes up to 1 inch thick asphalt.

ASPHALT & BASE REPAIR: In (2) location(s)
1. Saw cut and remove the asphalt to expose the voided area.
2. Compact the exposed base materials.
3. Install new compactable base material as required.
4. Roll and compact exposed base material.
5. Tack areas with primer tack.
6. Install hot plant mixed asphalt type SIII
7. Roll and compact areas with a steel drum roller.
8. Remove any job-related debris.

*This contractor will not be responsible for future settling in the area of repair. If additional repair is needed beyond the scope of work detailed above, a change order will be required. Contractor is not responsible for any plumbing / utility repair of any kind.

SEALCOATING: (2) Coats Spray; In (1) Mobilization
1. Secure area with cones and barricades.
2. Thoroughly clean the entire asphalt area.
3. Heavy oil spots will be treated with a bonding agent.
4. Apply by spray, first coat of Neyra Industries Tarconite commercial grade coal tar sealer that meets or exceeds federal specifications, with 2% latex additive and 3-5lbs of silica sand as per manufacturer's requirements mechanically agitated and applied at the rate of 1/5th of a gallon per square yard.
5. Apply a second separate coat of sealer with sand in the same quantity and proportion as the first coat.

NEW PAVEMENT MARKINGS
1. Stripe a new layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing to include 4" white parking stalls per city layout.

*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

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ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	Mobilization/Demobilziation (per work order)	EA	1	$ 1,100.00	$ 1,100.00
3	Type II Barricade per FDOT Standard Index No. 102-600. Provide for project duration up to 14 days	EA	25	$ 6.15	$ 153.75
6	Remove and dispose of unsuitable material	CY	18	$ 25.00	$ 450.00
12	Sawcut, Remove and Replace 1.5" of Asphalt (two lifts)	SY	127	$ 47.00	$ 5,969.00
26	Traffic Paint (All widths and colors)	SF	1260	$ 2.85	$ 3,591.00
		PROJECT TOTAL (ITEMS 1-30)			$ 11,263.75

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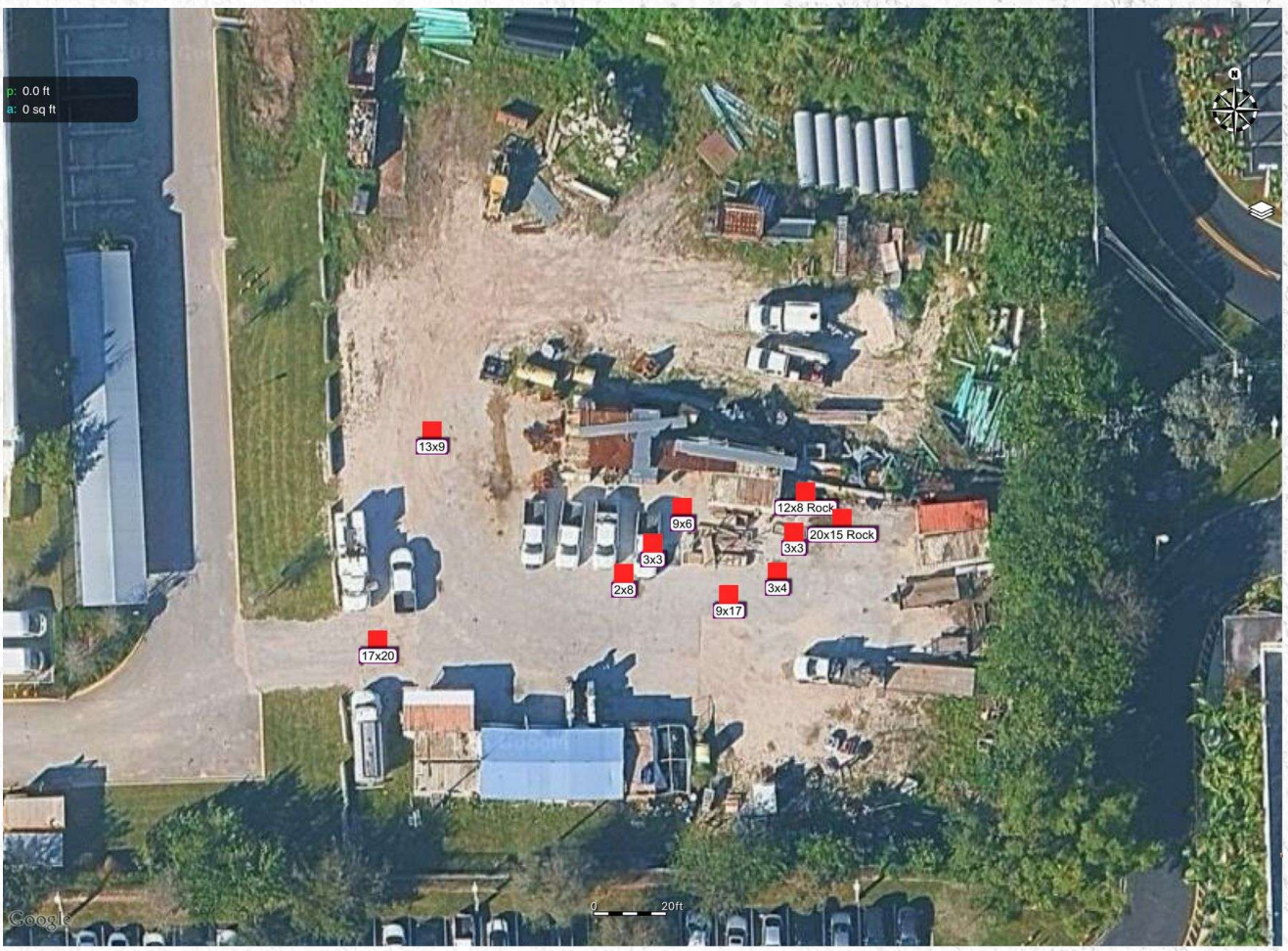
PRE-JOB PHOTOS & SITE MAPS



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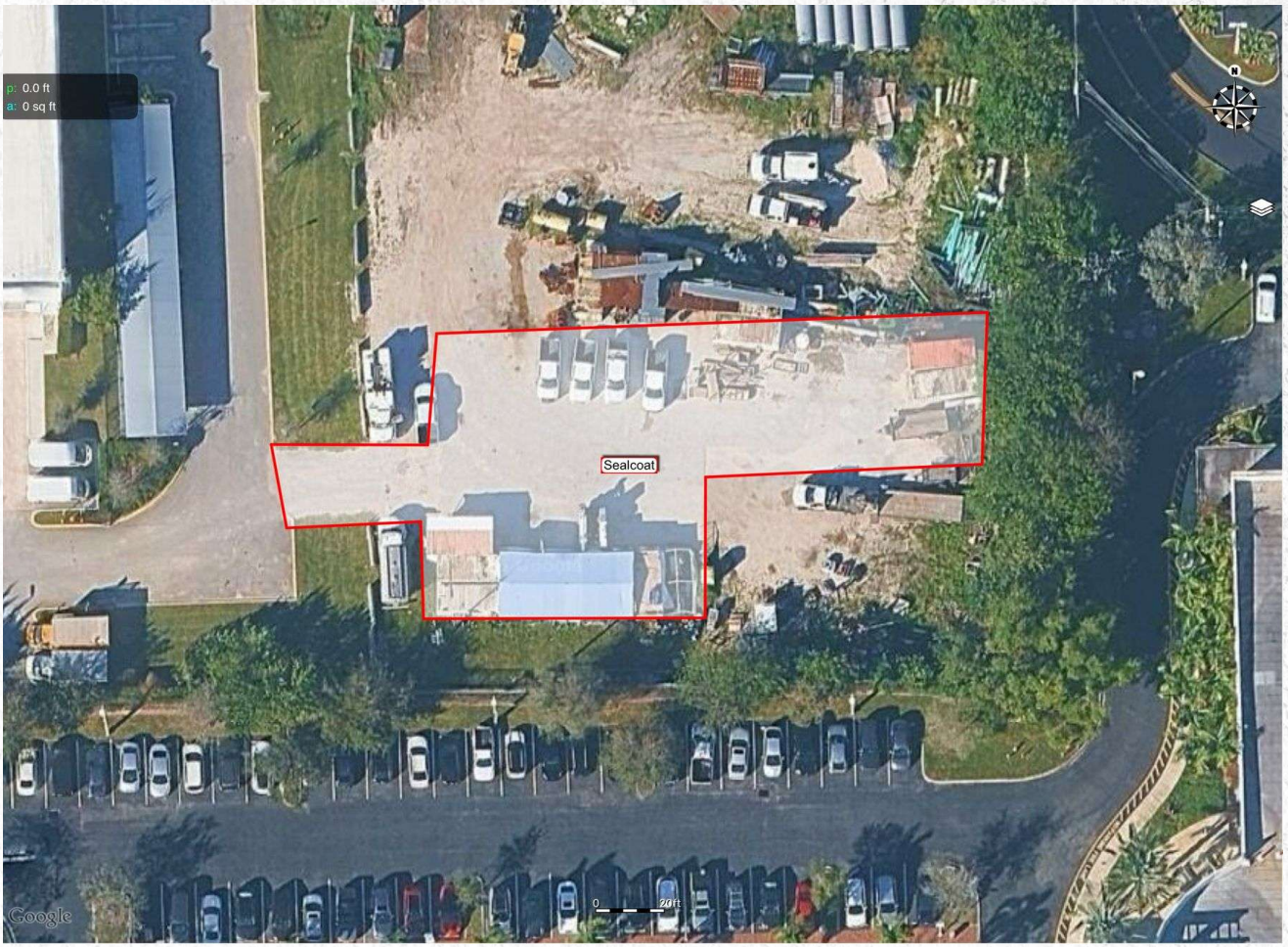

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PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

$ 11,263.75

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS: As Per Terms & Conditions of Purchase Order

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Joshua Marfleet

Josh Marfleet

Paving Advisor Printed Name

03 / 04 / 2026
Date

Town Of Pembroke Park

Signature of Approval by Customer

Printed Name & Title/Position

Date

☐ Please select if billing information differs from above.

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TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees $795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent/ Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent/ Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative,
6. It is understood and agreed that all work is performed “weather permitting”.
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer’s responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of $85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of $10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at $2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at $2,000.00 each for **Sealcoating.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at $2,400.00 each for **Concrete Services.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at $7,200.00 each for **Paving.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at $205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. There will be a charge of $47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
29. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge
30. All accounts past due will incur a finance charge of 1.5% per month.

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TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $2,000.00.
2. Cleaning: Customer is responsible for any “heavy cleaning”; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $7,200.00
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $995.00
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of $47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

Agenda Item Report

Subject:	Discussion on renovations for the second and third floor of Town Hall - Sponsored by IT Director Pakula
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Mark Pakula, Information Technology Director
Dept/Group:	IT
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Agenda Item Report

Subject:	Discussion and Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review - Sponsored by Commissioner Mohammed
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The purpose of this memorandum is to direct staff and legal counsel to prepare a comprehensive local regulatory framework governing data centers in the Town of Pembroke Park in anticipation of pending and proposed state-level legislation related to data center development, utility allocation, and infrastructure capacity. Given the pace at which data-center-related items are advancing through the Legislature, it is prudent for the Town to have local regulations in place in advance, rather than responding reactively after state policy changes are adopted. Establishing a clear framework now will help preserve local land-use authority to the maximum extent permitted by law and ensure that future development decisions remain consistent with the Town's Comprehensive Plan, infrastructure capacity, and long-term fiscal stability. This effort is intended to position the Town proactively, not in response to any specific application.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Memo from Commissioner Mohammed
SB 484

PART I MEMORANDUM

MEMORANDUM

TO: Town Planner; Town Attorney

FROM: Ashira Mohammed, Commissioner

DATE: February 4, 2026

RE: Direction to Prepare and Advance Data Center Regulatory Ordinance for DRC and Planning Review

PURPOSE

The purpose of this memorandum is to direct staff and legal counsel to prepare a comprehensive local regulatory framework governing data centers in the Town of Pembroke Park in anticipation of pending and proposed state-level legislation related to data center development, utility allocation, and infrastructure capacity.

Given the pace at which data-center-related items are advancing through the Legislature, it is prudent for the Town to have local regulations in place in advance, rather than responding reactively after state policy changes are adopted. Establishing a clear framework now will help preserve local land-use authority to the maximum extent permitted by law and ensure that future development decisions remain consistent with the Town's Comprehensive Plan, infrastructure capacity, and long-term fiscal stability.

This effort is intended to position the Town proactively, not in response to any specific application.

BACKGROUND AND RATIONALE

Municipalities nationwide are reassessing how data centers are regulated due to their unique and disproportionate impacts, including:

- Extremely high electrical demand and peak-load strain

- Significant water use for cooling
- Backup generation emissions, noise, and fuel storage
- Minimal on-site employment relative to land and infrastructure consumption
- Long-term infrastructure, climate, and fiscal exposure
- Incompatibility with mixed-use, redevelopment, and community-serving district

Given Pembroke Park's limited land area, finite utility capacity, and strategic redevelopment goals, staff is directed to prepare regulatory language ensuring that data center development does not undermine community objectives or shift infrastructure and climate-related costs onto residents.

POLICY DIRECTION TO STAFF AND LEGAL COUNSEL

Staff and the Town Attorney are directed to collaboratively prepare draft ordinance language for review by the Development Review Committee (DRC) and Planning & Zoning Board incorporating the following principles.

1. Distinct Land-Use Classification

- Define "Data Center" as a stand-alone land-use category, distinct from warehouse, industrial, flex, office, or utility uses.
- Prohibit data centers as a permitted or by-right use in all zoning districts.
- Require discretionary approval through Conditional Use and/or Special Use processes only.

2. Zoning, Location, and Compatibility

- Establish minimum separation distances from residential areas, schools, parks, and community-oriented districts.
- Identify mixed-use, redevelopment, and entertainment corridors as incompatible by use.

- Prohibit reliance on variances, administrative adjustments, or interpretations to allow data centers.

3. Infrastructure and Utility Capacity Protection

- Require applicants to demonstrate no adverse impact to electric, water, sewer, stormwater, transportation, or emergency services.
- Mandate that all on-site and off-site infrastructure upgrades be fully funded by the applicant.
- Allow denial based solely on projected infrastructure or utility strain.
- Prohibit priority utility restoration or guaranteed capacity agreements.

4. Water and Energy Restrictions

- Restrict or prohibit potable water use for cooling.
- Require closed-loop or reclaimed water systems where applicable.
- Establish electrical load caps tied to overall system capacity, calculated at maximum theoretical demand.

5. Climate Resilience and Emergency Preparedness

- Require climate-resilience and disaster-response plans addressing flooding, heat, hurricanes, and extended power outages.
- Require facilities to operate without reliance on municipal emergency resources during declared emergencies.
- Allow approvals to be modified or revoked if future climate conditions render a facility incompatible with public safety or infrastructure capacity.
-

6. Employment Efficiency Standards

- Establish a minimum jobs-per-megawatt threshold.

- Require disclosure of permanent on-site employment only; exclude remote or regional job counts.
- Allow denial where employment benefits are disproportionate to infrastructure consumption.

7. Artificial Intelligence and High-Intensity Computing

- Explicitly recognize AI training and high-intensity computing as a distinct subset of data centers.
- Allow outright prohibition or heightened review standards due to extreme energy demand, cooling intensity, minimal employment, and grid impacts.

8. Fees, Escrows, and Fiscal Neutrality

- Require substantial application fees and professional review escrows.
- Impose ongoing monitoring and impact fees.
- Prohibit tax abatements, utility rebates, fee waivers, or incentives of any kind.

9. Expansion, Lifecycle, and Decommissioning

- Require full re-approval for any increase in power, cooling, generators, or floor area.
- Require a decommissioning plan and financial assurance for site restoration and removal of specialized infrastructure.

10. Enforcement and Review

- Require annual operational review and renewal.
- Allow suspension or revocation for non-compliance.
- Include fines, injunctive relief, and forfeiture of bonds or escrows.

PROCESS AND NEXT STEPS

1. Town Planner and Town Attorney to prepare draft ordinance language and staff report.
2. Review by DRC for infrastructure and operational implications.
3. Planning & Zoning Board review for land-use consistency.
4. Forward recommendation to the Town Commission for consideration.

This memorandum provides policy direction and does not predetermine Commission action.

PLANNING OBJECTIVE

The objective is to ensure that any data center or related facility:

- Does not shift infrastructure, climate, or fiscal risk to the Town or residents;
- Produces a meaningful economic return relative to resource consumption; and
- Preserves long-term redevelopment flexibility and local land-use authority.

PART II — SKELETON ROUGH DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN OF PEMBROKE PARK, FLORIDA,

REGULATING DATA CENTERS AND ARTIFICIAL INTELLIGENCE TRAINING FACILITIES;

ESTABLISHING DEFINITIONS;

PROHIBITING DATA CENTERS AS A PERMITTED USE;

REQUIRING CONDITIONAL AND SPECIAL USE APPROVAL;

IMPOSING LOCATION, INFRASTRUCTURE, CLIMATE RESILIENCE, EMPLOYMENT, AND OPERATIONAL STANDARDS;

IMPOSING APPLICATION FEES, ESCROWS, COMMUNITY AND INFRASTRUCTURE IMPACT FEES, ANNUAL SURCHARGES, AND FINANCIAL ASSURANCES;

REQUIRING DECOMMISSIONING;

PROVIDING FOR ENFORCEMENT, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 1. FINDINGS AND INTENT

The Town Commission finds that data centers and artificial intelligence training facilities impose unique and disproportionate demands on electrical, water, sewer, stormwater, transportation, and emergency service systems; generate limited on-site employment; and present long-term climate, fiscal, and infrastructure risks. This Ordinance is intended to ensure fiscal neutrality, infrastructure protection, climate resilience, and consistency with the Town's Comprehensive Plan.

SECTION 2. DEFINITIONS

Data Center means any facility primarily used for data processing, storage, cloud computing, artificial intelligence, machine learning, blockchain processing, or network operations, including all supporting mechanical, electrical, cooling, and backup power systems.

AI Training Facility means a data center primarily used for artificial intelligence or machine learning model training characterized by sustained, high-intensity computing loads and continuous energy demand.

SECTION 3. ZONING STATUS AND APPROVAL

(A) Data centers and AI training facilities are prohibited as a permitted or by-right use in all zoning districts.

(B) Such facilities may only be considered through Conditional Use and Special Use approval by the Town Commission.

(C) No variance, administrative adjustment, or interpretation shall be permitted.

SECTION 4. LOCATION AND COMPATIBILITY

(A) Data centers and AI training facilities are prohibited within or adjacent to:

- Residential zoning districts
- Schools, parks, childcare facilities, or places of assembly
- Mixed-use, redevelopment, or entertainment districts

(B) Required separation distances and buffers shall not be waived.

SECTION 5. INFRASTRUCTURE AND UTILITIES

(A) Applicants shall demonstrate no adverse impact to electric, water, sewer, stormwater, transportation, or emergency services.

(B) All on-site and off-site infrastructure upgrades shall be fully funded by the applicant.

(C) Electrical demand shall be calculated at maximum theoretical load.

(D) Priority utility restoration or guaranteed capacity agreements are prohibited.

SECTION 6. WATER AND ENERGY USE

(A) Potable water use for cooling is prohibited unless expressly approved.

(B) Closed-loop or reclaimed water systems shall be required where feasible.

SECTION 7. CLIMATE RESILIENCE AND EMERGENCY PREPAREDNESS

(A) A climate resilience and disaster response plan shall be required.

(B) Facilities shall operate without reliance on municipal emergency resources during declared emergencies.

(C) Approvals may be modified or revoked if future climate conditions render the facility incompatible with public safety or infrastructure capacity.

SECTION 8. EMPLOYMENT STANDARDS

(A) A minimum jobs-per-megawatt ratio shall be required.

(B) Only permanent, on-site employment shall be counted.

SECTION 9. AI TRAINING FACILITIES

(A) AI training facilities may be prohibited outright or subjected to heightened standards.

(B) Additional fees, electrical load caps, cooling restrictions, and operational limits may be imposed.

SECTION 10. APPLICATION FEES AND ESCROWS

- Non-Refundable Application Fee: $250,000
- Re-Application / Expansion Fee: $150,000
- Professional Review Escrow: Minimum $500,000, replenishable without cap

Failure to replenish escrow shall result in suspension of review or operations.

SECTION 11. COMMUNITY AND INFRASTRUCTURE IMPACT

(A) Electrical / Community Impact Fee: $1,000,000 per megawatt of total approved electrical demand, calculated at maximum theoretical load.

(B) Water Capacity Mitigation Fee: $500,000 per acre of data center development footprint.

(C) Emergency Services Impact Fee: $250,000, plus any additional amount required for specialized equipment or training.

SECTION 12. ANNUAL OPERATIONAL FEES AND SURCHARGES

- Annual Infrastructure Monitoring Fee: $250,000
- High-Demand Utility Surcharge: As adopted by resolution
- Backup Generation Impact Fee: $100,000 per megawatt of installed backup generation capacity, payable annually

SECTION 13. CLIMATE IMPACT OFFSET FEE

(A) A one-time Climate Impact Offset Fee of $500,000 shall be required.

(B) Climate-related fees may be adjusted by resolution based on updated risk projections.

SECTION 14. PERFORMANCE BOND AND FINANCIAL SECURITY

(A) Performance Bond / Letter of Credit: Minimum $10,000,000

(B) Additional financial security may be required for operational or emergency risks.

SECTION 15. EXPANSION AND MODIFICATION

Any increase in electrical load, cooling capacity, backup generation, or floor area shall require full re-approval under this Ordinance.

SECTION 16. DECOMMISSIONING

(A) A decommissioning plan is required.

(B) A minimum $5,000,000 decommissioning bond shall be maintained for the life of the facility.

(C) The Town may draw upon the bond to restore the site if abandoned.

SECTION 17. NO INCENTIVES

No tax abatements, utility rebates, CRA incentives, fee waivers, or development incentives shall be permitted.

SECTION 18. ENFORCEMENT

Non-payment or non-compliance may result in suspension, revocation, fines, injunctive relief, and forfeiture of bonds or escrows.

By the Committee on Community Affairs; and Senators Avila and Yarborough

578-02478-26 2026484c1

A bill to be entitled

An act relating to data centers; creating s. 112.231, F.S.; defining terms; prohibiting an agency from entering into a nondisclosure agreement or other contract that restricts the agency from disclosing certain information to the public; providing that an agreement or contract, or a provision of an agreement or contract, is void and unenforceable under certain circumstances; providing civil penalties; authorizing the state attorney or Attorney General to bring an action to collect a fine; providing applicability; creating s. 163.326, F.S.; providing legislative findings; specifying that local governments maintain authority to exercise power and responsibility over comprehensive planning and land development regulations related to large load customers; creating s. 366.043, F.S.; providing legislative findings; defining terms; requiring the Florida Public Service Commission to develop minimum tariff and service requirements for large load customers; requiring that such requirements ensure that large load customers bear their costs of service and that such costs are not shifted to the general body of ratepayers; requiring that such minimum tariff and service requirements include certain provisions designed to prevent a public utility from providing electric service to a large load customer that is a foreign entity; prohibiting a customer from separating a certain electrical load into multiple smaller

connections for a specified purpose; authorizing the commission to include certain measures in minimum tariff and service requirements; prohibiting any tariff, contractual provision, service requirement, or other public utility policy from preventing or hindering the curtailment or interruption of electric service to a large load customer for certain purposes; prohibiting a public utility from knowingly providing electric service to a large load customer that is a foreign entity; requiring the commission to adopt rules by a specified date; specifying a deadline for utilities to file a tariff in compliance with the final rule; amending s. 373.203, F.S.; defining terms; creating s. 373.262, F.S.; providing legislative intent; prohibiting the governing board of a water management district or the Department of Environmental Protection from issuing a permit for the consumptive use of water to a large-scale data center under certain circumstances; requiring that such permit be issued to a large-scale data center applicant if the applicant establishes that the proposed use of water satisfies certain requirements; requiring the governing board or the department to require the use of reclaimed water for a large-scale data center applicant's allocation when certain requirements are met; specifying requirements for certain permit applications; prohibiting the approval of permit applications without a hearing; amending s. 373.239, F.S.; requiring that consumptive use permit

modifications proposed by a large-scale data center be treated in a specified manner; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 112.231, Florida Statutes, is created to read:

112.231 Data center nondisclosure agreements.—

(1) As used in this section, the term:

(a) "Agency" means any state, county, district, authority, or municipal officer, public employee, department, division, board, bureau, or commission, or other separate unit of government created or established by law and any other public or private agency, person, partnership, corporation, or business entity acting on behalf of any such agency.

(b) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

1. A free-standing structure; or

2. A facility within a larger structure which uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(2) An agency may not enter into a nondisclosure agreement or other contract restricting the agency from disclosing information about a potential data center development to members of the public.

(3) An agreement or contract, or a provision of an agreement or contract, that violates this section is against

public policy and is void and unenforceable.

(4) An agency that violates this section is subject to a civil fine of not more than $1,000. The state attorney of the county in which the violation occurred or the attorney general may bring an action to collect the fine.

(5) This section applies to agreements entered into on or after July 1, 2026.

Section 2. Section 163.326, Florida Statutes, is created to read:

163.326 Large load customer considerations.—

(1) The Legislature finds that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers as defined in s. 366.043(2)(d), may present unique planning, infrastructure, and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning and land development regulations adopted pursuant to this chapter, including provisions related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services.

(2) Local governments shall maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers.

Section 3. Section 366.043, Florida Statutes, is created to read:

366.043 Large load tariffs for public electric utilities.—

(1) The Legislature finds that the provision of safe and

reliable electric services, provided at fair, just, and reasonable rates, is essential to the welfare of the ratepayers of this state. The Legislature further finds that when one class of electric service customer requires uniquely large electrical loads at a single location, it imposes a disproportionate risk on the other ratepayers of this state and makes it necessary for the commission to develop and enforce rate structures and other policies for such customers which ensure such risk is mitigated as much as possible and prevent shifting the costs of serving large load customers to the general body of ratepayers.

(2) As used in this section, the term:

(a) "Controlled by" means having the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise. A person or an entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the entity.

(b) "Foreign country of concern" has the same meaning as in s. 692.201.

(c) "Foreign entity" means an entity that is:

1. Owned or controlled by the government of a foreign country of concern; or

2. A partnership, an association, a corporation, an organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, or a subsidiary of such entity.

(d) "Large load customer" means a customer with an anticipated monthly peak load of 50 megawatts or more,

calculated as the highest average load over a 15-minute interval at a single location. This does not include a load aggregated across multiple locations owned by the same customer. However, it does include all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this paragraph.

(e) "Public utility" has the same meaning as in s. 366.02, except that it does not include a gas utility.

(3) The commission shall develop minimum tariff and service requirements for large load customers pursuant to all of the following:

(a) The minimum tariff and service requirements must reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers. Such cost of service includes, but is not limited to, connection, incremental transmission, incremental generation, and other infrastructure costs; operations and maintenance expenses; and any other costs required to serve a large load customer. The risk of nonpayment of such costs may not be borne by the general body of ratepayers.

(b) The minimum tariff and service requirements must include provisions reasonably designed to prevent a public utility from providing electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(4) A customer may not separate an electrical load at a single location into multiple smaller connections to avoid being

classified as a large load customer.

(5) To effectuate the requirements of subsection (3), the commission may include in such requirements utility industry-accepted ratemaking and other financial tools, including, but not limited to, all of the following:

(a) Contributions in aid of construction or other required customer infrastructure investments that may be returned, in whole or in part, to such customers over time.

(b) Demand charges, including minimum demand charges.

(c) Incremental generation charges.

(d) Financial guarantees.

(e) Minimum load factors.

(f) Take-or-pay provisions or similar provisions requiring payment for contracted capacity, regardless of a large load customer's actual electricity use or demand.

(g) Minimum period of service contract requirements, including early termination fees or other fees for violation of such contracts.

(6) Any tariff, contractual provision, service requirement, or other public utility policy relating to large load customers may not prevent or otherwise hinder the curtailment or interruption of electric service to a large load customer where such curtailment or interruption is intended to ensure grid stability, reduce the likelihood or breadth of wider service outages, or ensure public safety during an emergency or other exceptional circumstance.

(7) A public utility may not knowingly provide electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(8) The commission shall adopt rules to implement and administer this section and shall propose a rule for adoption by March 1, 2027.

(9) Within 60 days after adoption of the final rule implementing this section, each public utility shall file, for commission approval, a tariff that complies with the final rule.

Section 4. Present subsections (3) and (4) of section 373.203, Florida Statutes, are redesignated as subsections (5) and (6), respectively, and new subsections (3) and (4) are added to that section, to read:

373.203 Definitions.—

(3) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

(a) A free-standing structure; or

(b) A facility within a larger structure which uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(4) "Large-scale data center" means a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. This does not include a load aggregated across multiple locations owned by the same customer. However, it does include all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this subsection.

Section 5. Section 373.262, Florida Statutes, is created to read:

373.262 Large-scale data center permitting.—

(1) It is the intent of the Legislature that the development and operation of large-scale data centers in this state be managed under a permitting framework that ensures this state's water resources are used in the public interest, in a manner that is not harmful to the water resources of this state, and consistent with local government zoning regulations and comprehensive plans.

(2) Consistent with other provisions of this part, the governing board of a water management district or the department may not issue a permit to a large-scale data center applicant for an allocation of water if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan. A permit shall be issued to a large-scale data center applicant for an allocation of water if the applicant establishes that the proposed use of water:

(a) Is a reasonable-beneficial use as defined in s. 373.019;

(b) Will not interfere with any presently existing legal use of water; and

(c) Is consistent with the public interest.

(3) The governing board or the department shall require the use of reclaimed water in lieu of all or a portion of a proposed use of surface water or groundwater by a large-scale data center applicant when:

(a) A suitable reclaimed water supply source is available and permitted;

(b) Reclaimed water distribution or supply lines are

available at the property boundary in sufficient capacity and quality to serve the applicant's needs;

(c) The applicant is capable of accessing the reclaimed water source through distribution or supply lines;

(d) Use of reclaimed water is environmentally, economically, and technically feasible; and

(e) Use of reclaimed water would not conflict with the requirements contained in the applicant's surface water discharge permit, if applicable.

(4)(a) In addition to the requirements of s. 373.229, all permit applications made under this part requesting an allocation of at least an average daily flow of 100,000 gallons of water per day by a large-scale data center must contain:

1. All sources and amounts of water and losses of water used for cooling, industrial and treatment processes, personal or sanitary needs of employees, and landscape irrigation; and

2. A water conservation plan that, at a minimum, incorporates recycling cooling water before discharge or disposal, implementation of a leak detection and repair program, use of water efficient fixtures, and implementation of an employee awareness and education program concerning water conservation.

(b) Notwithstanding s. 373.229(4), the governing board or the department may not approve a permit application made under this part by a large-scale data center without a hearing.

Section 6. Subsection (2) of section 373.239, Florida Statutes, is amended to read:

373.239 Modification and renewal of permit terms.—

(2) If the proposed modification involves water use of

100,000 gallons or more per day or is proposed by a large-scale data center as defined in s. 373.203, the application shall be treated under the provisions of s. 373.229 in the same manner as the initial permit application. Otherwise, the governing board or the department may at its discretion approve the proposed modification without a hearing, provided the permittee establishes that:

(a) A change in conditions has resulted in the water allowed under the permit becoming inadequate for the permittee's need, or

(b) The proposed modification would result in a more efficient utilization of water than is possible under the existing permit.

Section 7. This act shall take effect July 1, 2026.

Agenda Item Report

Subject:	Hire Updates - Sponsored by Commissioner Mohammed
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

Agenda Item Report

Subject:	Discussion on Agenda Preparation - Sponsored by Commissioner Mohammed
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Ashira Mohammed, Mayor
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	**Proposed Ordinance Language Revision** Amending Sec. 2-45 – Supplemental Commission Procedures **Add New Subsection: Commissioner Agenda Authority** (1) Right to Place Items on Agenda Any duly elected Commissioner, including the Mayor, Vice Mayor, or Acting Clerk Commissioner, shall have the authority to place items on the agenda of a Town Commission meeting. The administrative responsibility for preparing the agenda shall not be interpreted to grant authority to remove, refuse, delay, or alter an item properly submitted by a member of the governing body. (2) Administrative Role The Town Manager, Clerk, or administrative staff may assist in the formatting, organization, and preparation of agenda materials for distribution, but such administrative functions shall not include discretionary authority to remove or reject agenda items submitted by a Commissioner. (3) Removal of Commissioner Items An agenda item submitted by a Commissioner may only be removed from the agenda by: • The sponsoring Commissioner; or • A majority vote of the Town Commission. No administrative officer or employee of the Town shall unilaterally remove or decline to place a Commissioner-sponsored item on the

	agenda. (4) Timing Requirements Commissioners shall submit agenda items in accordance with established agenda deadlines unless waived by a majority vote of the Commission. Failure to meet administrative deadlines shall not be grounds for permanent denial of an item but may result in placement on the next available meeting agenda. **Short Justification (for the agenda report)** This amendment clarifies the distinction between administrative agenda preparation and legislative agenda authority. While staff may assist in organizing and preparing agenda materials, the governing body retains the exclusive authority to determine the matters it wishes to consider. The intent is to reaffirm the Town's Commission form of government and prevent administrative interference with the legislative prerogatives of elected officials.
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

Pembroke Park, FL Code of Ordinances - Supplemental Commission Procedures

Sec. 2-45. - Supplemental Commission procedures.

These rules, consistent with the Town Charter and applicable Town ordinance, statute or other legal requirement shall govern the proceedings of the Town Commission.

(1) *Authority of the chair.* Subject to appeal to the full Town Commission, the Mayor shall have the authority to prevent the misuse of motions, the abuse of any privilege, or the obstruction of the business of the Town Commission by ruling any such matter out of order. In so ruling, the Mayor shall be courteous and fair and should presume that the moving party is acting in good faith. Any member of the Town Commission may move to require enforcement of the rules, and the affirmative vote of a majority of the Town Commission shall require the presiding officer to act. A majority vote of the Town Commission may overrule any parliamentary ruling made by the Mayor.

(2) *Mayor to facilitate Commission meetings.* In the role of facilitator, the Mayor shall assist the Town Commission in focusing agenda discussions and deliberations.

(3) *Commission deliberation and order of speakers.* The Mayor has been delegated the responsibility to control the debate and the order of speakers. Speakers will generally be called upon in the order of their request to speak. With the concurrence of the Mayor, a Commission member holding the floor may address a question to another Commission member and that Commission member may respond while the floor is still held by the Commission member asking the question. A Commission member may opt not to answer a question while another Commission member has the floor.

(4) *Limit deliberations to the item at hand.* Commission member shall limit their comments to the subject matter, time or motion being currently considered by the Town Commission.

(5) *Length of Commissioner comments.* Each time a Commission member is given an opportunity to speak on an item on the agenda, the Commission member shall limit their comments on the item to three (3) minutes. Each Commission member shall be given an opportunity to speak on an item before a Commission member is given a second opportunity to do so. The Mayor shall have discretion to grant additional time to members of the Commission to finish their comments on an agenda item.

(6) *Obtaining the floor.* Any member of the Town Commission wishing to speak must first obtain the floor by being recognized by the Mayor. The Mayor must recognize any Commission member who seeks the floor when appropriately entitled to do so.

(7)

Motions. Motions may be made by any member of the Town Commission, including the Mayor or the then-presiding officer, provided that before the Mayor or the then-presiding officer offer a motion, the opportunity for making a motion should be offered to other members of the Town Commission. Any member of the Town Commission, other than the person offering the motion, may second a motion.

(8) *Procedures for motions.* The following is the general procedure for making motions:

a. Before a motion can be considered or debated, it must be seconded.

b. A Commission member who wishes to make a motion should do so through a verbal request to the Mayor.

c. A Commission member who wishes to second a motion should do so through a verbal request to the Mayor.

d. Once the motion has been properly made and seconded, the Mayor shall open the matter for discussion offering the first opportunity to the moving party and, thereafter, to any Commission member properly recognized by the Mayor.

e. Once the matter has been fully discussed and the Mayor calls for a vote, no further discussion will be allowed, provided, however, Commission member may be allowed to explain their vote.

f. The motions set forth in subsection (9) are examples of possible motions. Commission members may word motions in any common manner provided such motions and intended action is clear. The Mayor or then-presiding officer will confirm that each of the Commission members under the motion prior to calling for a vote on the motion.

g. When a motion is on the floor and an amendment is offered, the amendment should be acted upon prior to acting on the main motion. No motion of a subject different from that under consideration shall be admitted as an amendment. A motion to amend an amendment shall be in order, but one (1) to amendment an amendment to an amendment shall not be in order. Action shall be taken on the amended amendment prior to any other action to further amend the original motion.

(9) *Examples of motions.*

a. *Motion to Approve or deny.* A motion to approve or deny is a proposal to take specific action. The maker of the motion may state "I move to approve/deny Agenda Item #..." or may state the recommended motion in clear and concise terms.

b. *Motion to approve with amendments.* A motion to approve a specific action may include amendments recommended by Town staff, another Commission member or the Town Attorney. The maker of the motion may state, "I move to approve Agenda Item #..... with the following amendments...." or may state the recommended motion in clear and concise terms.

c.

Motion to reconsider. A motion to reconsider indicates that a Commission member wants the Town Commission to reconsider a prior action of the Commission and, if successful, for the Commission to consider taking different action. A motion to reconsider may only be made by a Commission member who voted on the prevailing side of the motion they are seeking to have reconsidered. A motion to reconsider may be made at the same meeting or at the next succeeding meeting following the relevant Commission, provided that the reconsideration request complies with the requirements of Ch. 286, F.S. If the motion to reconsider a prior action is not made at the same meeting, such motion and the related agenda item must be posted on the agenda for the meeting at which the motion is to be reconsidered. If a motion to reconsider fails, the action seeking to be reconsidered remains in effect. If the motion to reconsider passes, then a motion is made for the different action on the item being reconsidered.

d. *Motion to adjourn.* A motion to adjourn is to end a meeting. The maker of the motion may state, "I move to adjourn the meeting." A motion to adjourn is not required to adjourn a meeting once all business on the meeting agenda is concluded.

e. *Withdrawal of motion.* A withdrawal of a motion indicates a motion may be withdrawn or modified by the Commission member who originally made the motion at any time prior to passage. If a motion is withdrawn the Commission member who originally made the motion, or another Commission member may then make a motion to be seconded by another Commission member.

(10) *Non-observance of rule.* The procedures set forth in this section are intended to expedite and facilitate the transaction of the business of the Town Commission in an orderly fashion and shall be deemed to be procedural only. The failure of the Town Commission to strictly adhere to any of the rules set forth in this section shall not affect the jurisdiction of, or invalidate any action taken by, the Town Commission.

(11) *Decorum.* Members of the Town Commission, staff members, citizens and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. No personal, verbal attacks towards any individual by either the Commission staff, citizens or other shall be allowed during any meeting of the Commission. Any persons making impertinent or slanderous remarks or who becomes boisterous or disruptive while addressing the Commission or who otherwise violates the Town's Code of Conduct, as set forth in section 2-16 of the Town's Code of Ordinances, shall, after two (2) warnings, be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission, unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

(12) *Town Commission meeting agenda.*

a.

The Town Manager, or his/her designee shall be responsible for preparing the agenda for all town commission meetings. Town staff may request that a matter of business be placed on the agenda provided sufficient notice is provided to the Town Commission and the Town Manager. Unless otherwise provided for in this section, items previously brought before the Town Commission for consideration or for an expression of interest on three (3) occasions, may not be brought forward for reconsideration or expression of interest again before six (6) months have lapsed from the last consideration or expression of interest pertaining to said item, unless a super majority four-fifths (⅘) of the Town Commission agrees to reconsider the item. All proposed agenda items shall be delivered to the Town Clerk's office at a minimum of six (6) business days before a town commission meeting.

b. *Members of the Town Commission may submit items for placement on the agenda.* All proposed agenda items shall be delivered to the Town Clerk at a minimum of six (6) business days before a Town Commission meeting. These items shall be part of the meeting notice and part of the meeting agenda. No member of the Town Commission may present more than four (4) items at any meetings. Commission members adding items to the agenda must include an agenda cover sheet, fiscal impact of the item, and sufficient back-up to their item to ensure that the public has a reasonable understanding of the item's intent. The limitations on agenda items herein shall not include proclamations or keys to the Town.

c. It is the responsibility of the Town Clerk to compile and deliver the agenda and all supporting documentation under the general supervision and direction of the Town Manager. All members of the Town organization are encouraged to cooperate with the clerk in making the agenda complete and accurate. Pursuant to F.S. Ch. 286, as amended from time to time, additional items may only be added to the agenda under exigent circumstances to protect to life, health, safety and welfare of the citizens and residents of the Town. The Town Manager may request additional time to study an item not included on the agenda but presented for action at the meeting.

(Ord. No. 2023-005, § 3, 7-12-23)

Agenda Item Report

Subject:	Discussion and approval to provide funding for a Lightning Lounge for Lake Forest Elementary - Sponsored by Town Manager Lynch
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	David Lynch, Town Manager
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	The funds will be used to provide a room filled with education materials on **STEAM topics** (STEAM was formerly known as **STEM,** which was an acronym for **S**cience, **T**echnology, **E**ngineering, and **M**ath----the added **A** stands for **Arts**). This special room would be a privileged place where students are rewarded by being given the opportunity to hang out in the **LIGHTNING LOUNGE** to further their education on an independent basis away from the regular classroom.
Staff Recommendations:	
Procurement:	
Financial Implications:	Cost of $16,000.
Alternatives:	

ATTACHMENTS:

And speaking of our local schools
The Lightning Lounge Budget
The Lightning Lounge Partnership Overview

And speaking of our local schools, I want to talk about a great meeting I had with **Debbie Lizano who is the principal of Lake Forest School.**

She has a great idea.

She wants to establish a special room in the school which will be called the **LIGHTNING LOUNGE**.

No, it's not a tavern for Nikolai Tesla fans.

It is a special room filled with education materials on **STEAM topics** (STEAM was formerly known as **STEM,** which was an acronym for **S**cience, **T**echnology, **E**ngineering, and **M**ath----the added **A** stands for **Arts**).

This special room would be a privileged place where students are rewarded by being given the opportunity to hang out in the **LIGHTNING LOUNGE** to further their education on an independent basis away from the regular classroom.

The concept behind the **LIGHTNING LOUNGE** is to create a place for independent study and learning that is **fun.** The room would be equipped with items that create a *gaming* type of atmosphere.

Everybody likes to hang out in a cool place and the **LIGHTNING LOUNGE** will be a very cool place.

The problem is that Lake Forest does not have the funding for this project which amounts to a total budget of **$12,000** for the **LIGHTNING LOUNGE**.

I will be placing on the next workshop for our commission to approve providing the $12,000 funding for the **LIGHTNING LOUNGE**. We are currently spending more money than that just to guarantee that the students have hot lunches.

This is an investment worth making.

Lightning Lounge Equipment & Materials Budget

1. STEM Technology & Digital Learning Equipment

Item	Qty	Unit Cost	Total
Dell 24" All-in-One Desktop Computer	4	$809.00	$3,236.00
Apple iPad 11" (128GB)	5	$329.00	$1,645.00
Amazon Basics 27" Monitor	1	$99.99	$99.99
Creality K2 Combo 3D Printer	1	$799.00	$799.00
WEEDO TINA2S Mini 3D Printer	1	$215.49	$215.49

Section Total: $5,995.48

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2. Robotics, Coding & STEM Exploration Kits

Item	Qty	Unit Cost	Total
V-Opitos Fort Building Kit	1	$39.99	$39.99
OleFun Fort Building Kit	1	$54.99	$54.99
Magnetic STEM Tile Set	2	$19.99	$39.98
STEM Robotics Craft Kits	2	$17.99	$35.98
Coding Chameleon STEM Robot	2	$37.99	$75.98
Mega Cyborg Hand Engineering Kit	2	$29.97	$59.94

Section Total: $306.86

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3. Interactive Engagement Technology

Item	Qty	Unit Cost	Total
PlayStation 5 Console	1	$549.00	$549.00
Xbox One X Console	1	$289.00	$289.00
Xbox Wireless Controllers	3	—	$149.30
PlayStation DualSense Controllers	3	—	$231.87
Xbox Controller Charging Stations	2	$27.94	$55.88

PS5 Charging Stations	2	$24.99	$49.98
Gaming Headsets	10	$21.68	$216.80
RGB Headset Stand	1	$23.36	$23.36
Nex Playground Gaming System	1	$362.97	$362.97
Sonic Racing Game	1	$35.20	$35.20

Section Total: $1,963.36

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4. Collaborative Games & Student Engagement

Item	Qty	Unit Cost	Total
Giant Jenga	1	$129.95	$129.95
Twister Game	1	$13.99	$13.99
Giant Checkers/Tic Tac Toe	1	$15.15	$15.15
Giant 4-in-a-Row Game	2	$71.31	$142.62
Giant UNO	1	$19.97	$19.97
Giant Sorry Game	1	$23.95	$23.95
Cornhole Game Set	2	$44.73	$89.46
Bean Bag Toss Game	1	$35.99	$35.99
Spring Fling Bounce Game	1	$36.99	$36.99
Prize Wheel	1	$42.99	$42.99
Bingo Card Set	1	$32.98	$32.98
Dance Bomb Game	1	$19.99	$19.99
Basketball Arcade Game	1	$119.99	$119.99

Section Total: $724.02

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5. Furniture & Seating

Item	Qty	Unit Cost	Total
Bean Bag Lounge Chairs	4	$69.99	$279.96
Kids Table & Chair Set	1	$59.99	$59.99
Kids Picnic Table	1	$104.99	$104.99

Section Total: $444.94

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6. Learning Environment Setup

Item	Qty	Unit Cost	Total
Gaming Rug (5x8)	1	$56.99	$56.99
Gaming Rug (4x6)	1	$47.49	$47.49
Gaming Rug (5x7)	1	$69.99	$69.99
Hopscotch Learning Rug	1	$23.99	$23.99

Section Total: $198.46

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7. Audio & Presentation Equipment

Item	Qty	Unit Cost	Total
JBL Wireless Microphone System	1	$109.95	$109.95
Microphone Storage Case	1	$21.99	$21.99
Monster Rockin’ Roller Speaker	1	$239.00	$239.00

Section Total: $370.94

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8. Supplies, Maintenance & Replacement Reserve

Item	Purpose	Total
3D printer filament, maintenance parts, replacement components	Equipment upkeep	
Replacement STEM kit parts and classroom materials	Ongoing program supplies	
Replacement of worn or damaged equipment	Sustainability of the space	

Reserve Allocation: $6,000

Total Funding Request

Initial Equipment & Materials: **~$10,000**
Operational Supply & Replacement Reserve: **~$6,000**

Total Request: $16,000

The Lightning Lounge

A STEM Innovation & Engagement Space at Lake Forest Elementary

The Lightning Lounge is a hands-on STEM innovation and engagement space designed to spark curiosity, creativity, and confidence in students at Lake Forest Elementary School.

The space provides elementary students with opportunities to explore science, technology, engineering, and math through play, experimentation, and hands-on learning experiences.

The goal of the Lightning Lounge is to introduce students to tools and experiences that help them begin thinking like builders, problem-solvers, and innovators at an early age.

What Happens in the Lightning Lounge

Students participate in rotating activities and open learning experiences that include:

• Building and engineering challenges using STEM kits and construction tools
• Robotics and coding activities that promote logical thinking and experimentation
• Digital exploration through age-appropriate technology and interactive learning tools
• Strategy-based games that strengthen math skills, collaboration, and critical thinking
• Creative and movement-based activities that support focus, confidence, and social development

These experiences combine hands-on learning, technology exploration, and collaborative play in a structured but engaging environment.

Why This Space Matters

The Lightning Lounge supports student development through:



• Early exposure to STEM learning experiences
• Development of teamwork, creativity, communication, and problem-solving skills
• Age-appropriate digital literacy experiences
• Increased student engagement through an interactive learning environment

Introducing these experiences at the elementary level helps students build familiarity and confidence with STEM concepts early in their academic journey.

Leadership & Program Partnership

The Lightning Lounge is being developed in collaboration with the Entrepreneur Education and Development Center (TEEDC) and Lake Forest Elementary School under the leadership of Principal Denise Dopico-Lizano.

TEEDC is a nonprofit organization focused on empowering youth through entrepreneurship education, financial literacy, and hands-on learning experiences that build confidence, creativity, and practical skills.

Through this partnership, TEEDC works alongside Lake Forest Elementary School to support the development of engaging STEM-based learning experiences that complement the school's instructional goals.

Use of Funds (Total Request: $16,000)

The requested $16,000 investment will support the purchase of equipment, technology, learning materials, and furniture needed to establish the Lightning Lounge learning space.

In addition to the initial equipment purchases, a portion of the funding will be reserved to ensure the space remains functional throughout the school year.

Approximately **$6,000 will be allocated toward supplies, consumables, and replacement materials**, including items such as:

- 3D printer filament and maintenance parts
- Replacement materials for STEM kits and robotics activities
- Replacement of damaged equipment due to regular student use
- Classroom activity materials and learning supplies

This reserve ensures the Lightning Lounge can remain operational and fully stocked throughout the school year.

Agenda Item Report

Subject:	Termination of Town Manager David Marlborough Lynch - Sponsored by Mayor Jacobs
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Geoffrey Jacobs, Commissioner
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	

ATTACHMENTS:

4252_001
Employment Agreement _ Lynch_10 16 24 4920-2763-7510 1

Mayor Geoffrey Jacobs Strategic Agenda for Pembroke Park **DO NOT REPLY ALL**

Geoffrey Jacobs
Town Staff , policestaff@pdtppfl.gov , David Lynch , Jacob Horowitz , Desinda Wood Carper , Ashira Mohammed , Musfika Kashem , Bill Hodgkins , Erik Morrissette
Fri, Dec 26, 2025, 2:53 PM

May 2025 – April 2027

Restoring Integrity, Accountability, and Results

Pembroke Park was flagged for decades of mismanagement, fraud, waste, abuse, and noncompliance. That era ended when I was first elected mayor. From day one, the mission was clear: rebuild broken departments, modernize operations, restore accountability, and bring this town back into full compliance with state and federal requirements.

Despite only having two years during my first term, we made measurable progress. Toxic staff who resisted accountability were removed. Departments were rebuilt. Systems were modernized. Unfortunately, following the most recent election, progress stalled. Infrastructure projects were halted, compliance slipped, and old habits began resurfacing. Instead of advancing the town, the commission diverted nearly $300,000 attempting to remove me from office, despite being advised repeatedly that they lacked the authority to do so.

Taxpayer dollars are not political weapons. They are a public trust.

I am a corporate executive, entrepreneur, and public servant. I believe in fiscal discipline, accountability, and results. People are paid to work, not to occupy chairs. That principle will continue to guide every decision through April 2027.

Core Priorities Through April 2027

1. Infrastructure Completion or Termination

Every pending infrastructure project will meet one of two outcomes:

- A shovel in the ground, or
- Formal termination and withdrawal

Pembroke Park has spent decades deferring decisions and endlessly recycling plans. That ends now. No more extensions. No more lifelines. No more begging state and federal agencies for time due to internal dysfunction. Projects that cannot move forward in 2026 will not be carried into the next commission cycle.

2. Public Safety Independence

It took two years to build Pembroke Park's police department while navigating political resistance and internal obstacles. Without that interference, it would have taken twelve months.

We are now applying the same discipline to public safety fire services. When the final proposal is complete, it will be brought forward transparently. The goal is fiscal responsibility, local control, and independence from inflated external contracts that have historically cost this town millions.

Pembroke Park will be self-reliant again.

3. Zero Tolerance for Noncompliance

By the end of 2026:

- Pembroke Park will be fully compliant with all state and federal agencies
- All audits, grant reporting, and required filings will be completed on time
- Late submissions will not be tolerated

Department heads are responsible for compliance. If a vendor fails to perform, we will escalate. Accountability does not stop at internal staff.

4. Professional Government Operations

Before I was elected, the town had not completed meeting minutes for over two and a half years. Everything was paper-based. There were no job descriptions. No accountability. An employee with thirty years of service could not articulate their role.

We have since:

- Built a functioning Human Resources department
- Established formal job descriptions
- Updated an employee manual untouched since 1997
- Transitioned the town into a modern, electronic government

That progress will continue.

5. Governance Boundaries and Civility

It is illegal for elected officials to interfere with day-to-day operations. Any commissioner who attempts to direct staff outside their authority must be reported immediately to Human Resources and the Mayor's office.

The civility ordinance was passed to protect staff from abuse. That protection remains non-negotiable. Ethical violations, illegal conduct, or intimidation will be addressed swiftly and appropriately.

6. Compliance, Transparency, and Zero Corruption

I have made it clear since day one: I will not go to jail for anyone in Pembroke Park.

Every allegation brought against me has been dismissed. Every attempt to manufacture wrongdoing has failed. The town's focus moving forward is transparency, compliance, and ethical governance.

There are no hidden agendas. No side deals. No tolerance for corruption.

7. Media, Messaging, and Community Confidence

The objective for 2026 is simple:

- Complete long-delayed projects
- Open the Pembroke Park Fire Department
- Restore public confidence
- Generate positive, fact-based visibility

Pending litigation and unresolved matters will be addressed lawfully and professionally. The goal is stability, progress, and trust.

Closing Commitments

Leadership is temporary. Institutions are not.

My commitment is to leave Pembroke Park stronger, compliant, financially responsible, and respected. Every department head, every employee, and every elected official shares that responsibility.

We are not repeating the past.
We are not delaying the future.
We are moving forward.

— Mayor Geoffrey Jacobs
Town of Pembroke Park

Mayor Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards. Commissioner Geoffrey Jacobs

RE: Follow-up - expectations for 2026 *DO NOT REPLY ALL*

Geoffrey Jacobs
Town Staff , Police Staff , David Lynch , Jacob Horowitz , Ashira Mohammed , Musfika Kashem , Erik Morrissette , Bill Hodgkins , Desinda Wood Carper
Wed, Jan 7, 2026, 9:27 PM

Department Directors, Managers, and Staff,

This email is a follow-up to my previous message regarding expectations for 2026 and our discussion during tonight's meeting focused on "measurable results".

Prior to the next workshop, I am directing each Department Head to prepare a presentation for the Commission. This presentation must clearly outline your department's measurable results from 2025. I understand that not every director served for the entire calendar year. That is acceptable. What matters is what was accomplished within your department during 2025, regardless of time in Pembroke Park.

This presentation must be factual and data-driven. Do not include fluff, filler, or padded language. I am looking for real, demonstrable outcomes. If something did not move forward, say so. If progress was limited, explain why.

In addition, each presentation must clearly address your plans for 2026, including:

- Current projects that are actively moving forward
- Projects that will be completed in 2026
- Projects that should be eliminated.

This level of transparency and accountability is not optional It is how we move Pembroke Park forward. Clear expectations, honest assessments, and measurable performance are the foundation of effective leadership. This starts from the commission, to the town manager on down...

I appreciate your cooperation and professionalism as we continue to raise the standard for how this town operates.

Respectfully,

Mayor Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards. Mayor Geoffrey Jacobs

---

Daniel Decoursey
Geoffrey Jacobs
Thu, Jan 8, 2026, 10:16 AM

Received.

Daniel DeCoursey
Chief of Police
954-374-8639 Office
954-790-3897 Cell
ddecoursey@pdtppfl.gov
www.tppfl.gov
3150 SW 52 Avenue
Pembroke Park, FL 33023

"Community Service Commitment"

HR
Geoffrey Jacobs
Thu, Jan 8, 2026, 12:52 PM

Good afternoon, Mayor Jacobs,

Yes, sir. Understood.

Thank you,

Bradley

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Emmanuel Agbenohevi
Geoffrey Jacobs
Wed, Jan 14, 2026, 4:29 PM

Good afternoon Mr. Mayor,

Sorry for the late submittal, due to Jeffrey Louis who since past Friday has being admitted to the Hospital due to an emergency and we have to take over from where he left off unexpectedly.
When I first started as the Building Official in April 2025, there were piles of plans waiting since the beginning of that year and beyond and likewise inspections.
As of today, plans take less days to be reviewed and there are no outstanding inspections except for the normal ones.
This has been all due to the extreme dedication of everyone currently serving the Town of Pembroke Parks. Almost everyone is new, but due to the influence and inspiration from the Town Manager, Mr. David Lynch a lot was achieved.

Here are a few notable benchmarks.

Nations Market

- Nations Market was completed and a CO was issued.

  This project was first initiated and was dragging on forever.

Margolis Town Houses

- The Swimming pool was completed but could not be used as the earlier official building would not let them.

  I came in and worked with Lennar Homes, Broward County Health Department and the Private provider and it was able to open to the delight of the residents.

Coca Cola Sound Wall

- This was finally completed after years.

Victor Hernandez.

- 3120 W. Hallandale Beach Blvd.,

He was finally able to complete the violations that took forever and enjoy his abode.

Daniel Read

- 107 Lone Pine Drive

His issue was finally resolved after many months back and forth.

Here is a list of the Team members who made all these possible:

Grace Escalente- Assistant Building Official (Part time)

Jason Candiotti, Administrative Associate

Nehemie "Mimi" Paul-Sauveur-Permit Tech

Marta Santiago- New Permit Tech previously , Administrative Associate

Nazly Cardona- Certificate of Use

CURRENT GOALS BEING PURSUED

The first goal I had in mind the first day I took over was to tell all the permit techs to have their permit technician licenses, because we wanted to make the Town of Pembroke Park the best Building Department in the whole of Broward County. The more knowledgeable the clerks are the more they can offer help quickly and efficiently. They are currently attending courses run by the Broward County Board of Rules and Appeals. We don't have any SOP (Standard Operating Procedures)'s, which we have now started working on. Grace has been actively leading the Team jointly with Jason primarily for the Private Providers especially EKOS which is now in operation making the process very smooth and efficient.

Likewise, all these future upcoming projects will benefit from all the updates we are making:

PEMBROKE OAKS

5434 W Hallandale Beach Blvd.

Upcoming residential unit complex.

FUTURE HOME DEPOT

3121 W. Hallandale Bch. Blvd

CLOMR-FILL Conditional Letter of Map Revision based upon Fill already approved by FEMA

RAKING SYSTEM

Raking System most critical requirement was never followed by having a special inspector certify the installation of the racking system- something which in essence could cause it to overturn. It has never been enforced. Nobody knows how many racks were installed without a licensed engineer verifying which is a violation of the Florida Building Code with the Town of Pembroke Park being liable. We now actively enforce them.

Direct engagement with Residents, Design Professionals, Contractors and Developers.

We are working on having in Person Meetings with Residents, Contractors, Architects, Engineers constantly who are having problems with their submittals which helps them understand comments better to have their approvals on time instead of repeated rejections.

Sharon School of Excellence

They have major safety concerns on the property housing students like mold, exposed ceilings, failed structural elements, exposed wood trusses prone to catching fire and unsafe electrical installations in the classrooms. They have been cited by the Broward County Sheriff Fire Department. We had since then organized face-to-face meetings with all the stakeholders to resolve these violations which if not corrected sooner could affect health, safety and the general welfare of the kids.

Koinonia Church

Just like the Sharon School of Excellence, Koinonia Church has several life safety and potential fire hazardous situation in many of the structures on site. They have also been cited by the Broward County Sheriff Fire Department. We are working on having a direct meeting with them at City Hall to explain further the implication of what those violations to their members if not taken care of urgently.

We are currently updating the Building Department's website. There are outdated forms

and we are revamping them. Grace and Jason are working expediently towards that.

UPCOMING CHALLENGES

1. Florida Building Code is changing from the Eighth Edition (2023) by December 31,2026, to the Ninth Edition (2026). This means we must begin preparing ahead of that change. It will mean attending seminars, classes and others, which take away time from work.
2. We are transitioning from the current GovEasy system to the new upcoming CivicPlus in a couple of months, which does entail studies and classes throughout the whole year learning the new permitting system, intakes, payment system, plan reviews and others which also require time.

Again, I want to apologize for the late submittals.

As we are aware Jeffrey is still out due to an emergency, and we are all praying for his quick recovery.

Thanks,

Emmanuel "Manny" Agbenohevi, CBO, CFM
Building Official, Town of Pembroke Park
954.966.4600 ext. 302 I eagbenohevi@tppfl.gov
www.tppfl.gov
3150 SW 52nd Ave Pembroke Park, FL 33023

4 Emails

RE: Rumors circulating, job stability and accountability ***DO NOT RESPOND ALL***

Geoffrey Jacobs
Town Staff , Police Staff , David Lynch , Jacob Horowitz , Ashira Mohammed , Musfika Kashem , Bill Hodgkins , Erik Morrissette , Desinda Wood Carper , HR
Fri, Jan 9, 2026, 1:52 PM

Town Directors, Department Heads, Staff, and Officers,

Since the conclusion of our last meeting, I have become aware of rumors circulating that jobs are at risk or that I am seeking to have people terminated. That is simply not true. These statements are unfounded, and I am sending this message to put an end to that narrative.

The purpose of my recent direction to Department Directors/Heads is straightforward. I am asking for a clear accounting of what has been accomplished in Pembroke Park, to establish a realistic and measurable baseline for 2026, and to identify projects that are not achievable and should be discontinued as we look toward 2027. This is about accountability, focus, and responsible planning. It is not about targeting individuals.

If you are aware of who is originating or spreading these personal and damaging rumors, whether that individual is a Commissioner, manager, or department heads, I strongly encourage you to report it to Human Resources. The sooner this behavior is addressed, the sooner we can stop the distractions and continue moving the town forward.

I have been clear from day one. I am not here to be liked or to win popularity contests. I am here to do a job for the taxpayers of Pembroke Park. I will not compromise my integrity, and I will not participate in or overlook fraud, waste, abuse, or any illegal, unethical, or immoral conduct. Any such matters will be addressed and properly reported.

Department Directors and Heads have sufficient time to prepare their presentations for the Commission prior to the next workshop. I expect those presentations to be

honest, factual, and focused on results.

Thank you for your professionalism and continued commitment to serving this community.

Respectfully,

Mayor Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards. Mayor Geoffrey Jacobs

---

Jacob G. Horowitz
Geoffrey Jacobs
Fri, Jan 9, 2026, 1:57 PM

Thanks, Mayor…well-stated.

Jacob G. Horowitz

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500 x 5055 | (561) 276-9400 x 5055 | Fax: (954) 771-4923
Email: JHorowitz@gorencherof.com

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2 Emails

Re: Clarification of Authority, Process, and Upcoming Tallahassee Visit ***DO NOT RESPOND ALL***

Geoffrey Jacobs
Town Staff , Police Staff , Ashira
Mohammed , Erik Morrissette ,
Bill Hodgkins , Musfika Kashem ,
David Lynch , Jacob Horowitz ,
HR
Sat, Jan 17, 2026, 4:56 PM

Commissioners, Department Directors, and Town Staff,

As has unfortunately become routine once again, rumors are again circulating within Town Hall. I want to be unequivocal and put these matters to rest immediately.

I do not give direction to the Town Manager, Directors, or Department Heads outside of the dais. Any direction I have ever provided in the Town of Pembroke Park has been given openly during a duly noticed Commission meeting, with the Commission asked for concurrence. Direction is issued from the dais only, by a majority of the Commission, or by those Commissioners present at the meeting. Anything outside of that process is improper and did not come from me.

To be clear, I am not involved in any discussions regarding the sale of Town Hall, the purchase of another building, or any similar actions. I have not given direction on these matters privately, informally, or behind closed doors. These rumors stop now!

Long-time employees are well aware of my record. I have been successful in Tallahassee advocating for this town, securing resources, extending grants, and helping bring Pembroke Park back into compliance. That is the sole purpose of my trip to Tallahassee from Monday through Wednesday.

No other Commissioner is accompanying me due to the obvious risk of Sunshine Law implications. I do not require a chaperone, another Commissioner, or the Town Manager to perform the duties I was elected to carry out. Accordingly, the Town Manager will not be attending this trip with me.

I will be working directly with our lobbyist and elected officials to pursue resources and opportunities for Pembroke Park. At the next workshop, I will provide a full report of the trip and outline any potential outcomes for the Town.

I expect professionalism, accuracy, and an end to rumor-driven distractions so we can focus on the work that actually matters.

Respectfully,

Mayor Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards. Mayor Geoffrey Jacobs

---

Jacob G. Horowitz
Geoffrey Jacobs
Sat, Jan 17, 2026, 5:00 PM

Thanks for the cc here mayor. Safe travels.

I am available if there is anything you need from my end.

On Jan 17, 2026, at 4:56 PM, Geoffrey Jacobs <gjacobs@tppfl.gov> wrote:

Commissioners, Department Directors, and Town Staff,

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highest ethical standards. Mayor Geoffrey Jacobs

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GOREN CHEROF DOODY & EZROL P.A.
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3099 East Commercial Boulevard, Suite 200
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2 Emails

*****PLEASE READ - DO NOT RESOND ALL*** ONE WAY COMMUNICATION**

Geoffrey Jacobs
InspectorGeneral@broward.org
Jacob Horowitz
Town Staff , Police Staff , Ashira Mohammed , Erik Morrissette , Bill Hodgkins , Musfika Kashem
Wed, Feb 4, 2026, 10:59 AM

Commissioners, Town Staff, and Management,

I am writing to address what occurred surrounding last night's scheduled workshop and to be very clear about governance, roles, and expectations in the Town of Pembroke Park.

Pembroke Park operates under a commission form of government. The Commission sets policy and direction. The Town Manager is responsible for day-to-day operations and executing the will of the Commission. When a Commission meeting or workshop is scheduled, participation and preparedness are expected. That is fundamental to how this government functions.

A scheduled meeting must still open and close, regardless of whether a quorum is ultimately present. A quorum may appear or may not appear, but that determination is made at the dais, not in advance. It is the responsibility of each Commissioner to perform their due diligence and attend scheduled meetings. That is what Commissioners are elected and paid to do.

The Town Attorney has been very clear on this point: it is not the responsibility of the Clerk, management, or staff to determine whether a quorum exists or whether a meeting should proceed. Those decisions belong to the Commission, in public, on the record.

Despite this, I was informed that at approximately 4:00 PM yesterday, before the close of the business day, the Town Manager dismissed Town employees and sent staff home on the same day departments were scheduled to present at a Commission workshop. We then had a scheduled meeting where three Commissioners and Town staff were not in attendance. That sequence of events is

highly irregular, deeply concerning, and raises serious questions about what is occurring inside Town Hall.

Compounding this concern, I was also informed that the Town Manager may have attempted to influence Commissioners not to attend the meeting. That is not within the scope of the Town Manager's authority. When staff are dismissed and Commissioners are absent on the same night accountability was scheduled, that is not coincidence. That is manipulation.

Over the last several months, I have observed a troubling pattern. Financial information has not made sense, items required to come before the Commission have not been brought forward, and questions have gone unanswered. Taken together, these issues point to a significant and systemic problem within Town Hall that can no longer be ignored.

You have all seen my recent emails. Presentations were expected. Accountability was expected. So much so that I personally invited the Broward County Office of Inspector General to attend and observe firsthand how business is conducted in this town. When transparency arrived, the room was emptied.

I also want to be clear about the personal cost of this dysfunction. Myself, my wife, and my children have all suffered at the hands of political corruption over the last several years in Pembroke Park. No family should ever be placed in the position mine has been placed in for simply insisting on accountability and lawful governance. Despite this, I hold my head high and stand proud to represent the residents of this town. The noise, the rumors, and the obstruction will not stop me.

Accountability does not rest solely with the Commission. Accountability must also exist within management. If we are serious about fixing this town, everyone must be held to the same standard. Titles do not exempt anyone from responsibility.

I am aware that some of you may fear retaliation or concern for your position if you come forward about what you see occurring. Let me be clear: my phone number is public, my line is always open, and I am available. My town cell phone: (954) 290-1262. If you do not feel comfortable coming forward, this is a problem... I encourage you to reach out to the town attorney Jacob Horowitz at jhorowitz@gorencherof.com or to Bradley, our HR Director at HR@tppfl.gov. If you want to take it outside of town please feel free to reach out to my personal attorney, Michael Pizzi MPIZZI@PIZZILAW.COM. I strongly recommend that you document

what you see and send an email today, whether in support of or opposition to my efforts. Silence only enables dysfunction.

We all know the phrase, if you see something, say something. The time to say something is now. Many of you have been here a long time. You have seen this pattern before. It is time to draw a line in the sand and put a stop to the continued manipulation and nonsense inside this Town.

Let me be absolutely clear going forward. It is not the Town Manager's role to dismiss staff in order to prevent a Commission meeting from functioning. It is not the Town Manager's role to manipulate outcomes or shield departments from accountability. That behavior is unacceptable.

The nonsense stops today. This town must move forward, and it will not do so without transparency, accountability, and people willing to stand up and tell the truth.

Respectfully,

Mayor Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

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From: david lynch
To: Gunderson, Beth
Subject: Application for Administrator
Date: Saturday, March 5, 2022 10:36:21 AM
Attachments: lynch resume newest.docx
sycamore cover.docx

Dear Ms. Gunderson:
Please find attached my cover letter and resume for consideration for this administrator position. Please contact me with any questions. I am delighted to attend interviews in person as opposed to virtually.

Thank you,

Dave Lynch 330-770-2833

DAVID M. LYNCH
20 South Canal St.
Newton Falls, Ohio 44444
Phone (330) 770-2833
davidmlynch216@gmail.com
14 YEARS EXPERIENCE IN MUNICIPAL LEADERSHIP

March 5, 2022

Beth Gunderson, Sycamore Township
Board of Trustees
8540 Kenwood Rd.
Sycamore Township, Oh 45236

Re: Township Administrator Vacancy

Dear Ms. Gunderson and Board of Trustees:

I recently noticed the posting for the township administrator position with your fine community. I have run big and small municipalities and I have served the entire State of Ohio as President of the Ohio Municipal League. Attached is my resume for your review. I would kindly ask for the chance to interview for this post.

Thank you in advance for this opportunity to make contact regarding this position.

Sincerely,

David M. Lynch

DAVID M. LYNCH
20 South Canal St.
Newton Falls, Ohio 44444
Phone (330) 770-2833
davidmlynch216@gmail.com

SELECTED AMERICA'S MOST OUTSTANDING YOUNG MAYOR IN 1992 BY THE UNITED STATES JUNIOR CHAMBER OF COMMERCE

PRESIDENT OF THE OHIO MUNICIPAL LEAGUE FOR ALL OHIO CITIES 1992-1995

14 YEARS MUNICIPAL LEADERSHIP

2018- 2021	**Newton Falls City Manager 3 YEARS**
2016-2018	**Municipal Zoning Consultant**
2013-2015	**Legal Commentator, WKRK Radio**
2009-2013	**Municipal Economic Development Consultant**
1997-2008	**POLITICAL COMMENTATOR (Channel 3 News, Fox 8 News)**
1997–2002	**LAW DIRECTOR, CITY OF WESTLAKE, OHIO** **27816 Hilliard Avenue** **Westlake, Ohio 44145** **(Oversaw legal requirements and documents for construction of Westlake's New $13 million Recreation Center)**
1988 – 1995	**MAYOR OF THE CITY OF EUCLID (Population 60,000)** **FULL TIME SERVING AS CHIEF OPERATING OFFICER** **585 East 222nd Street** **Euclid, Ohio 44123**
1985 – 1987	**COUNCILMAN, City of Euclid Ward III**

1982 – 1984 **ASSISTANT PROSECUTING ATTORNEY**
City of Cleveland
Justice Center – 8th Floor
1200 Ontario Street
Cleveland, Ohio 44113

EDUCATION

1979 – 1982 GEORGETOWN UNIVERSITY LAW SCHOOL
Washington, D.C.
J.D. Degree

1975 – 1979 JOHN CARROLL UNIVERSITY
20700 N. Park
University Heights, Ohio
B.A. Degree in English Literature
Magna Cum Laude (Spanish Language Winner)

1975 CLEVELAND HEIGHTS HIGH SCHOOL
Cleveland Heights, Ohio

AREAS OF FOCUS

Instructor for Economic Development for The Ohio Municipal Attorneys Association

Municipal Law: Municipal Enterprise Fund Operations such as Municipal Water and Sewer, Zoning, Municipal Prosecution

ACCOMPLISHMENTS & AWARDS

2021 Author of SNOWBALL'S CHANCE, *Faulkner Press* (Release date March 2022)

2020 AND 2019 CAFR Recipient For Outstanding Transparency and Accuracy in Municipal Financial Reporting for Ohio Municipalities—NEWTON FALLS

2020 Initiated and Implemented First AMI Metering program in Trumbull County for Water and Electric utilities

2020 Negotiated and Obtained highest Infrastructure Grant funding level in History of Newton Falls—Set Record for Fastest within Budget Project Completion Rate in State

2020 negotiated Scope (Senior Citizen Opportunity for Personal Endeavors) relocation into Newton Falls City Hall—creating full service senior services locally

2020 Negotiated *Luxaire* Corporation Annexation Incentive Agreement

2019 Established NFTV Cable TV and Youtube channel for Live Broadcast of Newton Falls High School Football and Basketball

2019 Recognized for *Venture Plastics* Corporation Manufacturing Economic Development project bringing 300 Jobs into Newton Falls

2019 Initiated first Municipal Fiber Optic System in Trumbull County—IN FEASIBILTY STUDY

President of The Ohio Municipal League, representing all cities in the State of Ohio, 1992-1995

America's Most Outstanding Young Mayor 1992 by the National Junior Chamber of Commerce

Cleveland Heights High School Hall of Fame 1997

Recipient of the 1990 Outstanding Young Clevelander Award in the area of Government by the Cleveland Jaycees

Leadership Cleveland Class of 1988-89

DISCIPLINARY COUNSEL *v.* LYNCH.

[Cite as *Disciplinary Counsel v. Lynch*, 130 Ohio St.3d 1206, 2011-Ohio-5410.]

Attorneys at law—Reciprocal discipline from the State Bar of Arizona—Public Reprimand—Gov.Bar R. V(11)(F)(4).

(No. 2011-1190—Submitted October 5, 2011—Decided October 14, 2011.)

ON CERTIFIED ORDER of the Supreme Court of Arizona, No. 10-0651.

{¶ 1} This cause is pending before the Supreme Court of Ohio in accordance with the reciprocal discipline provisions of Gov.Bar R. V(11)(F).

{¶ 2} On July 8, 2011, relator, Disciplinary Counsel, filed with this court a certified copy of an order of the Supreme Court of Arizona entered March 8, 2011, in *In re a Non-Member of the State Bar of Arizona,* in Case No. 10-0651, admonishing respondent, David M. Lynch. On July 25, 2011, this court ordered respondent to show cause why identical or comparable discipline should not be imposed in this state. Respondent filed a response to the show cause order, and relator filed a reply to the response.

{¶ 3} On consideration thereof, it is ordered and adjudged by this court that pursuant to Gov.Bar R. V(11)(F)(4), respondent, David Marlborough Lynch, Attorney Registration No. 0006380, last known business address in Wickliffe, Ohio, is publicly reprimanded.

{¶ 4} It is further ordered, sua sponte, by the court, that within 90 days of the date of this order, respondent shall reimburse any amounts that have been awarded against respondent by the Clients' Security Fund pursuant to Gov.Bar R. VIII(7)(F). It is further ordered by the court that if, after the date of this order, the Clients' Security Fund awards any amount against respondent pursuant to

Gov.Bar R. VIII(7)(F), respondent shall reimburse that amount to the Clients' Security Fund within 90 days of the notice of such award.

{¶ 5} It is further ordered that service shall be deemed made on respondent by sending this order, and all other orders in this case, by certified mail to the most recent address respondent has given to the Office of Attorney Services.

{¶ 6} It is further ordered that the clerk of this court issue certified copies of this order as provided for in Gov.Bar R. V(8)(D)(1), that publication be made as provided for in Gov.Bar R. V(8)(D)(2), and that respondent bear the costs of publication.

O'CONNOR, C.J., and PFEIFER, LUNDBERG STRATTON, O'DONNELL, LANZINGER, CUPP, and MCGEE BROWN, JJ., concur.

IN RE RESIGNATION OF LYNCH.

[Cite as *In re Resignation of Lynch*, 155 Ohio St.3d 1282, 2018-Ohio-4671.]

Attorneys at law—Resignation with disciplinary action pending—Gov.Bar R. VI(11)(C).

(No. 2018-1484—Submitted November 14, 2018—Decided November 22, 2018.)

ON APPLICATION FOR RETIREMENT OR RESIGNATION PURSUANT TO GOV.BAR R. VI(11).

{¶ 1} David Marlborough Lynch, Attorney Registration No. 0006380, last known business address in Euclid, Ohio, who was admitted to the bar of this state on November 15, 1982, submitted an application for retirement or resignation pursuant to Gov.Bar R. VI(11). The application was referred to disciplinary counsel pursuant to Gov.Bar R. VI(11)(B). On October 17, 2018, the Office of Attorney Services filed disciplinary counsel's report, under seal, with this court in accordance with Gov.Bar R. VI(11)(B)(2).

{¶ 2} On consideration thereof, it is ordered by the court that pursuant to Gov.Bar R. VI(11)(C), the resignation as an attorney and counselor at law is accepted as a resignation with disciplinary action pending.

{¶ 3} It is further ordered and adjudged that from and after this date all rights and privileges extended to respondent to practice law in the state of Ohio be withdrawn, that henceforth respondent shall cease to hold himself forth as an attorney authorized to appear in the courts of this state, and that respondent shall not attempt, either directly or indirectly, to render services as an attorney or counselor at law to or for any individuals, corporation, or society, nor in any way perform or seek to perform services for anyone, no matter how constituted, that

must by law be executed by a duly appointed and qualified attorney within the state of Ohio.

{¶ 4} It is further ordered that respondent desist and refrain from the practice of law in any form, either as principal or agent or clerk or employee of another, and hereby is forbidden to appear in the state of Ohio as an attorney and counselor at law before any court, judge, board, commission, or other public authority, and hereby is forbidden to give another an opinion as to the law or its application or advise with relation thereto.

{¶ 5} It is further ordered that before entering into an employment, contractual, or consulting relationship with any attorney or law firm, respondent shall verify that the attorney or law firm has complied with the registration requirements of Gov.Bar R. V(23)(C). If employed pursuant to Gov.Bar R. V(23), respondent shall refrain from direct client contact except as provided in Gov.Bar R. V(23)(A)(1) and from receiving, disbursing, or otherwise handling any client trust funds or property.

{¶ 6} It is further ordered that respondent shall not enter into an employment, contractual, or consulting relationship with an attorney or law firm with which respondent was associated as a partner, shareholder, member, or employee at the time respondent engaged in the misconduct that resulted in this acceptance of respondent's resignation with discipline pending.

{¶ 7} It is further ordered that respondent shall surrender respondent's certificate of admission to practice to the clerk of the court on or before 30 days from the date of this order and that respondent's name be stricken from the roll of attorneys maintained by this court.

{¶ 8} It is further ordered by the court that within 90 days of the date of this order, respondent shall reimburse any amounts that have been awarded against respondent by the Lawyers' Fund for Client Protection pursuant to Gov.Bar R. VIII(7)(F). It is further ordered by the court that if after the date of this order the

Lawyers' Fund for Client Protection awards any amount against respondent pursuant to Gov.Bar R. VIII(7)(F), respondent shall reimburse that amount to the Lawyers' Fund for Client Protection within 90 days of the notice of that award.

{¶ 9} It is further ordered that on or before 30 days from the date of this order, respondent shall do the following:

{¶ 10} 1. Notify all clients being represented in pending matters and any co-counsel of respondent's resignation and consequent disqualification to act as an attorney after the effective date of this order and, in the absence of co-counsel, also notify the clients to seek legal services elsewhere, calling attention to any urgency in seeking the substitution of another attorney in respondent's place;

{¶ 11} 2. Regardless of any fees or expenses due, deliver to all clients being represented in pending matters any papers or other property pertaining to the client or notify the clients or co-counsel, if any, of a suitable time and place where the papers or other property may be obtained, calling attention to any urgency for obtaining such papers or other property;

{¶ 12} 3. Refund any part of any fees or expenses paid in advance that are unearned or not paid and account for any trust money or property in the possession or control of respondent;

{¶ 13} 4. Notify opposing counsel or, in the absence of counsel, the adverse parties in pending litigation of respondent's disqualification to act as an attorney after the effective date of this order and file a notice of disqualification of respondent with the court or agency before which the litigation is pending for inclusion in the respective file or files;

{¶ 14} 5. Send all notices required by this order by certified mail with a return address where communications may thereafter be directed to respondent;

{¶ 15} 6. File with the clerk of this court and disciplinary counsel of the Supreme Court an affidavit showing compliance with this order, showing proof of

service of the notices required herein, and setting forth the address where respondent may receive communications; and

{¶ 16} 7. Retain and maintain a record of the various steps taken by respondent pursuant to this order.

{¶ 17} It is further ordered that on or before 30 days from the date of this order, respondent shall surrender the attorney-registration card for the 2017/2019 biennium.

{¶ 18} It is further ordered that until such time as respondent fully complies with this order, respondent shall keep the clerk and disciplinary counsel advised of any change of address where respondent may receive communications.

{¶ 19} It is further ordered that all documents filed with this court in this case shall meet the filing requirements set forth in the Rules of Practice of the Supreme Court of Ohio, including requirements as to form, number, and timeliness of filings. All case documents are subject to Sup.R. 44 through 47, which govern access to court records.

{¶ 20} It is further ordered that service shall be deemed made on respondent by sending this order and all other orders in this case to respondent's last known address.

{¶ 21} It is further ordered that the clerk of this court issue certified copies of this order as provided for in Gov.Bar R. V(17)(D)(1) and that publication be made as provided for in Gov.Bar R. V(17)(D)(2).

O'CONNOR, C.J., and O'DONNELL, KENNEDY, FRENCH, FISCHER, DEWINE, and DEGENARO, JJ., concur.



David Marlborough Lynch Age 68

Euclid, Ohio

View David Lynch's Background & Public Record Information Ads

David Marlborough Lynch (age 68) is currently listed at 216 Wells Ct, Euclid, 44132 Ohio and is affiliated with the Democrat Party. David is registered to vote since December 02, 2009 in Cuyahoga County. Our records show Nancy V Lynch (67), Colleen Patrice Lynch (37), Scott R Lynch (40) and Kari Lynn Lynch (41) as possible relatives.

Overview of David Marlborough Lynch

Lives in: Euclid, Ohio

DOB: March 10, 1957

More about David Lynch

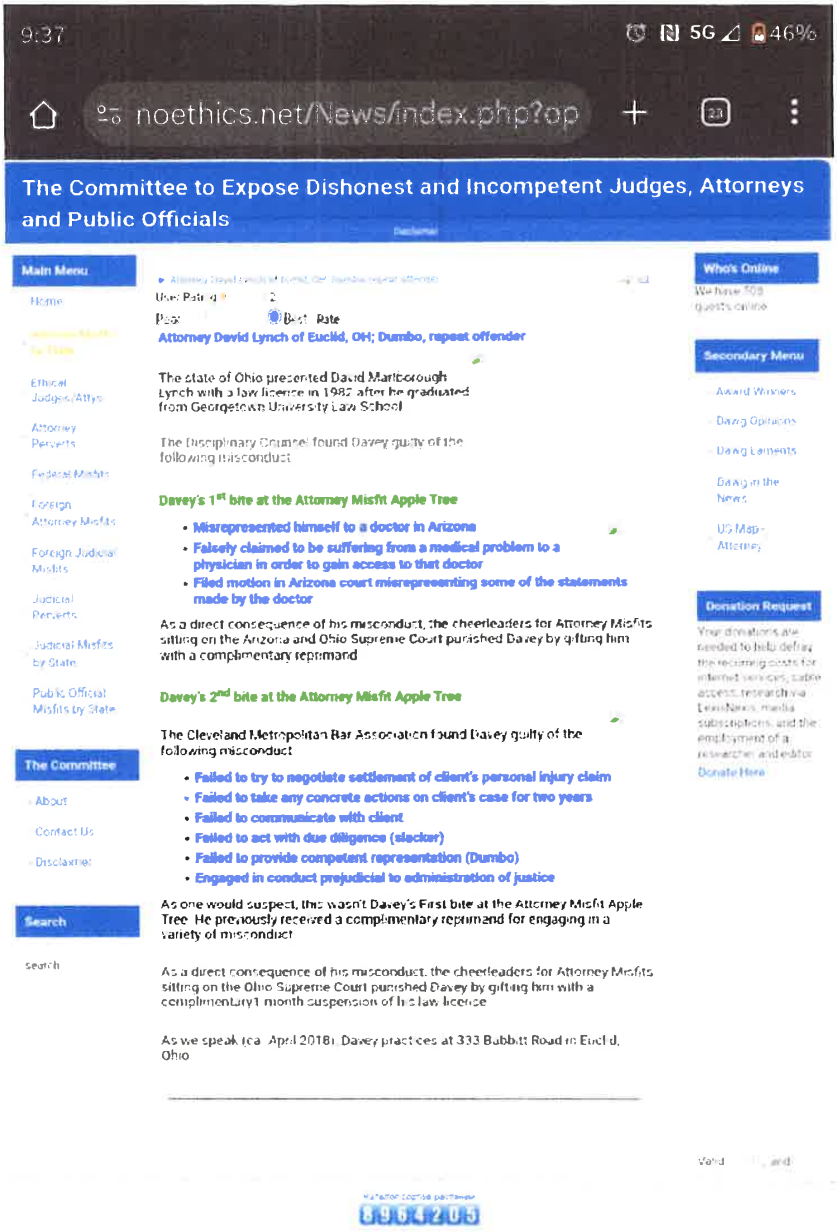
- David Lynch Address History
- David Lynch Social Profiles
- David Lynch Public Records
- View Court Records
- View Driving Records
- View Background Reports

David Marlborough Lynch Voting Profile

Party Affiliation: Democrat Party

Registered to vote in: Cuyahoga County

Registration Date: December 2, 2009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Attorney David Lynch of Euclid, OH; Dumbo, repeat offender
The state of Ohio presented David Marlborough Lynch with a law license in 1985 after he graduated from Georgetown University Law School
The Disciplinary Counsel found Davey guilty of the following misconduct
Davey's 1st bite at the Attorney Misfit Apple Tree
Misrepresented himself to a doctor in Arizona
Falsely claimed to be suffering from a medical problem to a physician in order to gain access to that doctor
Filed motion in Arizona court misrepresenting some of the statements made by the doctor
As a direct consequence of his misconduct, the cheerleaders for Attorney Misfits sitting on the Arizona and Ohio Supreme Court punished Davey by gifting him with a complimentary reprimand
Davey's 2nd bite at the Attorney Misfit Apple Tree
The Cleveland Metropolitan Bar Association found Davey guilty of the following misconduct
Failed to try to negotiate settlement of client's personal injury claim
Failed to take any concrete actions on client's case for two years
Failed to communicate with client
Failed to act with due diligence (slacker)
Failed to provide competent representation (Dumbo)
Engaged in conduct prejudicial to administration of justice
As one would suspect, this wasn't Davey's first bite at the Attorney Misfit Apple Tree. He previously received a complimentary reprimand for engaging in a variety of misconduct
As a direct consequence of his misconduct, the cheerleaders for Attorney Misfits sitting on the Ohio Supreme Court punished Davey by gifting him with a complimentary 1 month suspension of his law licence
As we speak (ca. April 2018), Davey practices at 333 Bubbitt Road in Euclid, Ohio
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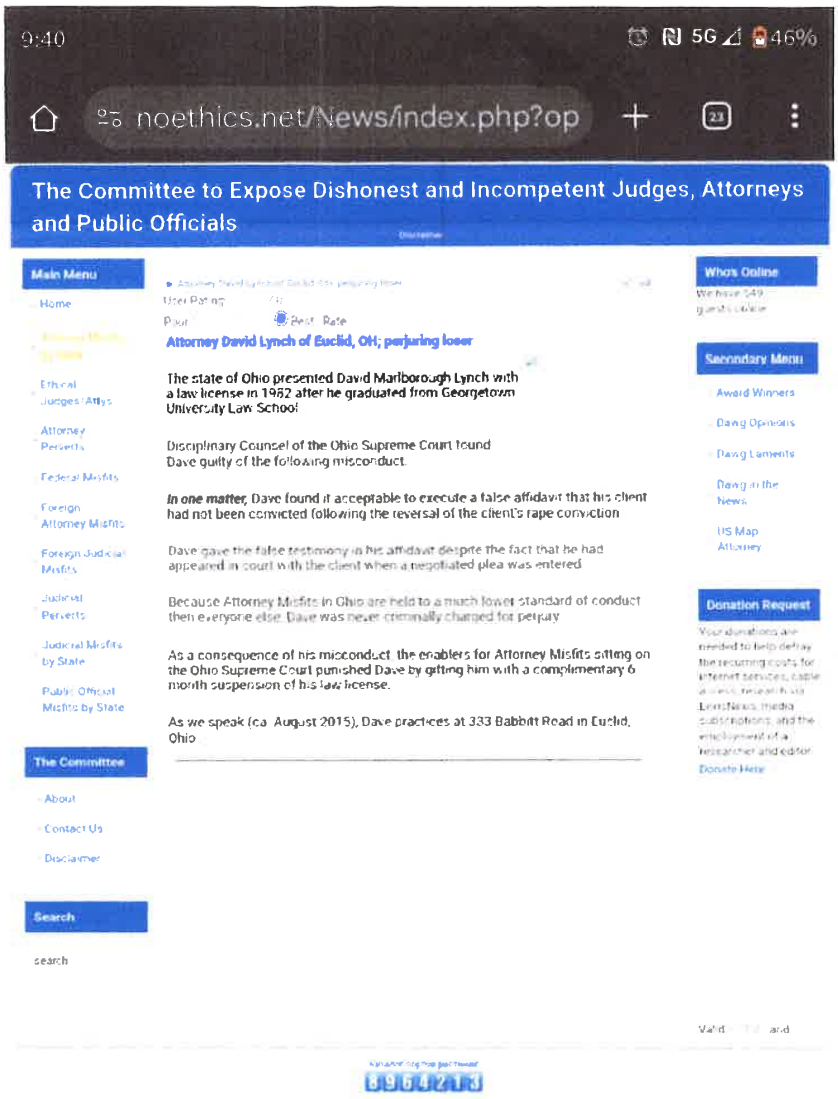
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Attorney David Lynch of Euclid, OH; perjuring loser
The state of Ohio presented David Marlborough Lynch with a law license in 1982 after he graduated from Georgetown University Law School
Disciplinary Counsel of the Ohio Supreme Court found Dave guilty of the following misconduct.
In one matter, Dave found it acceptable to execute a false affidavit that his client had not been convicted following the reversal of the client's rape conviction
Dave gave the false testimony in his affidavit despite the fact that he had appeared in court with the client when a negotiated plea was entered
Because Attorney Misfits in Ohio are held to a much lower standard of conduct then everyone else, Dave was never criminally charged for perjury
As a consequence of his misconduct, the enablers for Attorney Misfits sitting on the Ohio Supreme Court punished Dave by gifting him with a complimentary 6 month suspension of his law license.
As we speak (ca. August 2015), Dave practices at 333 Babbitt Road in Euclid, Ohio
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NEWS

Suspended Newton Falls finance director disputes reasons for leave

Suspended Newton Falls finance director Anna Musson insists that there is no medical reason for her being placed on medical leave in May.

Monday, July 12th 2021, 1:20 PM EDT

By **J. Breen Mitchell**



Suspended Newton Falls finance director Anna Musson insists that there is no medical reason for her being placed on medical leave in May.

City manager David Lynch placed Musson on medical leave on May 14 but did not disclose the "medical" reason for the leave.

Musson was placed on medical leave by city manager David Lynch on May 14 for undisclosed reasons. On June 13, Lynch changed Musson's leave to a six-month suspension without pay, saying she'd failed to meet obligations she was "obligated to adhere to," without elaborationg on what those obligations may be.

In a letter obtained by 21 News from Musson to Newton Falls council members dated May 28 , Musson called the reasons for her having been placed on medical leave "misrepresentations," saying she has asked Lynch, through her attorney for an explanation of her medical leave.

"There has been no explanation on what medical exam Mr. Lynch has requested and he has not communicated any job-related reason, consistent with business necessity for a medical exam," the letter states.

Lynch said the reasons for Musson's suspension have to do with "employee/management issues," saying that beyond that, he had no comment, when asked about the suspension in late June.

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# of Newton Falls city manager over 'racist remarks'

okes have no place in their government

SHARE

NEWTON FALLS, Ohio (WKBN) – A protest was held Monday afternoon in Newton Falls demanding that city manager David Lynch be fired over what the protesters claimed were racist remarks.

About 25 people gathered around the Statue of Liberty monument, saying they will not accept Lynch's apology and want him to resign or be fired.

At a city council meeting last Monday, Lynch said that Jose Morales, a resident of Newton Falls, was "a tunnel guy that was working on his green card."

"If I would have had the opportunity, I would have stood with all those protesters and held up a sign myself," Lynch said.

Protesters said these types of jokes have no place in their government.

"Making a bad joke is never appropriate, especially when it causes offense to someone who's a great person," Lynch said.

"I don't think that any member of council should be making those comments, elected or not. I don't think there's any room for racism, joke or not, because racism is not a joke in our council or in our city government," said Newton Falls resident Katarra Waldron.

Lynch says he has contacted Morales to apologize but Morales has said that there is no way to apologize for that kind of comment.

Morales is an American citizen born in Florida who moved to Newton Falls 28 years ago.

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Dear Councilwoman Spletzer:

A member of City Council has asked to initiate the process of a hearing related to your removal from office pursuant to Article III, section 4 (attached hereto) of the *Newton Falls Charter*. Under section 4 referenced above, you are charged with *"gross misconduct"* because of your improper use of the 911 system on the date of April 16, 2021.

You are entitled to a hearing on this charge which will be conducted on the date of May 19, 2021 in the council chambers at 612 W. Broad Street, Newton Falls, Ohio 44444 at 5 PM. You are entitled to retain counsel in this matter and will be given full due process rights in this hearing at which you may make any statements, present or cross examine witnesses, or present any relevant evidence related to these charges.

Stop Councilwoman Spletzer's Removal

Started May 5, 2021
Petition to Ohio Governor Mike DeWine and 3 others

Petition Closed

This petition had 277 supporters

Share this petition

Why this petition matters

Started by Christopher Granchie

Media inquiries

On Tuesday, May 4th, Councilwoman Sandra Breymaier requested to remove Councilwoman Tesa Spletzer for "gross misconduct." The gross misconduct she cites is "misuse of 911 communications." On April 16th, 2021, Councilwoman Spletzer was obstructed from conducting official business at the Village Administration Building by City Manager David Lynch by not allowing her into the building to conduct her business. In response, with no police dispatcher I'm Newton Falls, Councilwoman Spletzer dialed 911 to hail the police to resolve this matter. Despite it being discussed in past council meetings, it is now being used against her for removal. Not only were there no charges issued for misusing 911 by police, but no discipline was brought forth during council meetings. From this, it is clear that this removal was brought forth in response to former Councilman Alberini's resignation in order to keep majority of council on their side. Councilwoman Spletzer has remained steadfast during her tenure to no only represent and support her ward, but our entire village. Now, we must support her in defeating this assault on her, and the voice of the people.

Share this petition in person or use the QR code for your own material.

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Media inquiries

Are you a member of the media looking to cover this petition?
Reach out for available actions.

Decision Makers

Mike DeWine
Ohio Governor

Make your petition known to Mike DeWine

Send them an email

Governor Mike DeWine

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Lynch added that he did not know Jose's last name when he made the comment at the meeting. He said the volunteer coordinator sent an email to him referring to "Jose the tunnel guy," since Jose worked on the tunnel as part of the community project.

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Morales said that City Manager David Lynch was also at the cleanup and overheard the statement. Morales said several others at the cleanup expressed their disapproval of the comment.

At a Newton Falls City Council meeting on Aug. 17, 2020, Lynch is accused of making a similar statement referring to Morales as the "Tunnel Guy" and stated, " He's working on his green card we think, folks." The comment is heard about 18 minutes and 50 seconds into the recording.

NF City Council August 17, 2020

The statement was made as Lynch was recognizing those that helped clean up the tunnels.

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Newton Falls man files lawsuit after 'green card' comment by city manager

Credit: krisonapong detraphiphat/Momemt/Getty Images
by: Patty Collier
Posted: Jun 28, 2021 / 03:36 PM EDT
Updated: Jun 28, 2021 / 03:36 PM EDT

SHARE

NEWTON FALLS, Ohio (WKBN) – A Newton Falls man is suing Newton Falls, the city manager and another resident following comments made at a public meeting.

According to the lawsuit, Jose Angel Morales claims he was defamed twice. Once in front of city officials and residents and another time during a city council meeting. Both incidents happened last year.

Hubbard mom accused of leaving child inside vehicle while she shopped >

Morales claims that he was involved in a community cleanup for the "tunnels" of Newton Falls in August 2020. During that cleanup, Morales claims that Roy Clouch, Jr. made a statement to the effect that Morales was an illegal Mexican immigrant working on his green card, according to the lawsuit.

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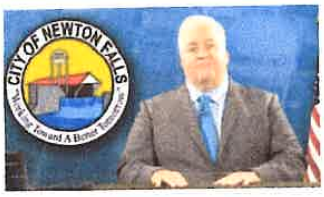
Newton Falls law director questions legality of city manager removal



The political turmoil in Newton Falls continued Monday night as a vote was held to terminate the contract of City Manager David Lynch.

According to Mayor Ken Kline, city council voted 3-1 to terminate Lynch's contract.

On Tuesday, Lynch returned to work despite Mayor Ken Kline acknowledging his termination because Lynch points to Law Director Joseph Fritz who said the city did not follow proper protocol in their effort to fire Lynch.

In a letter Fritz sent to city officials he said, in part, "This evening Council voted 3 to 1 to terminate the City Manager's Contract. Council did not give prior notice of this matter on the agenda. The Council properly added the matter to the agenda by simple majority vote"

According to Lynch, the law director said council needs four votes to remove him.

Kline told 21 News there wasn't one specific reason for Lynch's termination, stating that council decided to move in a different direction, but Kline said Lynch is "under investigation," although Kline would not comment on why.

Kline said he plans to pursue a restraining order against Lynch to ban him from the city building.

Bill George, electric superintendent for the city, was named the interim city manager following Lynch's removal, but Kline said this is in limbo because of the controversy involving Lynch's position and said he's seeking legal advice from another attorney on handling the matter.

Kline said a citizen's committee comprised of business owners and residents will help screen new candidates for the job.

The City Manager's role is to manage most day-to-day operations of the community.

Mayor Kline said he will release more information on the matter in the coming days.

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Tribune Chronicle

Newton Falls council to vote again on firing of David Lynch

Police chief's job also on line after mayor decries 'insubordination' during meeting

NEWTON FALLS — After voting 3-1 this week to fire village manager David Lynch, Newton Falls Village Council now plans to meet again next week to rehash Lynch's termination and to discuss the termination of police Chief Gene Fixler.

Some members of council believe Fixler may have been insubordinate in not carrying out its wishes after voting to fire Lynch.

After council's vote Monday, Lynch walked out of the meeting on his own.

Following the vote, village Law Director A. Joseph Fritz stated the 3-1 simple majority vote was insufficient for official passage because the matter was introduced on council floor with no advance notice.

Mayor Ken Kline said he still believes that Lynch's termination was proper, but rather than risk a lengthy, costly legal battle, council will proceed with a special meeting to come to some resolution.

"We will go into executive session to see if he wants to resign, and then if not, council will proceed with terminating of the contract," he said.

Kline said Lynch has been at work since Tuesday morning and has not surrendered his keys. Kline said while Lynch may physically be at the building, Kline does not recognize that he is acting as village manager.

"I do not know why he wants to stay in the position when a majority of council and many members of the community do not want him here," Kline said.

Lynch said he welcomes the meeting next week to speak with council and Kline.

"I hope a solution to this can be reached. I think council realizes now what they did at the meeting was not the right way and had to schedule another meeting," Lynch said.

Lynch said he is optimistic all parties will be able to come to a resolution.

POLICE CHIEF CONTRACT

Also added to the special meeting notice issued Thursday by Kline is discussion and possible vote to terminate the contract of Fixler. The move comes after some council members said they believed Fixler was insubordinate by not removing Lynch from the meeting on Monday, Kline said.

Kline said while the police chief takes his orders from the village manager, he also should take orders from council and requests from the mayor at meetings.

"There are some members of council who feel his actions at the meeting were insubordination," he said.

Reached Thursday, Fixler said he was acting on a decision of the law director, who Monday evening issued a memorandum indicating that council's vote Monday was insufficient for passage.

"I am following the decision of the law director. He has ruled that Mr. Lynch's contract was not legally terminated and that it was an improper vote of council," Fixler said.

Fixler said he walked with Lynch out of the meeting Monday, but he did not remove him from the municipal building this week because he did not believe he was fired.

Fixler said in light of next week's meeting to discuss his contract, he has contacted an attorney.

"I have no idea what that is about. I am doing my job as police chief. The community is pleased with the police department and what we do," Fixler said.

UNANNOUNCED MEETING

Kline acknowledged he and council members Brian Kropp and Tesa Spletzer met for lunch last week, prior to Monday's meeting. The gathering was not announced publicly, according to Ohio Sunshine laws. Kline said

he did not believe two of five members of council constituted a quorum and therefore was not a Sunshine Law meeting violation. He added no decision about Lynch was made during the lunch meeting.

Kline said Lynch's contract was not discussed, but the group met with a liaison from the state auditor's office and state Rep. Michael Loychik on various matters.

"It was the middle of the day, and we were all at a local restaurant where anyone could see us. We were speaking with some state officials on different issues," he said.

According to Ohio open meeting laws, all public business must be conducted in open meetings. Under the law, any time a public body gathers for a preplanned meeting to discuss public business, it must be announced publicly in advance.

Lynch said he was aware of the meeting and questioned whether it was a violation of Ohio Sunshine laws because under council's charter, the mayor is considered a voting member of council, thereby constituting a quorum.

Also, according to Lynch, Spletzer and Kropp make up village council's Audit and Finance Committee, which under Ohio law, would constitute an illegal meeting of that council committee.

Lynch said he believes his contract was discussed at that gathering.

"I hope that this situation can be resolved and not come to litigation," Lynch said.

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FW: Commission hires

From Town Clerk <townclerk@tppfl.gov>
Date Fri 2/20/2026 11:48 AM
To Natalie Monfiston <nmonfiston@tppfl.gov>

Thank you,

Cynthia Garcia-Lima, CMC, JM
Town Clerk
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
Phone: (954) 966-4600, Ext. 235
townclerk@tppfl.gov
www.tppfl.gov

The Town of Pembroke Parks Clerk's Office is committed to serving the community as the Town's records custodian; Supervisor of Elections; assisting the public in accessing public documents and information; and to provide services in a timely, accurate and professional manner.

Moving our Town forward

-----Original Message-----
From: ashira mohammed <ashira.ann@gmail.com>
Sent: Friday, February 20, 2026 11:42 AM
To: Town Clerk <townclerk@tppfl.gov>
Subject: Commission hires

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AFFIRMING AND CLARIFYING THE AUTHORITY, REPORTING STRUCTURE, AND OVERSIGHT OF CHARTER POSITIONS AND COMMISSION-APPOINTED DIRECTORS; REAFFIRMING THAT ALL EMPLOYMENT AUTHORITY RESTS

SOLELY WITH THE TOWN COMMISSION ACTING COLLECTIVELY; DEFINING AND LIMITING THE ADMINISTRATIVE AUTHORITY OF THE TOWN MANAGER; ESTABLISHING A MANDATORY COMMISSION REVIEW PROCESS FOR ALLEGED MISCONDUCT; PROVIDING A NARROW AND CONTROLLED EMERGENCY PAID SUSPENSION EXCEPTION WITH AUTOMATIC COMMISSION OVERSIGHT; PROHIBITING THREATS, COERCION, AND RETALIATION; PROVIDING ENFORCEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS,

WHEREAS, the Town of Pembroke Park operates under a Commission-Manager form of government pursuant to its Town Charter; and

WHEREAS, the Town Commission is the governing body of the Town and is vested exclusively with the authority to appoint, evaluate, discipline, and remove Charter officers and Commission-appointed directors; and

WHEREAS, the Town Manager serves as the chief administrative officer and is authorized to conduct day-to-day administrative operations only within the limits of the Town Charter and lawful Commission policy; and

WHEREAS, no individual official, including the Town Manager, possesses unilateral authority to discipline, threaten, coerce, suspend, demote, reassign, or terminate Charter officers or Commission-appointed directors except as expressly authorized by formal action of the Town Commission; and

WHEREAS, the Town Commission finds that misuse of administrative authority—whether through threats, informal discipline, retaliation, or coercive practices—undermines lawful governance and exposes the Town to significant legal and operational risk; and

WHEREAS, the Town Commission further finds it necessary to allow for limited emergency action in rare circumstances involving serious misconduct, while ensuring immediate Commission oversight and control;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, THAT:

Section 1. Exclusive Commission Authority.

All Charter positions and Commission-appointed directors shall be appointed, evaluated, disciplined, and removed solely by the Town Commission acting collectively, through formal Commission action in accordance with the Town Charter and applicable law.

Section 2. Strict Limitation on Town Manager Authority.

The Town Manager shall conduct day-to-day administrative and operational functions strictly within the limits established by the Town Charter and Commission policy.
Nothing in this Resolution shall be construed to authorize the Town Manager to independently discipline, threaten, intimidate, suspend, demote, reassign, evaluate for punitive purposes, or terminate any Charter officer or Commission-appointed director.

Section 3. Mandatory Commission Review of Alleged Misconduct.

In the event the Town Manager alleges misconduct, performance deficiencies, or policy violations by a Charter officer or Commission-appointed director:

a. The allegation shall be reduced to writing and submitted to the Town Commission through the Town Attorney or Human Resources Director;

b. No disciplinary or adverse employment action of any kind, including threats, written warnings, adverse evaluations, reassignments, or changes in duties or compensation, shall be initiated, threatened, or implied unless and until the Town Commission reviews the matter and provides formal direction;

c. The Town Commission shall determine whether:
1. An investigation is warranted;
2. Corrective or disciplinary action is appropriate; or 3. No action shall be taken; and

d. Any action taken in violation of this Section is declared unauthorized, improper, void, and of no legal effect.

Section 4. Limited Emergency Paid Suspension Authority.

Notwithstanding the foregoing, the Town Manager may impose a temporary paid administrative suspension of a Charter officer or Commission-appointed director only under the following narrow circumstances:

a. Emergency Defined.
An emergency suspension may be imposed only where the Town Manager has a good-faith, articulable belief, supported by specific facts, that the employee's continued presence presents an immediate and substantial risk to:
• Workplace safety;
• An ongoing criminal or serious misconduct investigation; • Evidence preservation; or • The Town's legal or ethical obligations, including but not limited to allegations of sexual misconduct, harassment, violence, or abuse of authority.

Mere allegations of insubordination, policy disagreement, performance concerns, or refusal to carry out directives reasonably believed to be unauthorized shall not constitute an emergency.

b. Immediate Written Notice.
Any emergency suspension shall:
1. Be paid;
2. Be expressly characterized as non-punitive; 3. Be documented in writing within twenty-four (24) hours, stating the specific factual basis; and 4. Be immediately transmitted to the Town Commission through the Town Attorney and Human Resources Director.

c. Automatic Commission Review and Expiration.
Any emergency suspension imposed by the Town Manager shall automatically expire unless reviewed and affirmed, modified, or lifted by the Town Commission at the next available Commission meeting or within seven (7) calendar days, whichever occurs first.

d. No Expansion or Circumvention.
An emergency suspension:
• Shall not be extended, converted, or repeated without express Commission approval; • Shall not be used as leverage, retaliation, or coercion; and • Shall not result in discipline, adverse evaluation, reassignment, or reduction in pay or benefits absent Commission action.

e. Void if Improper.
Any suspension imposed outside the strict confines of this Section is declared unauthorized, improper, void, and of no effect, and may constitute grounds for disciplinary action against the official imposing it.

Section 5. Absolute Prohibition on Threats, Coercion, and Retaliation.

No individual official, including the Town Manager, shall threaten, coerce, retaliate against, or otherwise interfere with a Charter officer or Commission-appointed director for adhering to the Town Charter, lawful Commission directives, or professional and legal obligations.

Section 6. Enforcement.

Failure to comply with this Resolution by any individual official, including the Town Manager, shall constitute grounds for corrective or disciplinary action by the Town Commission, up to and including termination, subject to applicable law.

Section 7. Implementation.

The Town Attorney and Human Resources Director are directed to immediately align all personnel policies, supervisory practices, and procedures with this Resolution and the Town Charter.

Section 8. Severability.

If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions.

Section 9. Effective Date.

This Resolution shall take effect immediately upon adoption.

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WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

EMPLOYMENT AGREEMENT

THIS AGREEMENT (hereinafter referred to as "Agreement"), is by and between Town of Pembroke Park, Florida, a subdivision of the State of Florida (hereinafter referred to as "Town"), and David Lynch (hereinafter referred to by name or as "Town Manager").

WITNESSETH:

WHEREAS, the Town Commission desires to appoint David Lynch to serve as the Town Manager of the Town of Pembroke Park, Florida in accordance with Sec. 2-92 of the Town's Code of Ordinances; and

WHEREAS, the Town, through its Town Commission, desires to provide for certain benefits and compensation for Town Manager and to establish conditions of employment applicable to Town Manager; and

WHEREAS, David Lynch desires to be employed as Town Manager of the Town of Pembroke Park under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises as set forth in this Agreement, the parties agree as follows:

Section 1. Employment

A. The Town's employment of David Lynch shall be commence on October 21, 2024, and will continue for a period of three (3) years. Provided that neither party gives the other two (2) months' written termination notice, there shall be an unlimited number of one (1) year automatic renewals of this Agreement. In the event the Town Commission decides not to renew this Agreement, there shall be no severance pay made except for accumulated Vacation Leave (up to a maximum of 400 hours) and sick leave (up to $500.00). In the event that less than two (2) months' notice of termination is provided by either party, terminations shall occur in accordance with Sections 11 and 12 of this Agreement.

Section 2. Salary and Evaluation

A. For the performance of services pursuant to this Agreement, the Town agrees to pay the Town Manager an annual base salary of One Hundred Sixty-five Thousand Dollars and 00/100 ($165,000.00), payable in equal weekly installments at the same time as other Town employees are paid.

B. After the first full year of this Agreement, and annually thereafter, should the general Town staff receive a cost of living increase, the Town Manager will receive the same increase at the same time as the other staff.

C. Not less than (30) thirty days prior to the first anniversary date of this Agreement, and annually thereafter, the Town Manager and Town Commissioners shall meet individually, and,

in consideration of resources provided and matters outside the control of the Town Manager and Town Commission, discuss the Town Manager's performance and how the Town Commission can assist the Town Manager in performing the Town Manager's duties. Following the individual meetings with the Town Commissioners, the Town Manager will provide the Town Commission with a draft progress report inclusive of the Town Manager's and Town Commissioners' comments and suggestions. Following the Town Commission's review of the draft, the Town Manager shall prepare the final progress report to the Town Commission for adoption.

D. The Town may also increase the Town Manager's base salary and/or other benefits of the Town Manager in such amounts and to such an extent as the Town Commission may determine desirable on the basis of an annual performance evaluation of the Town Manager. The form of the evaluation shall be suggested by the Town Manager and approved by the Town Commission. The annual evaluation shall be made between June 1st and August 1st of each year in which this Agreement is effective.

E. Nothing in this Section shall require the Town to increase the base salary or other benefits of the Town Manager. Furthermore, the Town's failure to conduct any of the scheduled evaluations shall not constitute noncompliance with a material provision of this Agreement.

Section 3. Duties and Obligations

A. The Town Manager shall have the duties, responsibilities and powers of said office under the Pembroke Park Code of Ordinances. The Town Manager agrees to perform all duties and responsibilities faithfully, industriously, and to the best of his ability and in a professional and competent manner.

B. The Town Manager shall remain in the exclusive employ of the Town and shall devote all such time, attention, knowledge and skills necessary to faithfully perform his duties under this Agreement. The Town Manager may, however, engage in educational and professional activities and other employment activities, provided that such activities shall not interfere with his primary obligation to the Town as its Town Manager. The Town Commission has the sole and unilateral discretion to amend this provision if a majority of the Town Commission finds that the Town Manager's outside activities interfere with the performance of his duties pursuant to this agreement. The Town Manager shall dedicate no less than an average of forty (40) hours per week in the performance of his duties hereunder, and shall be present at Town Hall on Monday through Friday during regular business hours.

C. In the event the Town Manager shall serve on any appointed boards or elected boards of any professional organization, or serve on any committees related to his professional activities, in the event any monies are paid, or gifts received, by the Town Manager related to such service, such money or property shall be paid over to or delivered to the Town, unless otherwise provided by the Town Commission.

D. In the event the Town Manager is temporarily unable to perform his duties, he shall nominate an Acting Town Manager for consideration and designation, if acceptable, by Town Commission.

Section 4. Automobile Allowance and Communications Equipment

The Town Manager is required to be on call for twenty-four hour service. In recognition thereof:

A. Automobile Allowance

1. During the term of this Agreement the Town will provide the Town Manager with an automobile allowance in the amount of five hundred dollars and 00/110 ($500.00) per month. The Town Manager shall be responsible for providing all insurance, including liability and collision, and shall pay the cost of all fuel and maintenance of his own vehicle. The Town shall not be responsible for any vehicle-related expenses for the Town Manager other than the automobile allowance established by the section. The Town Manager shall be further responsible for any and all incomes taxes and other tax obligations that may be payable as a result this allowance.

B. Town shall not provide the Town Manager with a cell phone or laptop computer capable of remote connection to Town internet for his use in conducting Town business. The Town shall provide the Town Manager with a desktop computer at City Hall for use for Town business.

Section 5. Dues and Subscriptions

The Town agrees to pay the Town Manager's professional dues for membership in the International City/County Management Association, the Florida City and County Management Association or other local government management professional association. The Town shall pay other dues and subscriptions on behalf of the Town Manager as are approved in the Town's annual budget (on a line item basis) or as authorized separately by the Town Commission.

Section 6. Professional Development

The Town agrees to pay reasonable and customary travel and subsistence expenses pursuant to the Town's travel policy for the Town Manager's travel to and attendance at the International City/County Management Association's annual conference, the Florida City and County Management Association's annual conference or other local government management professional association's annual conference. The Town may choose to pay for the Town Manager's attendance at other seminars, conferences, and committee meetings as it deems appropriate and approves by Town Commission action. Travel outside of the State of Florida requires Town Commission prior approval.

Section 7. Vacation Leave, Personal Holiday, and Sick Days

A. The Town Manager shall be entitled to one hundred sixty (160) hours of annual Vacation Leave during each year of the term of this Agreement. The Town Manager's annual

Vacation Leave shall be available for use upon commencement of employment and each year thereafter on the service date anniversary. There is no limit on the amount of Vacation Leave that may carry forward. Upon separation of employment, Town Manager shall be paid for up to Four Hundred (400) hours of unused Vacation Leave.

B. In addition to Vacation Leave, the Town Manager shall be entitled to personal leave days in each calendar year, as provided in the Town's Personnel Policies and Procedures Manual, as may be amended from time to time. Vacation leave may not be carried forward from year to year.

C. Town Manager shall be entitled to and abide by the Sick Leave Policy stated in the Town Personnel Policies and Procedures Manual, effective December 2021, or as such policy may be updated and adopted upon future action of the Town Commission.

Section 8. Holidays

The Town Manager is entitled to the same paid holidays as the general Town staff.

Section 9. Health, Dental, Vision, Life and Disability Insurance

A. The Town agrees to pay 100% of the Town Manager's health, dental and vision insurance and the Town Manager's long term disability insurance on the same terms as general employees, with the exception that the Waiting Period for the insurance is waived and the insurance is effective on the date of hire. The Town Manager may waive the City's health insurance provided by this section by providing the Town with written notice of his intent to waive such coverage within five (5) days of the execution of this Agreement. As consideration for a waiver of such insurance, the Town shall provide the Town Manager with a one-time relocation stipend not to exceed $8,000. Upon completion of such relocation, the Town Manager shall submit moving expense receipts to the Town's Human Resources department for review and reimbursement up to $8,000. Relocation expenses may include furnishings for the Town Manager's residence, subject to the $8,000 limit on such expenses.

B. Life insurance for the Town Manager shall be provided in an amount equal to $100,000.00, or highest amount as may be available through the Town's insurance carrier, if less than $100,000.00.

C. Supplemental life insurance in larger amounts can be requested in accordance with and subject to the "Evidence of Insurability Form" being approved through the underwriting guidelines. Such supplemental life insurance is at the Town Manager's expense.

Section 10. Retirement

The Town agrees to contribute as stipulated by the Florida Retirement System Senior Management Class of the Town Manager's base salary to the Florida Retirement System, upon approval by the Town's Finance and Budget Department, such approval not to be unreasonably

withheld. Contribution percentage amounts are subject to change each year based on legislative law changes, investment experience, and the actuarial experience of the trust fund.

Section 11. Termination by the Town and Severance Pay

A. The Town Manager shall serve at the pleasure of the Town Commission, and the Town Commission may terminate this Agreement and the Town Manager's employment with the Town at any time, with or without "just cause," as set forth in this section.

B. Termination "without just cause." Should a majority of the members of the Town Commission, then currently holding office, vote to terminate the services of the Town Manager "without just cause," then within ten (10) business days following such vote, the Town Commission shall cause the Town Manager to be paid any accrued and unpaid salary and benefits earned (including 400 hours maximum hours of Vacation Leave, up to Five Hundred ($500.00) dollars of Sick Leave, and insurance, but excluding such items and allowances as are used in conducting Town business such as, but not limited to, the use of the Town computer and the automobile and cell phone allowance) prior to the date of termination based on a forty (40) hour work week. If such termination without just cause occurs within the first twelve (12) months of employment, Employee shall receive a cash payment equal to eight (8) weeks of the Employee's aggregate salary; if such termination occurs within the first twenty-four (24) months of employment, Employee shall receive a cash payment equal to fourteen (14) weeks of the Employee's aggregate salary; if such termination occurs between after the employee has been employed for at least twenty-four (24) months, Employee shall receive a cash payment equal to twenty (20) weeks of the Employee's aggregate salary ("Severance Pay"). As consideration for such Severance Pay, the Town Manager shall, prior to receipt thereof, execute and deliver to the Town a general release of the Town, the Town Commission members, and all Town officers, agents, and employees for all claims, acts and actions (whether accrued or subsequently accruing) from the beginning of time until the date of release, said release to be prepared by the Town Attorney.

C. Termination "with just cause." In the event the Town Manager is terminated "with just cause," the Town, with the exception of accrued and unpaid salary and benefits actually earned, shall have no obligation to pay the amounts outlined in Section 11, Paragraph B of this Agreement. For purposes of this Agreement, "just cause" is defined and limited to any of the following:

1. Misfeasance, malfeasance and/or nonfeasance in performance of the Town Manager's duties and responsibilities.

2. Conviction or a plea of guilty or no contest to a misdemeanor or felony crime, whether or not adjudication is withheld.

3. Neglect of duty, including the inability or unwillingness to properly discharge the responsibilities of office.

4. Violation of any substantive Town policy, rule, or regulation, which would subject any other Town employee to termination.

5. The commission of any fraudulent act against the interest of the Town.

6. The commission of any act which involves moral turpitude, or which causes the Town disrepute.

7. Violation of the International City/County Management Association Code of Ethics or being found to have committed an ethics violation by the Florida Commission on Ethics.

8. Any other act of a similar nature of the same or greater seriousness.

D. In the event Town terminates the Town Manager "with just cause," as provided in Paragraph C above, then the Town Manager will be given a written copy of the particulars and shall have the right to appear in public before the Town Commission, with counsel, if so desired, and present evidence, argument, and rebuttal concerning said allegations. After such hearing, if a majority of the members of the Town Commission then currently holding office finds there is cause to terminate the Town Manager, then the Town Manager shall not be entitled to severance pay. Said hearing shall be held within sixty (60) days of the notice of terminations.

E. In the event the Town Commission, during the employment term, reduces the salary or other benefits of the Town Manager, as identified herein, in a greater percentage than an equivalent across-the-board reduction for all full-time Town employees, or in the event the Town allegedly refuses to comply with any other material provision of this Agreement benefiting the Town Manager, the Town Manager shall notify the Town Commission in writing of the alleged violation. The Town Commission shall have forty-five (45) days from such notice within which to cure the violation, otherwise, the Town Manager may at his option, consider such violation as termination "without just cause" as of the date of such alleged reduction or refusal, and the severance pay provisions and other termination provisions contained herein shall become applicable at the annual salary and benefit level in effect prior to the reduction or refusal.

Section 12. Termination by the Town Manager

The Town Manager may terminate this Agreement at any time by delivering to the Town Commission a written notice of termination not later than two (2) months prior to the effective date of the notice of termination. If the Town Manager terminates this Agreement, then the provisions of Section 11, Paragraph B above, shall not apply. If the Town Manager voluntarily resigns pursuant to this Section, the Town shall pay to the Town Manager all accrued compensation due the Town Manager up to the Town Manager's final day of employment, including any accrued Vacation Leave up to the Four Hundred (400) hour limit. The Town shall have no further financial obligation to the Town Manager pursuant to this Agreement. This subsection shall not prevent the Town Manager from collecting any money earned as a result of participation in a deferred retirement or pension program approved as per Section 10 of this Agreement.

Section 13. Disability

If the Town Manager becomes permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of four consecutive weeks beyond any accrued leave, the Town shall have the option to terminate this Agreement, subject to the severance pay provision outlined in Section 11, Paragraph B of this Agreement.

Section 14. Indemnification

A. Town shall defend, save harmless, and indemnify the Town Manager against any action for any injury or damage suffered as a result of any act, event, or omission of action that the Town Manager reasonably believes to be in the scope of his duties or function, unless he acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. The Town will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. The Town shall not be liable for the acts or omissions of the Town Manager committed while acting outside the course and scope of his agreed duties or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. In such instance, the Town Manager shall reimburse the Town for any legal fees and expenses the Town has incurred or otherwise paid, for or on his behalf, in connection with the charged conduct.

B. Said indemnification shall extend beyond the termination of employment and the expiration of this Agreement to provide protection for any such acts undertaken or committed in his capacity as Town Manager, regardless of whether the notice of claim or filing of a lawsuit occurs during or following employment with the Town.

Section 15. Code of Ethics

Inasmuch as the Town Manager is an active full member of the International City/County Management Association (ICMA), or other local government management professional association, the "Code of Ethics" promulgated by ICMA or other local government management professional association is incorporated herein, and by this reference made a part hereof. Said "Code of Ethics" shall furnish principles to govern the Town Manager's conduct and actions as Town Manager of the Town. Additionally, the Town Manager shall abide by the standards established by the Florida Commission on Ethics.

Section 16. Attorney's Fees

If any litigation is commenced between the parties concerning any provision of this Agreement or the rights and duties of any person in relation thereto, the party prevailing in such litigation will be entitled, in addition to such other relief as may be granted, to reasonable attorney's fees and expenses incurred in connection therewith, including appellate fees and expenses.

Section 17. Bonding

The Town agrees to bear the full cost of any fidelity or other bonds required of the Town Manager under any policy, regulation, ordinance or law.

Section 18. Transparency

A. Open Door Policy: The Town Manager shall maintain an open door policy encouraging communication between the members of the Town Commission, Town Employees, residents, property owners and other persons who have matters of interest related to the well-being of the Town.

B. Governmental Relations: The Town Manager shall strive to maintain positive constructive relationships with elected officials, employees and agents of other governmental agencies for the purpose of mutual good will and the constructive conduct of business regarding matters of interest between the parties.

C. Communications: The Town Manager and Town Commission shall work cooperatively to keep each other and the community informed as to the status of plans, projects and the operations of the Town.

D. Right to Speak: The Town Manager shall have the right to address the Town Commission orally and/or in writing in all matters before the Town Commission affecting those matters under his responsibility and/or his employment with the Town.

Section 19. General Terms and Conditions

A. If any provision or any portion thereof, contained in this Agreement is held by a court of competent jurisdiction to be unconstitutional, illegal, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

B. The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as a waiver of any subsequent breach by that party.

C. This Agreement shall be binding upon and inure to the benefit of the heirs at law or personal representative of Town Manager.

D. This Agreement contains the entire Agreement of the parties. It may not be changed verbally, but only by an Agreement in writing signed by the parties.

E. Florida law shall govern this Agreement and any litigation that may arise from this Agreement, shall be filed and litigated in Broward County, Florida.

F. Upon Town Manager's death, the Town's obligations under this Agreement shall terminate except for:

1. Transfer of ownership of retirement funds, if any, to his designated beneficiaries;

2. Payment of accrued leave balances in accordance with this Agreement;

3. Payment of all outstanding hospitalization, medical, vision and dental bills in accordance with this Agreement;

4. Payment of all life insurance benefits in accordance with this Agreement;

G. The parties acknowledge that each has shared equally in the drafting and preparation of this Agreement and, accordingly, no court construing this Agreement shall construe it more strictly against one party that the other and every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning.

H. This Agreement may be executed in duplicate or counterparts, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument. No term, condition or covenant of this Agreement shall be binding on either party until both parties have signed it.

I. The effective date of this Agreement shall be the last date it is executed by either of the parties to this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

Executed by the TOWN this 16th day of October, 2024.

TOWN OF PEMBROKE PARK

By: _____
Erik Morrissette, Vice Mayor

ATTEST:

_____
Suzi Reutlinger, Acting Town Clerk

Executed by the TOWN MANAGER this 16th day of Oct, 2024.

Witnesses:

_____
Signature

_____
David Lynch

Osmany Larrabal
Print Name

_____
Signature

Stephanie Woodbury
Print Name

Agenda Item Report

Subject:	Discussion and possible action on hiring an Assistant Town Manager - Sponsored by Mayor Jacobs
Meeting Date:	Regular Commission Meeting - March 11, 2026
Prepared For:	Town Commission
Staff Contact:	Geoffrey Jacobs, Commissioner
Dept/Group:	Administrative
Recommendation for Counsel to consider:	
Background Information:	
Staff Recommendations:	
Procurement:	
Financial Implications:	
Alternatives:	